



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

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

Date : 13.04.2022

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

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

Manju Paul

(Manju Paul)

Addl. Commissioner (Plg) - I

13/04/2022

To:

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

Special Invitees:

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

Item No. 13/2022

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

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

Item No. 14/2022

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

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

Item No. 15/2022

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

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

Item No. 16/2022

**Proposal regarding Realignment of Notified ZDP road network of Zone N, P-I(excluding developed Narela Project), and P-II based on Technical feasibility note prepared by the Consultant appointed by DDA for "Preparation of Transportation model and traffic mobility planning for area under land pooling in Zone N, P-I (excluding developed Narela Project) and P-II, Delhi.
PLG/LP/0001/2020/P-II/MPR-AD**

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

Item No. 17/2022

**Proposal for planning permission for Petrol Pump station on Private Land Kh. No. 79/2, Khata No. 80 Village - Ibrahimpur, Delhi-110036 of Sh. Ravinder Kumar in view of notified regulations dated 08.03.2019.
PLG/LP/0002/2021/P-II/FS**

The agenda item was deferred.

Item No. 18/2022

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

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

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

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

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

Manoj Paul.

ANNEXURE-I

List of participants of 4th Technical Committee meeting for the year 2022 - 04.04.2022

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Commissioner (Plg.)-I, DDA
3. Commissioner (Plg.)-II, DDA
4. Addl. Chief Architect, HUPW, DDA
5. Addl. Commissioner (Plg.) -I
6. Addl. Commissioner (Plg.)-II
7. Addl. Commissioner (Plg.)-IV
8. Addl. Chief Architect, VC Office
9. Addl. Commr. (Landscape), DDA
10. Director (Plg), Land Pooling
11. Dy. Director (Plg), MP & DC

Representatives of the following Organizations has also attended the meeting:

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

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th FLOOR, VIKAS MINAR
I.P. Estate, New Delhi - 110002
Phone No. : 23370507

E-File No.- PLG/MP/0060/2022/F-1/-
O/o DY DIRECTOR (PLG)MP
AND DC/53

Date : 29.03.2022

MEETING NOTICE

The 4th Technical Committee Meeting of DDA for the year 2022 is scheduled to be held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **04.04.2022 (Monday) at 04:00 p.m.** The ID for the same is **2515 856 6680** and the password is **12345**.

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

Mary Paul 27/03/2022
(Mary Paul)
Additional Commissioner (Plg) - I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin & LM), DDA
4. Commissioner (Plg.) - I
5. Commissioner (Plg.) - II
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. Additional Chief Architect, V.C. Office, DDA

INDEX

4th Technical Committee Meeting to be held on 04.04.2022

Sl. No.	Item No.	Subject	Page No.
1.	13/2022	Confirmation of the Minutes of 3 rd Technical Committee meeting held on 24.02.2022 PLG/MP/0032/2022/F-1	1-4
2.	14/2022	Relaxation in Permissible Setbacks in Plot for In Situ Rehabilitation/ Redevelopment Pocket for JJ Cluster (DUSIB JJC code 571) at Kusumpur Pahari Block B, Vasant Vihar(Residential land use), Zone F. F.88/ACA/SOCIO-CULTURAL/HUPW	5-30
3.	15/2022	Proposal for planning permission for CNG station on private land Khasra No. 35//9, Village Ghewra, Delhi in view of notified regulations dated 08.03.2019. PLG/LP/0006/2021/N/FSTN-AD(PLG-LP/ZONE N)	31-38
4.	16/2022	Proposal regarding Realignment of Notified ZDP road network of Zone N, P-I(excluding developed Narela Project), and P-II based on Technical feasibility note prepared by the Consultant appointed by DDA for "Preparation of Transportation model and traffic mobility planning for area under land pooling in Zone N, P-I (excluding developed Narela Project) and P-II, Delhi. PLG/LP/0001/2020/P-II/MPR-AD	39-44
5.	17/2022	Proposal for planning permission for Petrol Pump station on Private Land Kh. No. 79/2, Khata No. 80 Village - Ibrahimpur, Delhi-110036 of Sh. Ravinder Kumar in view of notified regulations dated 08.03.2019. PLG/LP/0002/2021/P-II/FS	45-52
<u>ADDITIONAL AGENDA</u>			
6.	18/2022	Regarding Development Control Norms for National Memorial planned in "Nav Bharat Udyan - a part of AMRUT Bio-diversity Park" project to commemorate 75th year of India's Independence, at village Indraprasth near Pragati Maidan, New Delhi. PLG/MP/0069/2022/-O/o DY DIRECTOR (PLG)MP AND DC	53-134



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I.P. Estate, New Delhi -110002

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

Date : 25.02.2022

Sub: Minutes of the 3rd Technical Committee meeting of DDA for the year 2022 held on 24.02.2022.

The 3rd 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

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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.

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ANNEXURE-I

List of participants of 3rd 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

ITEM NO.: _____

DATED: _____

AGENDA FOR TECHNICAL COMMITTEE MEETING

Subject: Relaxation in Permissible Setbacks in Plot for In Situ Rehabilitation/ Redevelopment Pocket for JJ Cluster (DUSIB JJC code 571) at Kusumpur Pahari Block B, Vasant Vihar(Residential land use), Zone F.

File No. F.88/ACA/SOCIO-CULTURAL/HUPW

1. BACKGROUND

- 1.1 The issue is regarding relaxation in permissible setbacks for the plot earmarked for In Situ Rehabilitation/ Redevelopment Pocket for JJ Cluster (DUSIB JJC code 571) at Kusumpur Pahari Block B, Vasant Vihar(Residential land use), Zone F.
- 1.2 Pradhan Mantri Awas Yojna is an initiative by Govt. of India in which affordable housing shall be provided to the urban poor. Under this scheme the JJ Cluster at Kusumpur Pahari at Sl. No. 190 of the DUSIB list has been identified for In-Situ Rehabilitation.
- 1.3 The Planning Wing prepared and put up the "*Utilisation Plan for Scheme boundary area for an area measuring 76762sqm. (approx.) & use premise as In Situ Rehabilitation/ Redevelopment Pocket for JJ Cluster (DUSIB JJC code 571) at Kusumpur Pahari Block B, Vasant Vihar (Residential land use), Zone F*" in the 384th Screening Committee Meeting held on 17.08.2021 vide Item No. 86:2020, and was approved. (Annexure-1).
- 1.4 M/s Suresh Goel & Associates have been assigned the work of preparing the DPR of the project as per the provisions of MPD-2021. Accordingly, the scheme/DPR (with 76% area under residential component and 24% remunerative component) proposed by the Consultant for 2808 DU's (Annexure-2).was put up in the 401st Screening Committee Meeting held on 22.12.2021 vide item no 98:2021 and was

"Approved with the observation that relaxation of setbacks may be sought from Technical Committee."

- 1.5 Accordingly, the matter for relaxation in permissible setbacks for the plot earmarked for In Situ Rehabilitation/ Redevelopment Pocket for JJ Cluster (DUSIB JJC code 571) at Kusumpur Pahari Block B, Vasant Vihar(Residential land use), Zone F is placed before the Technical Committee for its consideration and approval.

2. EXAMINATION

- 2.1 The Planning Wing prepared and put up the "*Utilisation Plan for Scheme boundary area for an area measuring 76762sqm. (approx.) & use premise as In Situ Rehabilitation/ Redevelopment Pocket for JJ Cluster (DUSIB JJC code 571) at Kusumpur Pahari Block B, Vasant Vihar (Residential land use),*

Zone F' in the 384th Screening Committee Meeting held on 17.08.2021 vide Item No. 86:2020, and was approved. *(Plan enclosed at annex-1).*

2.2 About 2800 DUs are to be accommodated in this site.

2.3 Due to the presence of **air funnel** over the site, there is a **height restriction of 27.4m** and thus it is not feasible to achieve the permissible FAR while adhering to the MPD 2021 norms for setbacks i.e. 15-12-12-12m. *(it is feasible to accommodate about 2100DU's (approx.) instead of the required numbers of 2800 DU's in rehabilitation component).* The same situation is in the remunerative component where the permissible FAR is not achievable while following MPD 2021 prescribed setbacks.

2.4 Further, the irregular shape of the plot is preventing the efficient utilization of the site while following the setbacks prescribed by MPD-2021.

2.5 As per **Chapter 17** (Development Code) of MPD-2021, **Clause 8(3)** under table No:17.1,

"Note:

i. In case the permissible coverage is not achieved with the above given setbacks, the setbacks of the preceeding category may be allowed.

iv. The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances."

Accordingly, the matter for relaxation in permissible setbacks for the plot earmarked for In Situ Rehabilitation/ Redevelopment Pocket for JJ Cluster (DUSIB JJC code 571) at Kusumpur Pahari Block B, Vasant Vihar(Residential land use), Zone F is placed before the Technical Committee for its consideration and approval.

3. PROPOSAL

As per Chapter 17 (Development Code) of MPD-2021, Clause 8(3) under table No:17.1,

"Note:

i. In case the permissible coverage is not achieved with the above given setbacks, the setbacks of the preceeding category may be allowed.

iv. The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances."

It is proposed that instead of the prescribed setbacks of **15-12-12-12m** the setbacks of the preceeding category i.e. **12-9-9-9m may be allowed** for the plot earmarked for In Situ Rehabilitation/ Redevelopment Pocket for JJ Cluster (DUSIB JJC code 571) at Kusumpur Pahari Block B, Vasant Vihar(Residential land use), Zone F. *(The conceptual scheme approved in the 401st Screening Committee Meeting held on 22.12.2021 vide item no 98:2021 is placed at Annexure 2)*

S.No	Site	Area	Prescribed Setbacks (as per MPD)	Proposed Setbacks of the preceeding category
1	Kusumpur Pahari at South Western region of Delhi near Vasant Kunj, and bounded by the Air India Colony along the Northern side and Bio-Diversity Park along the remaining length of its boundary.	7.67 ha	15-12-12-12m	12-9-9-9m

4. RECOMMENDATION

The proposal at 'Para 3' above is placed before the Technical Committee for consideration under Clause 8(3) of Chapter 17.0 Development Code of MPD-2021



Asstt Dir.(Arch.)
(Socio-Cultural)



Dy. Dir.(Arch.)
(Socio-Cultural)



Addl. Chief Arch.
(Socio-Cultural)

52365/2020/AD(PLG-ZONE F(PT.))AP-I



Pg.66

Item No.: 384 SCM

86:2020

Date:

AGENDA FOR SCREENING COMMITTEE

SUBJECT: Utilization Plan for Scheme boundary area for an area measuring 76762.0 sqm. (approx.) & use premise as In-Situ Rehabilitation / Redevelopment Pocket for JJ Cluster (DUSIB JJC CODE-571) at Kusumpur Pahari Block-B, Vasant Vihar (Residential land use), Zone-F.

FILE NO.: F.20 (6) / 2019-MP / PL-I

Synopsis: A part modification in the 'Layout Plan of Institutional Plots within the Constraint Area' is being proposed to finalize the scheme boundary of land area measuring 76762.0 sqm. & use premise as In-Situ Rehabilitation / Redevelopment Pocket of JJ Cluster (DUSIB JJC CODE-571) at Kusumpur Pahari Block-B, Vasant Vihar (Residential land use), Zone-F.

1.0 BACKGROUND:

- 1.1 The Director (Housing)-III, DDA vide their letter dated 08.07.2019 forwarded the matter regarding In-Situ Rehabilitation / Redevelopment of JJ cluster (DUSIB JJC CODE-571) at Kusumpur Pahari Block-B, Vasant Vihar. The matter was discussed in the Sr. officers meeting held on 02.07.2019, wherein direction was given by VC DDA that wherever the change of land use is required, the process of change of land use may be initiated.
- 1.2 The JJ cluster (DUSIB JJC CODE-571) at Kusumpur Pahari Block-B, Vasant Vihar majority falls in Residential land use and partly falls in Recreational land use as per Zonal Development Plan of Zone-F under MPD-2021. The Recreational land use area known as Bio-Diversity Park in which JJ cluster extended, are outside the constraint area for Residential use as per the Hon'ble Supreme Court of India order dated 19.08.1987 and hence In-Situ Rehabilitation / Redevelopment project is to be considered only within Residential land use. Therefore no change of land use is required in this case.
- 1.3 The Standard Operating Procedure (SOP) to be adopted for approval of Detailed Project Reports (DPRs) and for approval of RFPs in respect of In-Situ Rehabilitation / Redevelopment projects before publication and uploading the same on DDA's website was also approved by VC DDA, accordingly a Circular dated 20.01.2020 vide Letter no. F.2 (02)2020/PMAY(ISR)/237 was circulated the Director (Housing)-III, DDA.

2.0 EXAMINATION:

- 2.1 In respect to the approved SOP for In-Situ Redevelopment, the TSS of the 'JJ cluster (DUSIB JJC CODE-571) at Kusumpur Pahari Block-B, Vasant Vihar' of an area measuring 173250.497 sqm. was received in planning unit on 05.02.2020 from concerned Engg. Wing (EE/SED-8) of South Zone.
- 2.2 The JJ cluster (DUSIB JJC CODE-571) in question at Kusumpur Pahari Block-B, Vasant Vihar is part of the Layout Plan of Institutional Plots within the Constraint Area. As per LOP, 92.0

52365/2020/AD(PLG-ZONE F(PT.))AP-I



Pg.67

2

Ha. of land area is as Constraint Area and out of which only 15.0 Ha of land is in Residential Land Use comprising of the area under Hill View Apartments & Kusumpur.

- 2.3 The layout plan titled as 'Layout Plan of Institutional Plots within the Constraint Area' was initially dealt & prepared in the year of 1997 for the Project "Dwarka & International Hotels Complex-Vasant Vihar" and wherein an 'Important Note' recorded in the approved layout plan. The same is reproduced as under:

In the light of Hon'ble Supreme Court of India order dated 19.08.1987, it was decided that a condition is to be incorporated while giving clearance for Development / Construction / Disposal / Sanction of Building Plans that any condition so imposed by Environmental Impact Assessment Authority for NCR (EIAA) and / or Delhi Pollution Control Committee (DPCC) will be abided by and will be binding on Allottee / Licensee for 92.0 Ha. (Constraint Area).

As per above, necessary clearances shall be required from all Statutory Bodies.

- 2.4 Out of the constraint area measuring 92.0 Ha., only 15.0 Ha of land is in Residential Land Use comprising of the area under Hill View Apartments & Kusumpur.
- 2.5 As per the report of Engg. Deptt., the JJ cluster at Kusumpur Pahari seems to have expanded over the land of Bio-Diversity Park (Recreational land use) beyond the area of Residential land use.
- 2.6 Total area of JJ cluster as per TSS is 173250.497 sqm., whereas as per superimposing the layout plan (titled as 'Layout Plan of Institutional Plots within the Constraint Area') on TSS and considering the Hon'ble Supreme Court of India order dated 19.08.1987; the Residential land use area has been worked out as 76762.0 sqm. (approx.) of scheme boundary for In-Situ Rehabilitation / Redevelopment.
- 2.7 The EE (SPD-4) DDA vide note dated 24.06.2020 has forwarded the report of LM Deptt. regarding present status of the lands under JJ cluster at Kusumpur and as per report:
- There are built up structure in the name of 'Asha Primary Hospital and Community Centre', 'Rotary Club', and 'Shanti Devi Charitable Trust Centre (Children School)' exists in Khasra no.-182 in Residential land use.
 - However, as per the report of LM Deptt.; possession of Khasra no. 182 (1-00) was not handed over to DDA.

The subject matter discussed in the meeting held under the Chairmanship of Pr. Commissioner (LD/LM/PMAY/System) 20.07.2020 and as per minutes of meeting, the lands area under the 'Asha Primary Hospital and Community Centre', 'Rotary Club', and 'Shanti Devi Charitable Trust Centre (Children School)' is a private land and may be excluded from the In-Situ Project area. Only land coming under slum habitation should be included in the project.

Regarding approach road to the In-Situ project area, matter also discussed in the meeting. As per minutes of meeting, the approach road to the in-situ project area may be constructed by using R/W available on the land between Chinmaya School & Air India Colony.

The width of the road as per the approved LOP of CPWD as 18.3 M.

52365/2020/AD(PLG-ZONE F(PT.))AP-I



Pg.68

3

2.8 As per approved area LOP titled as 'Layout Plan of Institutional Plots within the Constraint Area', the existing JJ cluster area shown/written as Kusumpur & no use premise has been mentioned. Therefore the use premise shall be In-Situ Rehabilitation / Redevelopment Pocket.

3.0 PROPOSAL:

On the basis of Total Station Survey and as per superimposition; the use premise shall be In-Situ Rehabilitation / Redevelopment Pocket for In-Situ Redevelopment project for 'JJ Cluster (DUSIB JJC CODE-571) at Kusumpur Pahari Block-B, Vasant Vihar (Residential land use)', for an approx. area measuring 76762.0 sqm.(approx.) in Residential land use. The utilization plan for the same is annexed as Annexure-A.


4.0 RECOMMENDATION:

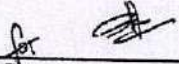
Keeping in view of the facts explained at Para-1.0 & 2.0, the proposal as given above in Para-3.0 may be put up before the Screening Committee for the consideration & approval.


5.0 FOLLOW UP ACTION:

Once the proposal is approved by the Screening Committee, the decision of Screening Committee along with minutes & approved utilization plan be forwarded to the following for further follow up actions as under:

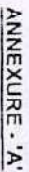
Sl. no.	Actions pertains to the Department	Actions
1.	Engineering Department (South Zone) DDA	Demarcation of In-Situ scheme area as per approved utilization plan.
2.	Land Disposal Department, DDA	Checking the allotment status if any.
3.	Land Management Department, DDA	Checking litigation & 24 (2) status and forwarding to Land Disposal Deptt. Removal of hindrance / built-up structures if any.
3.	Housing & Urban Projects Wing (North Zone) DDA	Preparation of Detailed Layout Plan for In-situ redevelopment / rehabilitation.
4.	Housing Department, DDA	To take up the matter with HUPW for preparation of layout plan for In-situ redevelopment / rehabilitation. As per Hon'ble Supreme Court order dated 19.08.1987; necessary clearances to be obtained from all Statutory Bodies.
5.	South Delhi Municipal Corporation	For information & record.


Addl. Commissioner (Plg.)-III


Dy. Director (Plg.) Zone-F


Asstt. Dir. (Plg.) Zone-F&H/part

Py.69



PLAN FOR APPROVAL

AD(P19.)

 $\Delta\Delta(P15.)$

Ac(Plg)

[illegible]

THIS PLANT PLAN IS FOR USE FOR AN INDUSTRY/EMPLOYMENT PREPARED ON THE BASIS OF THE PROPOSED LAYOUT OF THE PLANT. THE PLANT LAYOUT SHALL BE APPROVED BY THE DCA.

CONSTRAINT AREA USE WITHIN CONSTRAINT AREA

RESIDENTIAL LAND USE WITHIN CONSTRAINT AREA

DCA WILL MAKE DETERMINATION OF LAND USE

FOR DETAIL REGARDING CONSTRAINT AREA THE LAYOUT PLAN OF INDUSTRIAL PLANT WITHIN THE CONSTRAINT AREA SHALL BE REFERRED

10.0 m

10.0 m

D. D. A.

AREA PLANNING - 1, ZONE-F

NOTES:-

1. LAND OWNERSHIP SHALL BE CHECKED BY LANDS DEPARTMENT.
2. ALL LANDS SHALL CHECK THE PLOTTING DIMENSIONS & AREA OF THE SITE.
3. PERMISSION OF THE COMPETENT AUTHORITY BE OBTAINED BEFORE CUTTING OF TREES, IF ANY.
4. FIRE / EXPLOSIVE NOIRS & VERTICAL / HORIZONTAL SAFETY DISTANCES BE MAINTAINED AS PER PREVAILING STANDARDS.
5. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
6. THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF T.S. PROVIDED BY EX. ENGRG. (SEDA-4) TO PLANNING DEPARTMENT WIDE NOTE DATED 01.07.2020.
7. THE AREA & DIMENSION MENTIONED IN THIS DRG. BASED ON THE ABOVE T.S.

 SCHEME BOUNDARY FOR IN-SITU
REHABILITATION / REDEVELOPMENT AS PER
TOP OF CONSTRAINT AREA

FILE NO.: F.20(6) / 2019 - MP/PL-I

DRG. TITLE:

UTILIZATION PLAN FOR SCHEME BOUNDARY AREA
& USE PREMISE AS IN-SITU REHABILITATION /
REDEVELOPMENT POCKET OF AN AREA
MEASURING 76762.0 SQM. FOR JJ CLUSTER AT
KUSUMPUR PAHARI, BLOCK-B AT VASANT VIHAR
(RESIDENTIAL LAND USE), ZONE-F.

SCALE:



DATE	DRG NO.	Pg. ASST	ASPG. I
00/0/01	000/0/01		



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
HOUSING & URBAN PROJECTS WING
COORDINATION DEPTT. O/o CHIEF ARCHITECT
8th FLOOR, VIKAS MINAR, NEW DELHI 110002

No. Dy.Dir.(Arch.)Coordn./HUPW/DDA/2020/159

Dated: 02.09.2020

Please find enclosed, the **Approved Minutes of the 384th Screening Committee Meeting** held online on 17.08.2020 at 12:00 Noon and 18.08.2020 at 03:00 PM on Webex Video Conferencing. The list of officers attended the meeting is attached herewith.
The minutes have been approved by the Vice Chairman, DDA.

Encl: a/a

Dy.Dir.(Arch.)Coordn.

Copy to:

1. OSD to VC, for the kind information of the latter
2. PS to VC, DDA
3. Finance Member DDA
4. Engineer Member, DDA
5. Principal Commissioner (Housing)
6. Principal Commissioner(LD)
7. Principal Commissioner (LS & Hort.)
8. Commr.(LM)
9. Commissioner (Plg)
10. Commissioner(LD)
11. Commissioner (Sports)
12. Chief Architect
13. Addl. Chief Architect (Sports)
14. Addl. Chief Architect (NZ & Narela)
15. Addl.Commr. I (Plg.)MP&Bldg.UTTIPEC
16. Addl.Commr.II (Plg.)GIS&Zone D,J,E&O
17. Addl.Commr..III (Plg.)MPMR Zone A,B,C,G,H&F
18. Addl.Commr.(LS)
19. Addl.Commr.(Dwk/Rohini/Narela)
20. ACA, VC Secretariat

Invitees:

21. Chief Accounts Officer
22. Chief Engineer (Electrical)
23. Chief Engineer (Dwarka)
24. Chief Engineer (NZ)
25. Chief Engineer (Rohini)
26. Chief Engineer (SZ)
27. Chief Engineer (EZ)
28. Chief Engineer (Projects)
29. Chief Engineer (HQ)
30. Sr. Architect (Dwarka & WZ)
31. Sr. Architect (SZ) & (Socio-Cult.)
32. Sr. Architect (Rohini)
33. Sr. Architect (EZ)
34. Sr. Architect (Urban Parks & DUHF)
35. Director (Bldg.)
36. Director (LS)
37. Director (Plg.)AP-III, Zone A&B,C&G(excluding Urban Extn.)
38. Director (Plg.) Zone E&O
39. Director (Plg.) LP
40. Dir.(Plg.) Coordn.
41. Dir.-I(H), DDA

02.09.2020

Dy.Dir.(Arch.)Coordn
उप-निदेशक (वास्तु.) समन्वय



DELHI DEVELOPMENT AUTHORITY
HOUSING & URBAN PROJECTS WING
COORDINATION DEPTT. O/o CHIEF ARCHITECT
8th FLOOR, VIKAS MINAR, NEW DELHI 110002

**APPROVED MINUTES OF THE 384th SCREENING COMMITTEE MEETING HELD ONLINE
ON 17.08.2020 AT 12.00 NOON AND 18.08.2020 at 03:00 PM ON WEBEX VIDEO
CONFERENCING.**

The following officers were present in the meeting:

1. Vice Chairman
2. Engineer Member
3. Finance Member
4. PC(LD)
5. PC(Pers & Hort)
6. Commr.(LD, LM)
7. Commr.(Pers/Hous.)
8. Chief Architect
9. Commissioner (Plg.)
10. CE(EZ)
11. AC(LS)
12. ACA, VC Secretariat
13. AC(Plg)III
14. ACA(Sports)
15. ACA(NZ & Narela)
16. SA(Dwarka)
17. SA(SZ)
18. SA(Socio-Cultural)
19. SA(Urban Parks & DUHF)
20. SA(EZ & Coordn)
21. SA(Rohini)
22. SE(Elect)
23. Director(LS)
24. Director(H)-III
25. Dir(System)

Approved Minutes of 384thSCM held on 17.08.2020 at 12.00 Noon and 18.08.2020 at 03:00 PM

Items discussed on 17.08.2020 at 12:00 Noon on Webex Video Conferencing			
ITEM No.	ISSUES	DISCUSSION/ RECOMMENDATIONS	REMARKS
75:2020	Confirmation of the Minutes of 383 rd SCM held on 20.07.2020.	The Minutes of 383 rd SCM held on 20.07.2020 were confirmed and APPROVED .	
76:2020	In-Situ Rehabilitation of Slum & JJ Cluster in Sector-19, Rohini. <u>E-Office File no. HUPW/CARZ/0002/2020/HOUS</u> Previous Ref: F.46(01)2010/HUPW/SA(R&N)/DDA	The proposal was presented by the SA(Rohini). After detailed deliberations the proposal was APPROVED WITH THE OBSERVATION that the FAR for remunerative component shall be as per MPD provisions.	ACTION: 1. SA(Rohini) 2. Engg. Wing
77:2020	Multipurpose Community Hall in CS/OCF Pocket between B2 & B3 (Residential Pocket), Sector-17, Rohini. <u>E-Office File no. HUPW/CARZ/0002/2020/CHCR</u> Previous Ref: F.83/ACA/RZ/HUPW/DDA/2018.	The proposal was presented by the SA(Rohini). After detailed deliberations the proposal was DEFERRED . It was decided that Architecture Deptt in coordination with Planning & Engg. Wing to review the number of Community Hall sites proposed throughout Delhi as per the Master Plan viz a viz Community halls already constructed, its use, maintenance and financial viability.	ACTION: 1. SA(Rohini) 2. Planning Wing 3. Engg. Wing
78:2020	Carving out site for CNG Station at Vacant site of Community Centre, Q-Block, Paschim Vihar (Ambika Vihar), Site Area-40068sqm. <u>E-Office File no. HUPW/CADW/0003/2020/COMM</u>	The proposal was presented by the SA(Dwarka). After detailed deliberations the proposal was DEFERRED .	ACTION: 1.SA(Dwarka)
79:2020	Revised Proposal for Local Shopping Centre at Sector B4, Pkt-5, Narela. <u>E-Office File no. HUPW/CANZ/0002/2020/COMM</u> Previous Ref: F100(113)SA/NZ/HUPW/2016	The proposal was presented by the ACA(NZ&Narela). After detailed deliberations the proposal was APPROVED .	ACTION: 1. Engg. Wing 2. CL Branch
80:2020	Landscape Plan of DDA's Green Area in front of G/6, G/7, Sector 10, Dwarka to be adopted under Adoption of Parks Policy 2019. <u>E-Office File no. LS/POL/0003/2020/ADOP</u>	The proposal was forwarded by AC(LS) and presented by the Consultant. After detailed deliberations the proposal was APPROVED WITH THE OBSERVATIONS that treated water from STP be used for Horticulture purpose in the green/park.	ACTION: 1. AC(LS)

Approved Minutes of 384thSCM held on 17.08.2020 at 12.00 Noon and 18.08.2020 at 03:00 PM

81:2020	<p>Proposal for Qudsia Ghat area, as Phase 1 of the project "Restoration and Rejuvenation of floodplains of River Yamuna, NCT Delhi from Wazirabad Barrage till Old Railway Bridge (Western Bank).</p> <p><u>E-Office File no. LS/PROJ/0002/2020/ZN</u></p>	<p>The proposal was forwarded by AC(LS) and presented by the Consultant. After detailed deliberations the proposal was DEFERRED.</p> <p>It was decided that the proposal be re-examined with respect to:</p> <ol style="list-style-type: none"> 1. Area being a flood plain 2. Possibility be explored for revenue generation. 3. Maintenance of the landscape area/ghats in terms of heritage components. 	<p>ACTION: 1. AC(LS)</p>
82:2020	<p>Landscape Design for Amir Khusrau Park, Lodhi Road.</p> <p><u>E-Office File no. LS/PROJ/0001/2020/STH</u></p>	<p>The proposal was presented by the AC(LS). After detailed deliberations the proposal was APPROVED IN PRINCIPLE WITH THE OBSERVATIONS that:</p> <ol style="list-style-type: none"> 1. Appropriate activities may be provided for revenue generation as per MPD provisions. 2. DDA to develop the park with the assistance of AKTC. 3. The maintenance of the park be taken up by AKTC after development as part of Integrated scheme of Sundar Nursery development 	<p>ACTION: 1. AC(LS)</p>
87:2020	<p>Improvement / Refurbishment of Bhikaji Cama Place District Centre.</p> <p><u>E-Office File no. HUPW/CASZ/0005/2020/MISC</u></p>	<p>The proposal was forwarded by SA(SZ) and presented by the Consultant. After detailed deliberations the proposal was APPROVED WITH THE OBSERVATIONS that:</p> <ol style="list-style-type: none"> 1. Comprehensive parking management plan be prepared taking into consideration the existing parking situation, ease of ingress & egress and the proposed MLCP. 2. Areas to be designated for activities during late evenings so as to add to the vibrancy of the District Centre which may also generate revenue to the DDA. 	<p>ACTION: 1. SA(SZ) 2. Engg. Wing</p>

Approved Minutes of 384thSCM held on 17.08.2020 at 12.00 Noon and 18.08.2020 at 03:00 PM

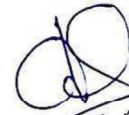
Items discussed on 18.08.2020 at 03:00 PM on Webex Video Conferencing			
83:2020	<p>Upgradation of Green Area & Facilities at Smriti Van, Kondli Gharoli, Mayur Vihar-III, Delhi.</p> <p><u>E-Office File no. LS/PROJ/0001/2020/EAST</u></p>	<p>The proposal was presented by the AC(LS). After detailed deliberations the proposal was APPROVED WITH THE OBSERVATIONS that:</p> <ol style="list-style-type: none"> 1. Appropriate activities be provided for revenue generation as per MPD provisions. 2. Two small sized platforms be created for performing arts. 	<p>ACTION:</p> <ol style="list-style-type: none"> 1. Engg. Wing 2. Horticulture
84:2020	<p><u>Landscape Proposals for:</u></p> <p>(A) Area adjacent to CWG Village Complex, of River Yamuna's floodplains between ITO Barrage to NH-24 Eastern Bank for the Restoration and Rejuvenation of River Yamuna floodplains.</p> <p>(B) Area between Wazirabad Barrage and Old Railway Bridge (Eastern Bank) regarding Policy level decision for Provision of railing along the wetlands/ depressions/ detention basins.</p> <p><u>E-Office File no. LS/PROJ/0003/2020/ZN</u></p>	<p>The proposal was presented by the AC(LS). After detailed deliberations the proposal was DEFERRED.</p>	<p>ACTION:</p> <ol style="list-style-type: none"> 1. AC(LS)
85:2020	<p>Part modification in layout plan for the land measuring 53,233sqm in Okhla Industrial area, Ph-1 for In-situ Rehabilitation/ Redevelopment pocket for JJ Cluster (Indira Kalyan Vihar) at Okhla Industrial Area, Ph-I, Planning Zone-'F'.</p> <p><u>E-Office File no. PLG/MP/0019/2020/F-3</u></p> <p>Previous Ref: F.3(11)/2020-MP</p>	<p>The proposal was presented by the AC(Plg)III. After detailed deliberations the proposal was APPROVED.</p>	<p>ACTION:</p> <ol style="list-style-type: none"> 1. Engg. Wing 2. LM Branch 3. LD Branch 4. HUPW 5. Housing 6. SDMC
86:2020	<p>Utilization Plan for Scheme boundary area for an area measuring 76762.0sqm (approx) & use premise as In-situ Rehabilitation/ Redevelopment pocket for JJ Cluster (DUSIB JJC CODE-571) at Kusumpur Pahari Block-B, Vasant Vihar (Residential land use), Zone-F</p> <p><u>E-Office File no. PLG/MP/0018/2020/F-3</u></p>	<p>The proposal was presented by the AC(Plg)III. After detailed deliberations the proposal was APPROVED.</p>	<p>ACTION:</p> <ol style="list-style-type: none"> 1. Engg. Wing 2. LM Branch 3. LD Branch 4. HUPW 5. Housing 6. SDMC

Approved Minutes of 384thSCM held on 17.08.2020 at 12.00 Noon and 18.08.2020 at 03:00 PM

	Previous Ref: F.20(6)/2019-MP/Pt.-I		
88:2020	<p>DDA Utsav Sthal 03 No. (Temporary) at Dheerpur Ph-II opposite Nirankari Mandal falling in Planning Zone C.</p> <p><u>E-Office File no. HUPW/CASC/0006/2020/CHCR</u></p> <p>Previous Ref: F.65/SA/Socio-Cultural/HUPW/DDA/ 2019/51</p>	<p>The proposal was presented by the SA(Socio-Cultural). After detailed deliberations the proposal was APPROVED WITH THE OBSERVATIONS that:</p> <ol style="list-style-type: none"> 1. Smooth vehicular circulation and parking to be ensured. 2. To explore the possibility of utilizing the area under the HT line for Parking as per norms. 	<p>ACTION:</p> <ol style="list-style-type: none"> 1. SA(Socio-Cultural). 2. Engg. Wing

The meeting ended with a vote of Thanks to the Chair.

This issues with the approval of Vice Chairman.



02.09.2020

Dy.Dir.(Arch.)Coordn.
उप-निदेशक (वास्तु.) समन्वय

AGENDA FOR SCREENING COMMITTEE*(To Be Presented by The Consultant M/s Suresh Goel & Associates)***Screening Committee Meeting No: 401****Item No: 98****Sub: IN-SITU SLUM REHABILITATION AT KUSUMPUR PAHADI, DELHI**

File No. F.81/ACA/(Socio-Cultural)HUPW

SYNOPSIS

The revised proposal for preparation of Detailed Project Report in respect of In-Situ Slum Rehabilitation Scheme at Kusumpur Pahari near Vasant Kunj, Delhi on Public Private Partnership mode prepared by the consultant **M/s Suresh Goel & Associates** appointed by the Engineering Wing.

1.0 BACKGROUND

- 1.1 Pradhan Mantri Awas Yojna is an initiative by Govt. of India in which affordable housing shall be provided to the urban poor.
- 1.2 The JJ Cluster at Kusumpur Pahadi at Sl. No. 190 of the DUSIB list has been identified for In-Situ Rehabilitation and **M/s Suresh Goel & Associates** have been assigned the work of preparing DPR of the project as per the provisions of MPD-2021.
- 1.3 In the 376th Screening Committee Meeting held on 10.12.2019 vide item no. 145:2019 the proposal was *"approved with the condition that minimum accessibility to the site through 18m ROW to be provided. If required, the necessary clearance to be taken from concerned authorities & subsequently the scheme to be put up in the SCM"*.
- 1.4 A joint site visit was done on 17.12.2019 and various options were prepared by the consultant and was discussed in subsequent meetings. It was then observed that there is 18m ROW existing along Jharkhand Bhawan rear side of Chinmaya School which is encroached upto 14m at present. This 18 m (ROW) road would be provided by L&DO. Thus, this proposal was taken to L&DO and has been approved on 20/01/2020 vide Letter No F2(352019/PMAY(ISR)/238 dated 20.01.2020.
- 1.5 A 6m wide road from the Northern edge of the site is under construction that connects to the site. The road is to be widened upto 9m and additional land is to be claimed from Air India Colony so that it can cater to the proposed site for in-situ development.
- 1.6 The Planning Wing put up the *"Utilisation Plan for Scheme boundary area for an area measuring 76762sqm. (approx..) & use premise as In Situ Rehabilitation/ Redevelopment Pocket for JJ Cluster (DUSIB JJC code 571) at Kusumpur Pahari Block B, Vasant Vihar(Residential land use), Zone F"* in the



384th Screening Committee Meeting held on 17.08.2021 vide item no. 86.2020, and was approved.

- 1.7 In the meeting held on 1.12.2021 under the Chairmanship of VC, DDA vide Minutes of Meeting no F2(02)2019/PMAY(ISR)679 dated 09.12.2021 it was decided that:

"II. i. There are 4887 households as per survey of M/s SPYM. It was decided that about 2000 jhuggies falling on the land of Bio-diversity park have been physically demarcated and identified may be excluded from the project and the occupants of these jhuggies will not be considered for rehabilitation/alternative allotment by way of relocation.

ii. The DPR for construction of about 2800 DU's may be got prepared and put up in the next Screening Committee meeting for approval."

- 1.6. Thus the total site for rehabilitation scheme of **2800 Households** is **7.6762 ha**.

- 1.7. Accordingly, the DPR has been revised for rehabilitation scheme of **2800 Households** and the revised Proposal prepared by the consultant M/s Suresh Goel & Associates has been examined with respect to MPD-2021 norms only and is placed for consideration & approval of the Screening Committee.

2.0 LOCATION

The site is located in the South Western region of Delhi near Vasant Kunj. The site is bound by the Air India Colony along the Northern side and Bio Diversity Park along the remaining length of its boundary.

The main access is via 18m wide road through Munirka Marg along the Jharkhand Bhawan. A 6 m wide under construction road is also available to the site on North west along the Biodiversity park and Air India Colony from Poorvi Marg.

3.0 EXAMINATION

- 3.1 As per SPYM Survey (2019) there are **4778 households** in the slum area and total area available for redevelopment is **7.6762 ha**.
- 3.2 As per the Utilisation plan prepared by the Planning Wing the use premise is **In Situ Rehabilitation/ Redevelopment** Pocket for JJ Cluster (DUSIB JJC code 571) at Kusumpur Pahari Block B, Vasant Vihar (Residential land use), Zone F
- 3.3 As per the provisions in Master Plan of Delhi-2021, the minimum Residential component of land area for rehabilitation of squatters has to be 60% and maximum area for Remunerative component has to be 40%. The Consultant has proposed the minimum residential component of land area for rehabilitation of squatters to be **76%** and area for remunerative component to be **24%**.
- 3.4 The overall maximum permissible FAR on the Rehabilitation component of land is 400 and FAR on the Remunerative component of land is 300 irrespective of land use. The area of dwelling unit for rehabilitation shall be

minimum 25 sq.m. and maximum 40 sq.m. and room sizes shall be as per IS:8888.

- 3.5 The built up area of the proposed dwelling unit is **38 sqm** area.(Refer Annexure-A)
- 3.6 Feasibility assessment has been done in the DPR on the basis of MPD-2021 provisions regarding in-situ rehabilitation and redevelopment norms by taking into consideration the circle rates and market rates and their respective cost of construction.
- 3.7 Due to existence of air funnel over the site, there is **height restriction of 27.4m** and thus it is not possible to achieve the permissible FAR of 400 in the rehabilitation component.
- 3.8 The land use of Remunerative component is proposed as Commercial with **225 FAR**. It is not possible to achieve the permissible FAR of 300 due to height restriction.
- 3.9 Feasibility assessment has been done in the DPR with consideration of circle rates, market rates and cost of construction. The built up area of the proposed dwelling unit for rehabilitation is 38 sq.m. as per the conceptual unit design and as per the consultant the total profit/loss to DDA is **967.90 cr.**

4.0 PROPOSAL

- 4.1 A conceptual scheme based on the provisions of MPD-2021 has been prepared taking into consideration the existing survey. (Refer Annexure-C)
- 4.2 The area of the scheme is **7.6762 Ha**
- 4.3 The tentative distribution of site for residential component is **76%** and remunerative component is **24%**.
- 4.4 Due to the air funnel restriction on site (max. height 27.4m) and the setbacks for the plot as per MPD 2021 of 15-12-12-12m, the required number of DU's i.e. 2800 are not possible to be accommodated. Only about 2100DU's (approx.) are possible. Thus **relaxation in setbacks** for achieving the required no of DU's will have to be sought from the Technical Committee by the developer.

4.5 AREA STATEMENT RESIDENTIAL COMPONENT (REHABILITATION OF SQUATTERS)

A	RESIDENTIAL COMPONENT (76% of the area of the site)	
A.1	Area under Residential Component (76% of Total Plot Area 76762 sqm)	58,339 sqm
A.2	Permissible Built-Up Area (FAR 400)	2,33,356 sqm
A.3	Permissible Ground Coverage	No restriction except setbacks
A.4	Setbacks	Refer 4.4 above.



A.5	Height	Due to air funnel height restricted to 27.4m
A.6	Maximum Permissible Density	900 DUs/Ha. (5250DU's)
A.7	Commercial Component/ mixed land use @ 10% of Permissible FAR in the Residential Component of Land	23,336 Sq.m..
A.8	Home Based Economic Activities @ 10% of Permissible FAR	23,336 Sq.m.
A.9	Area under Social Infrastructure (As per Clause 4.2.2.2B sub para (ii) "Social" of MPD-2021)	4,460 sq.m.
A.10	Physical infrastructure	As per note (iv) of Table 4.2 of MPD-2021
A.11	Net Available Area for development of Dwelling Units	178225 sq.m.
A.12	Area utilized for development of 2808 Dwelling Units	106704 sq.m.
A.13	Proposed No. of DUs @ 38 sq.m. per DU (Including Circulation Area) (Area of dwelling unit for EWS or rehabilitation shall be minimum 25sqm. and Maximum 40sqm and room sizes as per IS:8888)	2808 DUs
A.14	Population @ 4.5 persons per DU	12636 for 2808 DU's
A.15	Parking	0.5 ECS/100 sq.m. of Built-Up Area.

4.6 The Social Infrastructure provision of 4460 sqm as per master plan 4.2.2.2.B

- (i) One Primary School 800sqm
- (ii) One Sr. Secondary 2000sqm
- (iii) Composite Facility Centre 500sqm comprising of the following:
 - Multi-purpose Community Hall.
 - Basti Vikas Kendra
 - Religious site.
 - Health Centre
 - Essential retail outlets

4.7 AREA STATEMENT REMUNERATIVE COMPONENT (COMMERCIAL)

Area under remunerative component @ 24%	18,423 sqm
Permissible Built up Area (FAR 300)	55,269 sqm
Achievable Built up Area	41451 sqm.(FAR 225)



- 4.8 Developer shall propose area for neighbourhood facilities as indicated in table 3.3 of Chapter-3, MPD-2021, based on the population accommodated under the project or scheme.
- 4.9 Norms for Social Infrastructure shall be as per 4.2.2.2 B sub para (ii) 'Social'.
- 4.10 Norms for Physical Infrastructure shall be as per note (iv) of Table 4.2.
- 4.11 Schemes / designs should be universally accessible.
- 4.12 All provisions of MPD-2021, UBBL-2016, amended from time to time shall be adopted.
- 4.13 Scheme shall be got approved from all the concerned statutory bodies like DUAC, CFO, Environment, NHAI, IIA, etc. by the developer.
- 4.14 The scheme shall conform to minimum 3 Star GRIHA rating.

4.15 Requirements of Resettlement Houses

Area of each Dwelling Unit	Min. 25 sq.m & Max. 40 sq.m
Each Dwelling Unit will adhere to the following norms:	Room sizes as per IS:8888
One room	Minimum area 7.5 sq.m.
One Multipurpose room	Minimum area 9.0 sq.m.
One Kitchen	Minimum area 3.3 sq. m.
One bath	Minimum area 1.2 sq. in
One W.C.	Minimum area 1.0 sq. m.
One Balcony	1.2 m wide and it shall not project beyond the plot line and on road or pathway
One Cupboard	Maximum 0.75m width and 1.6 m. in length

5.0 FINANCIAL LIABILITY & SOCIAL GAIN:

- 5.1 Financial liability shall be seen by the concerned Engineering and Financial Branch. As per DPR submitted by Consultant the total **Profit/Loss** to DDA is **967.90 cr**
- 5.2 The project would provide the housing to minimum 12636 slum dwellers with basic amenities, infrastructure, green areas and community facilities. This would improve the living conditions and quality of life of the urban poor population staying on this land.
- 5.3 The planned housing with proper provision of infrastructure (piped water supply, sewerage system, solid waste disposal system) and adequate open and green spaces would improve the environmental quality of the area.

6.0 FOLLOW UP ACTION:

After approval from the Screening Committee the proposal will be forwarded to the concerned Engineering Wing for further necessary action as per the SOP to



290088/2022/O/ACA/HUPW-SOCIO-CULTURAL
290088/2022/O/ACA/HUPW-SOCIO-CULTURAL

be adopted for approval of DPRs and RFPs in respect of In Situ Slum Rehabilitation/Redevelopment projects was circulated vide letter no. F.2(02)2020/PMAY(ISR)/237 dated 20.01.2020.

A. D.(Arch.)
(Socio-Cultural)

msd
Dy. Dir.(Arch.)
(Socio-Cultural)

d
Addl. Chief Arch.
(Socio-Cultural)



दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
प्रमाणित/CERTIFIED

401 स्वीकृति समिति की बैठक तिथि 22.12.21 में स्वीकृत

Approved In 401 Screening Committee Meeting Dated 22.12.21

फाइल संख्या-1/Vide Item No. 98:2021

हस्ताक्षर/Sign *[Signature]*

नाम/Name HARLEEN BEHU

अस. कुलपति (सामाजिक सांस्कृतिक) एवं यु.पी. डायरेक्टर
Addl. Chief Architect (Socio-Cultural) HUPW

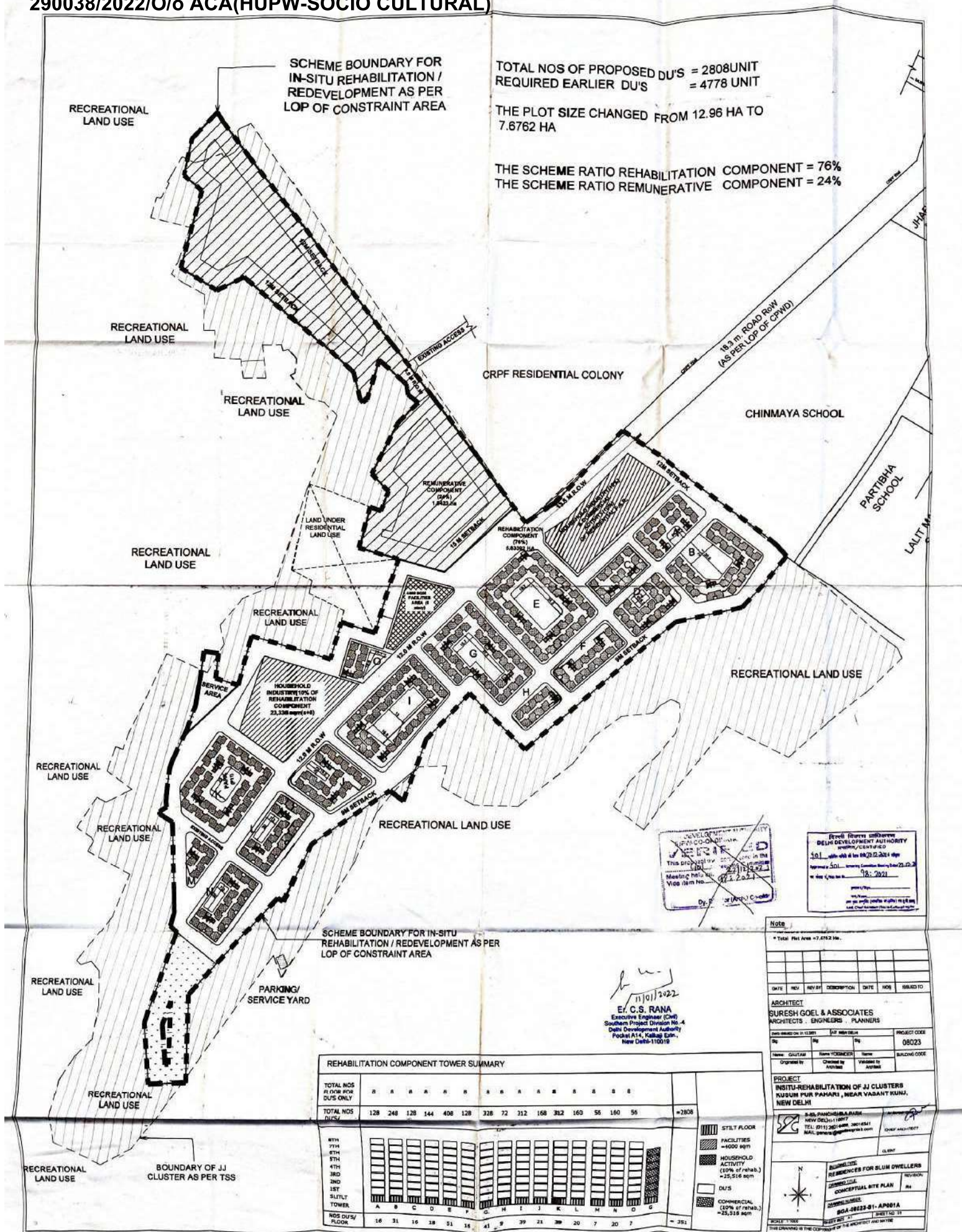
DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT

Approved In 401 Screening

Committee Meeting Dated 22.12.21

Vide Item No. 98:2021

[Signature]
Dy. Director (Socio-Cultural) Co-ordn.





दिल्ली विकास प्राधिकरण

DELHI DEVELOPMENT AUTHORITY
आवासीय एवं शहरीय परियोजना खण्ड
HOUSING & URBAN PROJECTS WING
समन्वय विभाग, मुख्य वास्तुविद कार्यालय
COORDINATION DEPTT. O/o CHIEF ARCHITECT
8वीं मंजिल विकास मीनार नई दिल्ली
8th FLOOR, VIKAS MINAR, NEW DELHI 110002

सं : Dy.Dir.(Arch.)Coordn./HUPW/DDA/2020/333

दिनांक: 30.12.2021

विषय: 401 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

Sub: Approved Minutes of the 401st Screening Committee Meeting

Ref: e-File no. "HUPW/CACD/0011/2021/SCM/-O/o SR. ARCHITECT(HUPW)-COORDN")

Please find enclosed, the Approved Minutes of the 401st Screening Committee Meeting held on 22.12.2021 at 04:00 PM on Webex Video Conferencing room no. 2522 889 4017. The list of officers attended the meeting is attached herewith.

The minutes have been approved by the Vice Chairman, DDA.

आपकी जानकारी एवं संदर्भ के लिए प्रस्तुत।

For your kind information & reference please.

Encl: a/a

उप-निदेशक(वास्तु.)समन्वय

Dy.Dir.(Arch.)Coordn.

जानकारी के लिए प्रतिलिपि संलग्न:

Copy to:

1. OSD to VC, for the kind information of the latter
2. Member (Admin & LM)
3. Finance Member DDA
4. Engineer Member, DDA
5. Principal Commissioner(Pers., Hort.&LS)
6. Commissioner (Plg)
7. Chief Architect
8. Chief Account Officer
9. Commissioner (LM)
10. Commissioner (Housing)
11. Commissioner (LD-I)
12. Commissioner (LD-II)
13. Commissioner (Sports)
14. Addl. Chief Architect (Socio Cultural)
15. Addl. Chief Architect (NZ & Narela)
16. Addl. Commr. I (Plg.) MP&DC, UTTIPEC & Bldg.
17. Addl. Commr. II (Plg.) Projects/MPMR/PLP
18. Addl. Commr. III (Plg.) Area Plg. & Coordn.
19. Addl. Commr. IV (Plg.) LP & Zone-H



20. Addl. Commr. (LS)
21. Addl. Commr. (Plg.) PROJ & MPMR
22. Addl. Chief Architect, VC Secretariat

Invitees:

23. Chief Accounts Officer
24. Chief Engineer (Electrical)
25. Chief Engineer (Dwarka)
26. Chief Engineer (NZ)
27. Chief Engineer (Rohini)
28. Chief Engineer (SZ)
29. Chief Engineer (EZ)
30. Chief Engineer (Projects)
31. Chief Engineer (HQ)
32. Sr. Architect (Dwarka & WZ)
33. Sr. Architect (SZ)
34. Sr. Architect (Rohini)
35. Sr. Architect (EZ)
36. Sr. Architect (Urban Parks & DUHF)
37. Sr. Architect (Sports)
38. Director (Bldg.)
39. Director (LS)
40. Director (Plg.) AP-III, Zone A&B, C&G (excl. Urban Extn.)
41. Director (Plg.) Zone E&O
42. Director (Plg.) Zone F & NCRPB
43. Director (Plg.) Rohini
44. Director (Plg.) Dwarka (K-II)
45. Director (Plg.) Narela (P-I & P-II)
46. Director (Plg.) UC&J
47. Director (Plg.) LP (K-I, L&N) & Policy
48. Director (Plg.) GIS Unit
49. Dir. (Plg.) Coordn.
50. Dir (System) - with kind request for uploading approved minutes on DDA website

20.12.2021

उप-निदेशक (वास्तु.) समन्वय
Dy. Dir. (Arch.) Coordn.

401 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त**APPROVED MINUTES OF THE 401st SCREENING COMMITTEE MEETING**

HELD ON 22.12.2021 AT 04:00 PM ON VIDEO CONFERENCING.

(Webex Meeting no. 2522 889 4017)

ITEM No.	ISSUES	DISCUSSIONS/ RECOMMENDATIONS	REMARKS
87:2021	Confirmation of Minutes of 400 th SCM held on 25.11.2021.	No comments/observations were received. Hence the Minutes of 400 th SCM held on 25.11.2021 were Confirmed and Approved as circulated.	
88:2021	In-Situ Rehabilitation at Majdoor Kalyan Camp, Okhla Industrial Area, Ph. I & II, Delhi. e-File no. HUPW/CASZ/0004/2021/MISC	The proposal was forwarded by the SA(SZ) and presented by the Consultant. After detailed deliberations the proposal was Approved with the observation that possibility for merging two projects i.e. Majdoor Kalyan Camp and Indira Kalyan Vihar for tendering as common project may be explored by PMAY.	ACTION: 1.SA(SZ) 2.Engg Wing 3.PMAY
89:2021	In-Situ Rehabilitation at Indira Kalyan Vihar, Okhla Industrial Area, Ph. I, Delhi. e-File no. HUPW/CASZ/0001/2021/	The proposal was forwarded by the SA(SZ) and presented by the Consultant. After detailed deliberations the proposal was Approved with the observation that possibility for merging two projects i.e. Majdoor Kalyan Camp and Indira Kalyan Vihar for tendering as common project may be explored by PMAY.	ACTION: 1.SA(SZ) 2.Planning 3.Engg Wing 4.PMAY
90:2021	Regarding correction in the part layout plan for the land measuring 53,233 sq.m. in Okhla Industrial Area, Ph-I for the proposal of In-situ Rehabilitation/ Redevelopment pocket for JJ Cluster (Indira Kalyan Vihar) at Okhla Industrial Area, Phase-I, Planning Zone-'F'. e-File no. PLG/MP/0019/2020/F-3/	The proposal was presented by AC(Plg)III. After detailed deliberations the proposal was Approved .	ACTION: 1.AC(Plg)III 2.Engg Wing 3.HUPW 4.Housing 5.SDMC
91:2021	Ratification in the Layout Plan titled "Bhim Nagri Safdarjung Residential Block-C" rectifying actual areas and dimensions of plots bearing No. 68/A, 68/B, 69/A, 69/B, 71/A, 71/B, 72/A and 72/B. e-File no. PLG/MP/0003/2020/	The proposal was presented by AC(Plg)III. After detailed deliberations the proposal was Approved .	ACTION: 1.AC(Plg)III 2.Engg Wing 3.LD Branch 4.SDMC

401 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

APPROVED MINUTES OF THE 401st SCREENING COMMITTEE MEETING

HELD ON 22.12.2021 AT 04:00 PM ON VIDEO CONFERENCING.

(Webex Meeting no. 2522 889 4017)

92:2021	Modification/ Incorporation in the approved layout plan titled "Modified plan of Facility Centre at Dilshad Garden" with respect to Development of parcel of land for Banquet Hall on Plot No. D-258, Dilshad Garden, Delhi- 95 as per the regulations for "Enabling the planned development of Privately Owned Lands" notified on 04.07.2018. e-File no. PLG/MP/0002/2020/F-26/	The proposal was presented by AC(Plg)III. After detailed deliberations the proposal was Deferred with the observations that: (i) Earlier observation of 400 SCM vide item no. 85:2021 has not been complied. (ii) To explore the possibility of providing parking for 'Banquet Hall' in the said plot as per prevalent MPD norms.	ACTION: 1.AC(Plg)III
93:2021	Revised Architectural Design Proposal for approval of Leisure Swimming Pool & Change Rooms in Qutub Golf Course at Lado Sarai, New Delhi. e-File no. HUPW/CASP/0001/2021/ GOLF/	The proposal was presented by SA(Sports). After detailed deliberations the proposal was Deferred with the observation that the cost benefit analysis be explored for providing leisure swimming pool.	ACTION: 1.SA(Sports)
ADDITIONAL ITEMS			
94:2021	In-Situ Rehabilitation at Kalkaji Extension, Delhi. e-File no. HUPW/CASC/0003/2021/ MISC/	The proposal was forwarded by the ACA(Socio-Cultural) and presented by the Consultant. After detailed deliberations the proposal was Approved with the observation that financial viability be recalculated by the Consultant.	ACTION: 1.ACA(Socio-Cultural) 2.Engg Wing
95:2021	Partial modification in the Layout Plan for Facility Pkt. 1 (HAF) and Facility Pkt. 2 Sector-26, Dwarka e-File no. PLG/DWK/0003/201/SEC/	The proposal was presented by the AC(Plg)NP. After detailed deliberations the plot earmarked for HAF was Approved for Group Housing.	ACTION: 1.AC(Plg)NP 2.LD Branch 3.Engg Wing 4.Elect Wing
96:2021	Carving out Multi Level Car Parking (MLCP) Plot in Central open space of Laxmi Nagar District Center, as per amended MLCP norms, thus modification in approved LoP of LNDC. e-File no. HUPW/CAEZ/0003/2021/ COMM/	The proposal was presented by the SA(EZ). After detailed deliberations the proposal was Deferred with the observation that the proposal of MLCP plot as presented be put up along with overall area statement of Laxmi Nagar District Centre in next SCM.	ACTION: 1.SA(EZ)
97:2021	Redesign/Modification of Approved Layout plan of Community Center at C-Block Yamuna Vihar to accommodate new Commercial plots, CNG Filling station, Multilevel Car Parking to increase saleability	The proposal was presented by the SA(EZ). After detailed deliberations the Option-1 as per the proposal was Approved .	ACTION: 1.SA(EZ) 2.Engg Wing 3.CL Branch



401 SCM

Pg. 2/3

401 स्क्रीनिंग कमेटी बैठक के स्वीकृत कार्यवृत्त

APPROVED MINUTES OF THE 401st SCREENING COMMITTEE MEETING
HELD ON 22.12.2021 AT 04:00 PM ON VIDEO CONFERENCING.
(Webex Meeting no. 2522 889 4017)

	and ease of disposal of the same. e-File no. HUPW/CAEZ/0001/2021/ COMM/		
✓ <u>98:2021</u>	In-Situ Rehabilitation at Kusumpur Pahadi, Vasant Kunj Delhi. e-File no. HUPW/CASC/0003/2021/ HOUS/	The proposal was forwarded by the ACA(Socio-Cultural) and presented by the Consultant. After detailed deliberations the proposal was Approved with the observation that relaxation of setbacks may be sought from Technical Committee.	ACTION: 1.ACA(Socio- Cultural) 2.Engg Wing

The meeting ended with a vote of Thanks to the Chair.

This issues with the approval of Vice Chairman, DDA.

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY
 प्रमाणित/CERTIFIED

401 स्क्रीनिंग समिति की बैठक दिनांक 22.12.21 को

Approved in 401 Screening Committee Meeting Dated 22-12-21

प्र. संख्या व/या Item No. 98:2021

हस्ताक्षर/Sign. 

नाम/Name **HARLEEN BEHL**

आपका पद/Post (आपका पद/Post) एच.यू.पी.ई.ओ.
 Add. Chief Architect (Socio-Cultural) HUPW




उप-निदेशक(यास्तु.)समन्वय
 Dy. Dir.(Arch)Coordn

DELHI DEVELOPMENT AUTHORITY
 HUPW-CO-ORDINATING UNIT

Approved in 401 Screening
 Committee Meeting Dated 22/12/2021

Video Item No. 98:2021


 17.01.2022

Dy. Director (Socio-Cultural) Co-ordin.

290038/2022/O/o ACA(HUPW-SOCIO CULTURAL)

**APPROVED MINUTES OF THE 401st SCREENING COMMITTEE MEETING
HELD ON 22.12.2021 AT 04:00 PM ON VIDEO CONFERENCING.
(Webex Meeting no. 2522 889 4017)**

List of Attendees:

The following officers were present in the meeting:

1. Vice Chairman
2. Member (Admin. & LM)
3. Engineer Member
4. Finance Member
5. Commr(Sports)
6. Chief Architect
7. Commr.(Plg.)
8. CE(SZ)
9. ACA, VC Secretariat
10. AC(LS)
11. AC(Plg)II
12. AC(Plg.)III
13. AC(Plg)IV
14. AC(Plg.)Proj.&MP
15. ACA(Socio-Cultural)
16. ACA(NZ & Narela)
17. SA(Dwarka)
18. SA(SZ)
19. SA(Sports)
20. SA(Rohini)
21. Dir(Plg)Rohini
22. Dir(Plg)UC&J
23. Dir(LS)
24. In-Situ Consultant

[Draft Agenda for T.C.]

ITEM NO.: /2022

Subject: Proposal for planning permission for CNG station on Private Land Khasra No. 35//9, Village Ghewra, Delhi 110081 in view of notified regulations dated 08.03.2019

E-File No. PLG/LP/0006/2021/N/FSTN-AD(PLG-LP/ZONE N) (Comp. No. 16214)

1. BACKGROUND

- 1.1 CL Deptt., vide file bearing No. **E-file LD/CL/0003/2021/CNG/F13-COMMERCIAL LAND** has forwarded the request received from **Sh. Kabir Jaipreet Sahni** for grant of NOC for setting up CNG Station on private land at **Khasra No. 35//9, village Ghewra, Delhi** in the name of **M/s Jagdamba Filling Station** to Planning Deptt. with the request to specify proposed area of the site, purpose, land use as per MPD 2021/ ZDP and category for calculation of conversion fee.
- 1.2 Central Government vide S.O. 1244 dt. 08.03.2019 notified 'Regulations for setting up of Fuel Station on privately owned Lands in National Capital Territory of Delhi'.
- 1.3 CL Branch vide Office Order dt. 06.12.2019 has issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
- 1.4 MP&DC Section, Plg. Dept. vide note dt. 20.02.2020 has conveyed that cases received from CL Branch shall be examined in Planning file and these cases shall be put up in the TC Meeting for approval/ planning permission. The decision of the TC will communicated to CL Branch for further necessary action.
- 1.5 The 4th TC meeting held on 20.07.2020, in which the general observations were conveyed for examination of proposals for grant of NOC from the planning point of view. Further, planning observations / decisions w.r.t. grant of NOC / permission for fuel stations were considered in Technical Committee Meeting held on 05.10.2020 and 04.12.2020 for streamlining the process of fuel station.

2. FOLLOW-UP ACTION

- 2.1 Based on the scrutiny of documents submitted in file and linear layout plan dt. 13.8.2021, a Joint Site Inspection was held on 17.08.2021 by Plg. Deptt. along with Revenue (LPC) and Survey officers for verification of Khasra details and to assess the viability of the proposal on the identified Khasra as per planning parameters laid down in the Regulations dt. 08.03.2019. During the site visit the khasra u/r could not be identified due to inadequate/ inaccurate reference points and the site dimensions could also not be verified as the Linear Layout Plan did not correspond with the revenue details.
- 2.2 A joint site inspection was re-conducted along with IGL representatives on 25.03.2022 to verify the site dimensions and other planning parameters laid down in the Regulations dt. 08.03.2019 based on the revised Linear Layout plan and other documents submitted by applicant vide letter dt. 11.03.2022. The site/plot dimensions as submitted in the authenticated revised linear layout plan dt. 11.03.2022 (**Annexure - A**) are verified based on the site survey report dt. 29.03.2022.

2.3 The Khasra details of the site u/r has been verified by the Revenue officials as per available/ available revenue records. As per the lease details submitted, 2000 sq. yards has been given on lease to the applicant by the owner from a total of 3 *bigha 17 biswa* of the Khasra u/r. Further, the owner has submitted **undertaking having no objection to use the area which is under his ownership and coming under road widening for operation of CNG station.**

2.4 The applicant vide letter dt. 11.03.2022 has informed that two of the partners of M/s Jagdamba Filling Station (i.e. Sh. Amit Mittal & Sh. Arun Gupta) have resigned and accordingly submitted revised application form/Affidavit based on the Dissolution deed & Rectification Deed.

3. EXAMINATION

3.1 The proposed site is located along the proposed UER-I (80 meter ROW) in village Ghewra as per the ZDP of Zone N. The tentative location of the proposed site on ZDP, Zone N is annexed as **Annexure - B**.

3.2 Based on the above facts, the matter has been examined and a detailed proforma of the site as furnished by the Applicant and its compliance with respect to the planning parameter/ criteria laid down in regulations dt. 08.03.2020 and the requirements / guidelines conveyed for examining proposals for grant of NOC by Technical Committee in its meeting 20.07.2020 is as under:

S. No .	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
1	Land use Details of the site			
a	Planning Zone in which the site falls	Zone N	Zone N	—
b	Land use as per MPD-2021/ Zonal Development Plan	PSP	PSP	Tentative Site Location marked on ZDP, Zone N (refer Annexure B)
c	Whether site lies in Urban area or Rural area	Urban	Urban	Village Ghewra is declared 'Urban' vide Gazette notification No. F. 7/79/ADLB/2016/CD-000383132/3827-3841 dated 16.05.2017
d	Whether in prohibited Zone	No	No	—
e	Whether in Green Belt	No	No	—
f	Whether part of approved Layout plan by Government/ DDA	No	No	—

g	Whether Site falls in Land Pooling Zone	Yes	Yes	-
h	Name of Land Pooling Zone & Sector number		Sector 34, Zone N	-
i	Undertaking for participation in Land Pooling Policy	Submitted	Undertaking dt. 01.04.2022 submitted by the applicant after execution of dissolution deed .	
2	PLOT DETAILS (Linear Layout Plan- Annexure - A)			
a	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	CNG	CNG	As per Minutes of the 7 th Technical Committee held on 05.10.2020, 'EV Station may not be considered currently in the proposal till the norms are formulated and notified.'
b	Area of plot (in sq m)	1500sq m	1500 Sq. m	Marginally exceeds maximum prescribed plot size i.e. 1485 sqm as per notified regulations
c	Plot Dimensions (in m) - Front - Back - Left - Right	Front – 45.50 m Back – 50.34m Left – 26.91m Right – 43.91m (as per Linear Layout Plan dt. 11.03.2022)	Front – 45.50 m Back – 50.34m Left – 26.91m Right – 43.91m (as per survey report dt.29.03.22)	No variation in plot dimensions.
d	Whether Plot frontage is at least 30 m, if not what is it? *	YES	YES	In conformity to provisions of the Regulations
e	Width of land left b/w existing & proposed RoW to be maintained as Green for future expansion of road widening (except entry & exit)	Left – 28.18 m Right – 29.01 m Area – 1185.112 sqm	Left – 28.18 m Right – 29.01 m Area – 1185.112 sqm	As per Linear Layout Plan dt. 11.03.2022 area measuring 1185.112 sqm has been left for road widening.
f	Excess Area of land left for Green/ parking, if Plot size > 1485 sq m	Yes	Yes	As per Linear layout plan, Green Buffer has been reserved within the site.
g	Site plan showing ingress & egress points	Yes	Yes	The proposed egress may ensure that existing tree in the area

				left for road widening is not affected.
3	ROAD/ APPROACH DETAILS			
a	Whether the Site lies on National Highway	No	No	–
b	Proposed RoW (as per notified ZDP)	Proposed RoW – 80 m.	Proposed RoW- 80m (UER-I)	–
c	Existing road width in front of the plot *	17.22 – 16.75 mt.	18.7 (As per Survey Report dt. 29.03.2022)	–
4	DISTANCE OF SITE FROM NEAREST INTERSECTION			
a	From minor road having RoW less than 30m	62.65 m (from nearest rasta) 262. 2 m (from Ghevra Firni road)	More than 50m	In conformity as per provisions stipulated in Regulations dated 08.03.2019
b	From major road having RoW more than 30m	-	More than 100m	
5	DISTANCE OF SITE FROM THE NEAREST FUEL STATION OF SAME CATEGORY			
a	Divided carriageway - Same side of road - Opposite side of road	- There is no fuel station within 1 km on same side - There is no fuel station within half km on opposite side	- More than 1000m - More than 500m	1 Petrol Pump (Other Category) exists on same side at a distance less than 1km. In conformity to the provisions stipulated in Regulations dated 08.03.2019.
b	Undivided Carriageway - Same side of road - Opposite side of road	-	N/A	
6	APPROVALS/ NOC TAKEN FROM OTHER AUTHORITIES			
a	PESO Drawing	Submitted	Submitted	PESO drawing & approval (dt. 22.07.2018). Revised PESO drawing as per authenticated Linear Layout Plan to be submitted.
b	Approval from PESO	Submitted	Submitted	
c	LOI	YES	LOI dt. 16.02.2022 submitted is valid upto 31.03.2022	Extended LOI to be submitted
d	NOC from Traffic Police	Submitted	Submitted (NOC dt. 11.12.2019)	As per Minutes of the 7th TC held on 05.10.2020, Item no.

				39/2020, Para a) (ii) 'Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA'.
c	Approval from NHAI (if applicable)	—	N.A.	—
d	Division of Site in 80:20 ratio for CNG and EV respectively	-	-	As per Minutes of the 7 th TC held on 05.10.2020, Item no. 39/2020, Para a) (i) 'EV charging station may not be considered currently in the proposal till the norms are formulated and notified. The applicant can have the flexibility of providing it at a later stage on need basis as per the policy.'
e	Any other approval/ NOC (if taken)	—	—	—
7	Any other information/ detail furnished	—		- The site is vacant and pegging of site corners has been done. - One tree exists in front of the egress point of the site, in the area left for road widening

4. PROPOSAL

In view of the examination at Para 3.0 above, as per Modalities issued by CL Branch and as per observations made in the 4th & 7th Technical Committee Meeting held on 20.07.2020 & 05.10.2020, the planning parameters except max plot size for fuel station (clause 3.0 (iv)) as per notified regulations dt. 08.03.2019 are being fulfilled.


Considering Clause 3.0 (iv) of Regulations dt. 8.3.2019 and the mandatory permissions/ clearances that need to be obtained from the concerned agencies before execution of the project, the proposal for planning permission and NOC for CNG Station on Pvt. land at Kh. No. 35/9, Village Ghewra is submitted for consideration and deliberation of T.C, subject to the following conditions:


- I. Since the site is abutting UER-I 80 mt. ROW proposed ZDP road, any land required for road widening or any other planned development shall be surrendered by the owner/ occupier. The permission does not confer any immunity against acquisition of the land for any planned scheme by the Government.
- II. The area reserved for road widening for the proposed ROW shall be only utilized for access to the proposed CNG Station.
- III. Since the plot size is larger than the maximum size as stipulated in the notified regulations dated 08.03.2019, hence the development control norms i.e. FAR, Ground Coverage etc shall be applicable for stipulated size of 33 m x 45 m only.

- IV. The proposed egress may ensure that existing tree in the area left for road widening is not affected.
- V. All necessary clearances from the concerned authorities shall be obtained before execution/issuance of final letter from Land Disposal Section of DDA.
- VI. All conditions as laid down in Clause 3 of S.O. 1244 dated 08.03.2019 and various TC decisions shall be mandatorily complied.
- VII. Undertaking by IGL to the effect that it would ensure immediate cancelation of temporary permission after 5 years or preparation of LOP whichever is earlier and no claims/compensation whatsoever shall be accepted.
- VIII. Before issuing NOC to the applicant, CL Department of DDA may verify the ownership documents as submitted by the applicant; and ensure that the site under reference is not affected by any revenue related impediments such as revenue rasta, drain etc.

5. RECOMMENDATION

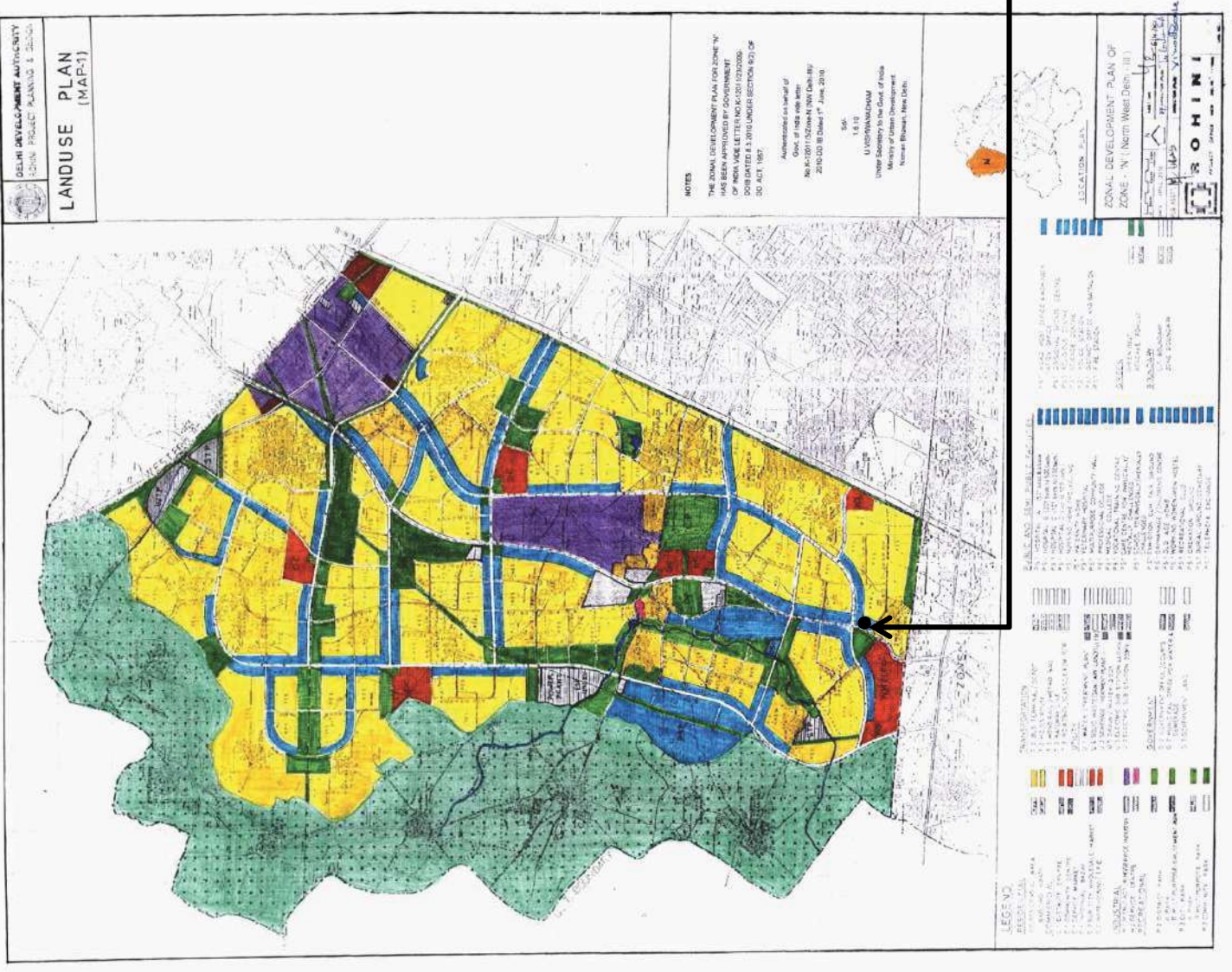
The proposal as contained in para 5 above is placed before the Technical Committee for consideration please.


Asstt. Director (Plg.),
Zone N
In-charge


Dy. Director (Plg.)
Land Policy/Zone N
& P-II


Director (Plg.)
Land Pooling


Addl. Commissioner
(Plg.)-IV
Land Pooling



Kh. No. 35/9, Village
Ghehra, Zone N

[Draft Agenda for T.C]

Item No. /2022

DELHI DEVELOPMENT AUTHORITY

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

E-File No. PLG/LP/0001/2020/P-II/MPR-AD (Computer No. 9556)

1.0 BACKGROUND:

- 1.1 The Zonal Development Plan (ZDP) for Zone N, P-I and P-II and its Land Use Plan notified in 2010 under provisions of MPD-2021 are statutory documents under DD Act 1957 and were prepared based on prevailing large scale land acquisition, development and disposal policy.
- 1.2 MPD-2021 envisaged approach of land assembly through Land Policy and the Policy/ Regulations were notified in 2018.
- 1.3 Sector Delineation Plan (SDP) of Zone K-I, L, N & P-II were approved by Screening Committee in 2019. SDP of Zone P-I(except developed Narela Project) is approved in the 403rd Screening Committee meeting held on 04.03.2022 vide item No. 20/2022
- 1.4 DDA engaged CRAPHTS Consultants(I) Pvt. Ltd. for '*Preparation of Transportation Model and Mobility Planning for areas under Land Pooling Policy in (i) Zones N& (ii) Zones P-I & II, Delhi*'. Under the study, the Consultant is to prepare the detailed project report of road network and assess the type of public transportation system required to meet the future 30 year traffic growth in these zones.

2.0 STATUS of CRAPHTS Study:

- 2.1 A Consultancy Monitoring Committee (CMC) constituted to check, review and approve the works and report prepared by the consultant. CMC has approved stage-I and stage-II works of the study.
- 2.2 As a part of third stage submission of preliminary Transport Plan Project Report, the consultant has undertaken a review exercise of notified ZDP road network/ RoW of Zone N, P-I & II and submitted technical feasibility note for realignment of ZDP Roads and proposal for new roads in Zone N, P-I & II considering the existing ground situation and for ensuring seamless connectivity/ integration within the zone and adjacent zones.
- 2.3 The proposals were deliberated by CMC and also reviewed in meetings under VC DDA dt. 29.11.2021 & 30.03.2022 and Commissioner (Plg) dt. 11.6.2021, 23.9.2021 & 25.01.2022.

- 2.4 In view of the decisions of meeting held under the VC DDA on 29-11-2021 and 30.3.2022, the proposal was submitted by consultant to the Planning Dept. The recommendation of consultant proposal involves realignment and addition of new road networks at several locations as illustrated in para 3.0 below, which require approval of competent authority. Accordingly, proposal is being placed before the Technical Committee for its consideration.

3.0 EXAMINATION:

- 3.1 The brief details of Planning Zone N, P-I & P-II are as under:

S. No.	Features	Zone-N	Zone P-II	Zone P-I
1	Area of Zone (Approx)	13975 Ha	8,194 Ha	9866 Ha
2	Urbanizable Area (as per Notified ZDP)	9063 Ha	6270 Ha	7365 Ha
3	Area under proposed roads (as per Notified ZDP)	10.10 %	11.97 %	14.73%
4	Vacant Area Approx (as per SDP):	6518 Ha	2448 Ha	1510.26 Ha.
5	No of sectors (as per SDP)	37	18	20

- 3.2 Strategy/Approach of the Road Realignment proposal:

- i. The study emphasizes the need for realignment of ZDP Road network which passes through dense built up areas and maintaining the original alignment would warrant significant demolition/acquisition that might stall/delay the project and will be cost ineffective. Further, the introduction of new road segments are also required to enable seamless connectivity within the zone and surrounding areas.
- ii. To make the Zonal Plan roads implementable the following aspects were considered for evolving possible realignment strategy/ proposal.
 1. Existing alignment of ZDP roads through existing Built up/ Laldora areas;
 2. Consideration of existing ground conditions;
 3. Discontinuity in road connectivity to adjacent Zones;
 4. Integration of existing & proposed network plans;
 5. To Maximize utilization of developable land;
 6. To improve road geometry that can be improved;
 7. To Maximize utilization of proposed ZDP roads

- 3.3 Analysis:

- i. The Realignment ZDP road network Proposal for Zone N, P-I (excluding developed Narela Project) & P-II annexed as **Annexure I & II** is based on strategy as mentioned at para-3.2, ground situation and Technical feasibility of road network feasibility on realignment and may require re-adjustment based on ground validation and preparation of sector layout plans.
- ii. Based on superimposition of Realigned ZDP road network proposal on notified ZDP roads, Zone N, P-I & II the comparative statement of the Road Network as per notified ZDP and the Proposed Alignment as per the study under consideration is as under:

Table 1: Statement of Total Network Details in Zone N

Road RoW	Length of Roads as per notified ZDP (Km)	Area under Road as per notified ZDP (Ha)	Length of Roads deleted from notified ZDP (Km)	Area under roads deleted from notified ZDP (as per the study) (Ha)	New roads added in the proposal (as per the study) (Km)	Area roads added in the proposal (as per the study) (Ha)	Length of final ZDP Roads proposed (as per the study) (Km)	Area under Roads proposed (as per the study) (Ha)
	(A)		(B)		(C)		(A-B+C)	
< 24 mts	44.23	106.152	41.62	99.888	31.629	75.9096	34.239	82.1736
30 mts	75.165	225.495	48.3705	145.1115	69.7375	209.2125	96.532	289.596
40mts	0	0	0	0	0	0	0	0
45 mts	40.75	183.375	26.61	119.745	29.106	130.977	43.246	194.607
60 mts	25.92	155.52	10.8	64.8	20.997	125.982	36.117	216.702
80 mts	14.3	114.4	10.66	85.28	11.89	95.12	15.53	124.24
100 mts	5.38	53.8	0	0	0	0	5.38	53.8
Total	205.75	838.74	138.06	514.82	163.36	637.20	231.04	961.12

Table 2: Statement of Total Network Details in Zone P-II

Road RoW	Length of Roads as per notified ZDP (Km)	Area under Road as per notified ZDP (Ha)	Length of Roads deleted from notified ZDP (as per the study) (Km)	Area under roads deleted from notified (as per the study) ZDP (Ha)	New roads added in the proposal (as per the study) (Km)	Area roads added in the proposal (as per the study) (Ha)	Length of final ZDP Roads proposed (as per the study) (Km)	Area under Roads proposed (as per the study) (Ha)
	(A)		(B)		(C)		(A-B+C)	
< 24 mts	0	0	0	0	1.8853	4.52472	1.8853	4.52472
30 mts	39.55	118.65	11.22	33.66	20.3905	61.1715	48.7205	146.1615
40mts	1.675	0	1.675	0	9.106	0	9.106	36.424
45 mts	9.29	41.805	0	0	0	0	9.29	41.805
60 mts	21	126	6.48	38.88	5.622	33.732	20.142	120.852
80 mts	15.93	127.44	10.66	85.28	10.71	85.68	15.98	127.84
100 mts	15.01	150.1	3.66	36.6	0.366	3.66	11.716	117.16
Total	102.46	564.00	33.70	194.42	48.08	188.77	116.84	594.77

Table 3: Statement of Total Network Details in Zone P-I

Road RoW	Length of Roads as per notified ZDP (Km)	Area under Road as per notified ZDP (Ha)	Length of Roads deleted from notified (as per the study) ZDP (Km)	Area under roads deleted from notified (as per the study) ZDP (Ha)	New roads added in the proposal (as per the study) (Km)	Area roads added in the proposal (as per the study) (Ha)	Length of final ZDP Roads proposed (as per the study) (Km)	Area under Roads proposed (as per the study) (Ha)
	(A)		(B)		(C)		(A-B+C)	
< 24 mts	22.64	41.57	0	0	3.15	7.56	25.79	61.896
30 mts	5.54	16.62	0	0	21.381	64.143	26.921	80.763
40mts	46.65	186.6	17.78	71.12	5.89	0	34.76	0
45 mts	1.937	8.7165	0	0	14.87	66.915	16.807	75.6315
60 mts	28.81	172.86	9.475	56.85	7.635	45.81	26.97	161.82
80 mts	18.875	151	0	0	0	0	18.875	151
100 mts	7.155	71.55	0	0	0	0	7.155	71.55
Total	131.61	648.92	27.26	127.97	52.93	184.43	157.28	602.66

4.0 PROPOSAL:

In view of position stated in para 1.0, 2.0 and examination in para 3.0, the ZDP road network Realignment Proposal for Zone N, P-I (excluding developed Narela Project) & P-II submitted by Consultant is annexed as Annexure I & II.

5.0 RECOMMENDATION:

The proposal as given in Para 4.0 is put up for consideration of the Technical Committee.

6.0 FOLLOW UP ACTION

- a. The decision of TC shall be communicated to the CMC for appropriate direction to consultant to prepare the design of road work for the approved alignment of roads under consideration.
- b. Any modification required in the ZDP for Zone N, P-I & P-II shall be done under provisions of MPD and land Policy keeping in view the realignment proposals under the study and Sector Plans (60:40).



Asstt. Dir
(Plg.)
Zone LP/Zone
P-II & N (in
charge)



Dy. Director (Plg.)
Land Policy/Zone
N & P-II

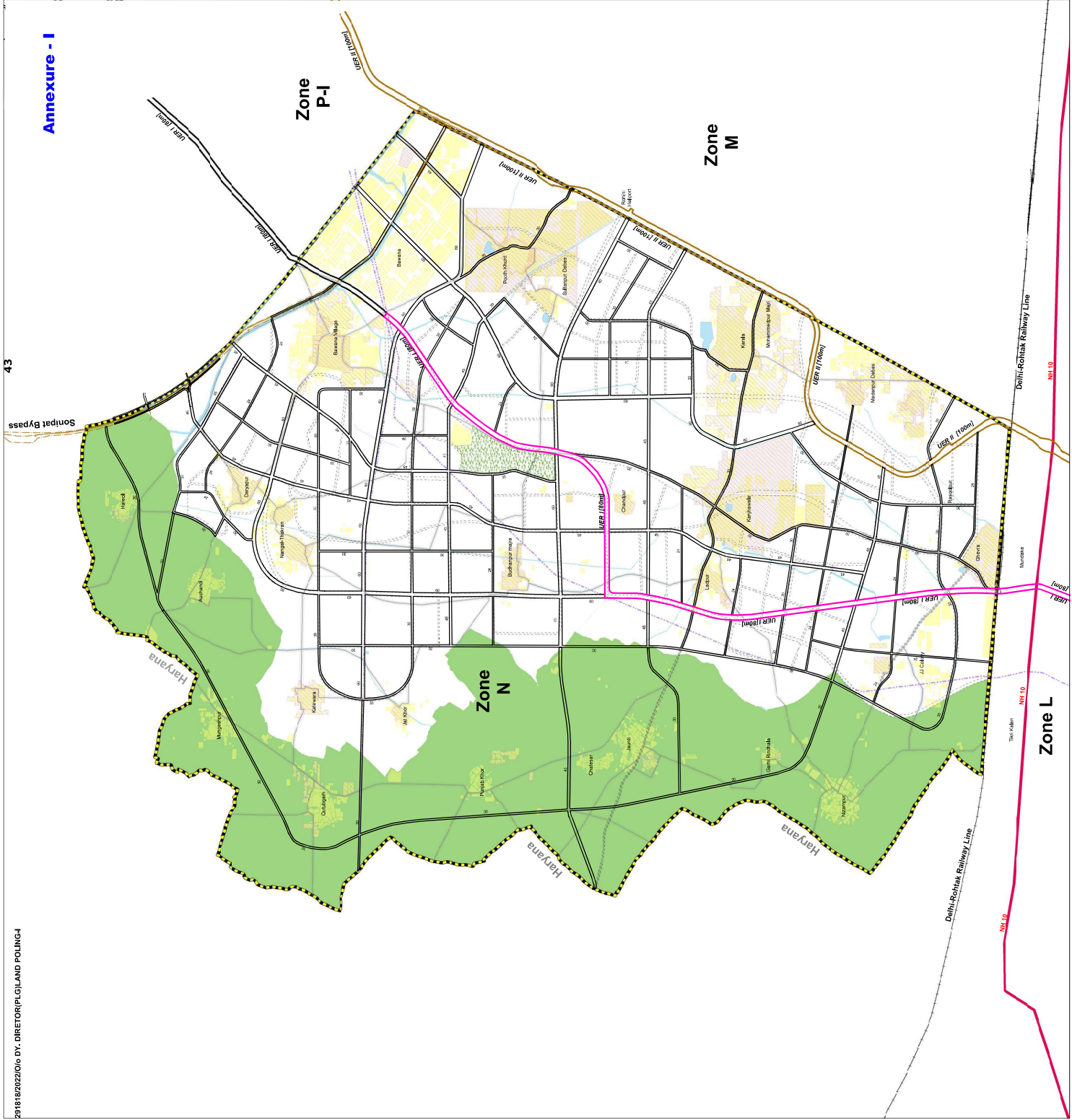


Director (Plg.)
Land Pooling

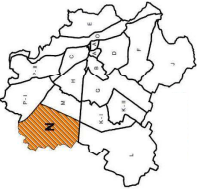


Addl. Commissioner
(Plg.)-IV
Land Pooling

Annexure - I



Key Map



LEGENDS

Boundaries

Zonal Boundary

Existing Roads

Existing Major Roads

National Highway

Proposed / Notified Road Alignments

ZDP Roads notified by DDA

Proposed Road Network (Retained / Realigned/ New Alignment)

Realignment of UER-I

Alignment of UER - II

Existing Physical Features

Canal/Drains

HT Lines

Railway Line

Others

Lalora / Extd.. Lalora

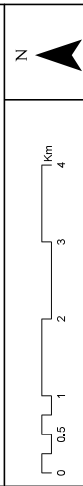
Unauthorized Colonies

Built-up

Green Belt

Notes:

1. The realigned stretches may require re-adjustment depending upon ground realities & preparation of sector layout plans.
2. The realignment proposal is based on built-up, unauthorized colonies, existing ground realities and physical features.
3. For detailed realignment proposal kindly refer the "Technical Note on Realignment for Zone N"
4. The proposed ZDP/MPD roads (notified) of any portion fully/partly getting affected by unauthorized colonies (under consideration for regularization) shall only be considered for any realignment proposed after the execution of respective realigned portion of that road as per study.



Sheet Title:

Proposed Realigned ZDP Road Network for Zone N, Delhi

Project Title:

Preparation of Transportation Model and Mobility Planning for areas under Land Pooling Policy in Zone N, Delhi

Client:

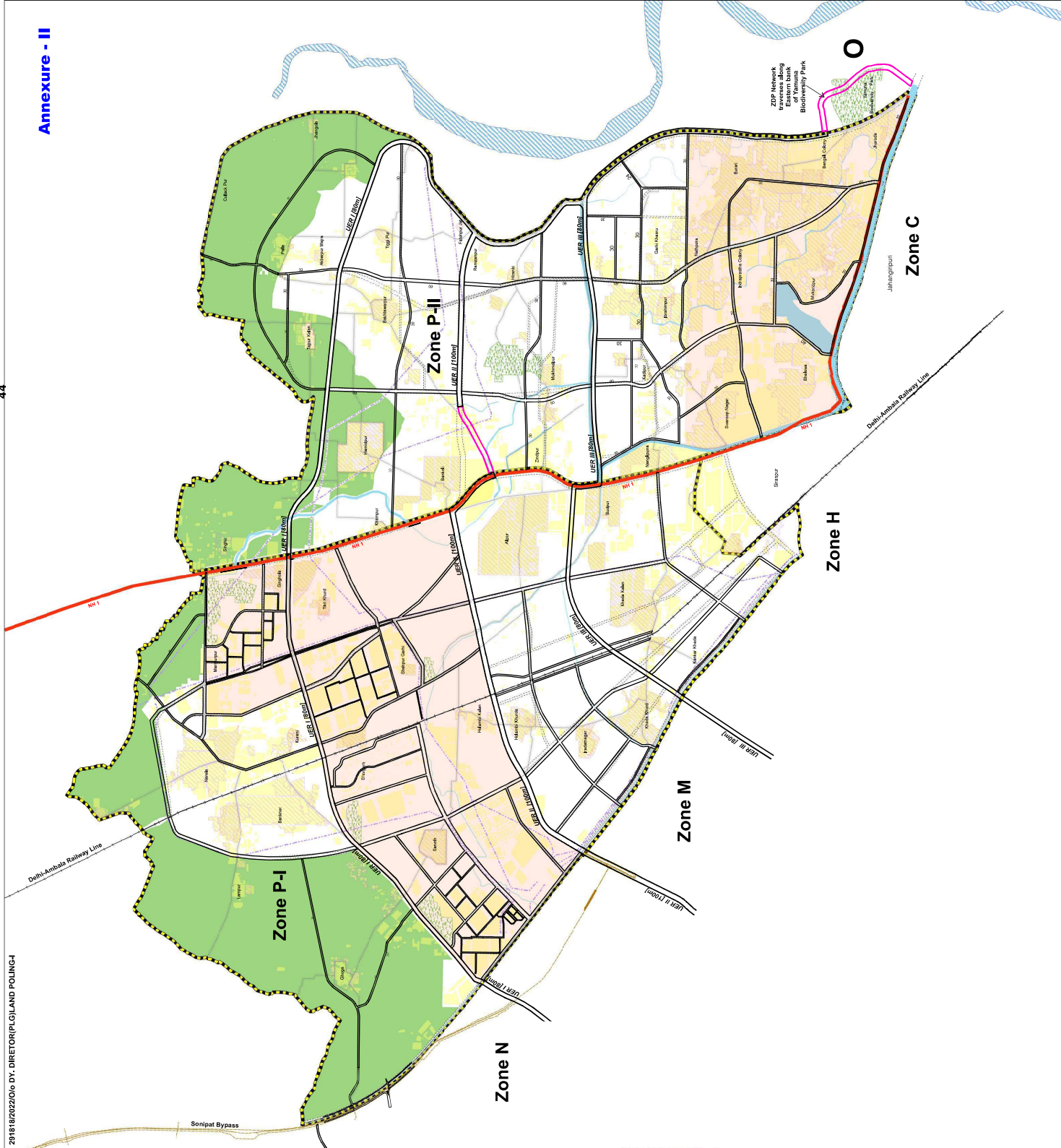
DELHI DEVELOPMENT AUTHORITY

Consultant:

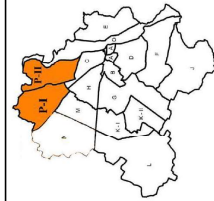
CRAPHTS CONSULTANTS (I) PVT. LTD



Annexure - II

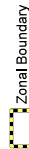


KEY MAP

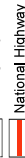
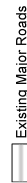


LEGENDS

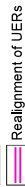
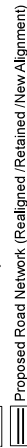
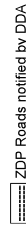
Boundaries



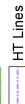
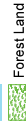
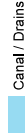
Existing Roads



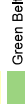
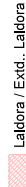
Proposed / Notified Road Alignment



Existing Physical Features

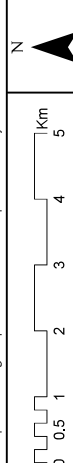


Others



Notes:

1. The realigned stretches may require re-adjustment depending upon ground realities. Preparation of sector layout plans.
2. The Realignment proposal is based on built-up, unauthorized colonies.
3. For detailed realignment proposal kindly refer the Technical Note on Realignment for Zone P-I & P-II.
4. The proposed ZDP / MPD roads (notified) of any portion fully / partly getting affected by unauthorized colonies (under consideration for regularization) shall only be considered for any deletion from notified ZDP / MPD after the execution of respective realigned portion of that road as per traffic study.



Sheet Title:

Proposed Realigned ZDP Road Network for Zones P-I & P-II, (excluding developed Narela project area) Delhi

Project Title:

Preparation of Transportation Model and Mobility Planning for areas under Land Pooling Policy in Zones P-I & P-II, Delhi

Client:

DELHI DEVELOPMENT AUTHORITY

Consultant:

CRAPHTS CONSULTANTS (I) PVT LTD

[Draft Agenda for T.C]

ITEM NO.: /2022

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

File No. PLG/LP/0002/2021/P-II/FS (Computer No. 15550)

1. BACKGROUND

- 1.1 CL Department, vide file bearing number E-file LD/CL/0074/2020/CNG/F13 -COMMERCIAL LAND has forwarded the request received from **Ravinder Kumar** for grant of NOC for setting up Petrol Pump Station on private land at **Khasra No.79/2, Khata no.80, Village – Ibrahimpur** to Planning Department with the request to specify proposed area of the site, purpose, land use as per MPD 2021/ ZDP and category for calculation of conversion fee.
- 1.2 Central Government vide S.O. 1244 dt. 08.03.2019 notified 'Regulations for setting up of Fuel Station on privately owned Lands in National Capital Territory of Delhi'.
- 1.3 Commercial Lands Branch vide Office Order dt. 06.12.2019 has issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
- 1.4 Master Plan & Development Control (MP&DC) Section, Planning Dept. vide note dated 20.02.2020 has conveyed that cases received from CL Branch shall be examined in Planning file and these cases shall be put up in the Technical Committee (TC) meeting for approval/ planning permission. The decision of the TC will communicated to CL Branch for further necessary action.
- 1.5 In the 4th TC meeting held on 20.07.2020, the general observations were conveyed for examination of proposals for grant of NOC from the planning point of view. Further, certain decisions w.r.t. cases considered for grant of NOC / permission were also conveyed in the TC Meetings held on 05.10.2020 and 04.12.2020 for streamlining the processing of fuel stations.

2. FOLLOW-UP ACTION

- 2.1 Based on the scrutiny of the documents submitted by the applicant, a Joint Site Inspection was held by Planning Dept. on 06.08.2021 along with representatives of BPCL, Survey and revenue officers of LPC, DDA for ground verification, scrutiny of the information/documents submitted along with application, and to assess the viability of the proposal on the identified Khasra as per planning parameters laid down in the Regulations dt. 08.03.2019.
- 2.2 Based on the observations of revenue officials regarding subdivision of khasra no. 79 into 79/1 and 79/2 and the site survey report, BPCL vide letter dt. 14.09.2021 submitted the Linear layout plan, additional clarification /documents including the copy of award of Khasra no.79/1 and Titama Shazra Map indicating the subdivision of Khasra no. 79 into 79/1 and 79/2 along with dimensions in Gatha.
- 2.3 Further, BPCL/Applicant vide letters dt. 06.12.2021, 07.12.2021 & 21.12.21 submitted revised authenticated linear layout plan (**Annexure A**) and other supporting documents of the proposal under consideration as sought vide this office letters dt. 05.10.2021 and 18.11.2021. The site/plot dimensions as submitted in the revised authenticated linear layout

plan dt. 21.12.2021(**Annexure A**) are verified based on the site survey report dt. 26.08.2021.

- 2.4 With reference to clarification sought on 22.12.21, CL Department has confirmed the verification of the Challan from Finance Wing w.r.t deposit of application fee by the applicant on 31.3.2022.

3. EXAMINATION

- 3.1 The proposed site Kh.No. 79/2, Village-Ibrahimpur is located along the proposed ZDP road having 60 meter ROW as per the ZDP of Zone P-II. The tentative location of the proposed site as per ZDP Zone P-II is placed at **Annexure B**.
- 3.2 The PESO approval drawing dt. 02.12.2021 has provision for installation of CNG, Petrol/Diesel & EV charging Point. However, LOI given dt. 30.03.19 and further amended dt. 05.02.2021 by BPCL to applicant is for MS/HSD retail outlet with provision of atleast one single point EV charging station conforming to standards & specifications as prescribed by BPCL.
- 3.3 Based on the above facts, the matter has been examined and a detailed proforma of the site as furnished by the Applicant and its compliance with respect to the planning parameter/ criteria laid down in regulations dt. 08.03.2019 and the requirements/ guidelines conveyed for examining proposals for grant of NOC by Technical Committee in its meeting 20.07.2020 is as under:

S. No	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
1	Land use Details of the site			
a	Planning Zone in which the site falls	Zone P-II	Zone P-II	—
b	Land use as per MPD-2021/ Zonal Development Plan	Agriculture Area	Residential as per ZDP, Zone P-II	Tentative Site Location marked on ZDP, Zone P-II (refer Annexure B)
c	Whether site lies in Urban area or Rural area	-	Urban	Village Ibrahimpur is declared 'Urban' vide Gazette notification No.F.7/79/ADLB/2016/C D-000383132/3827-3841 dated 16.05.2017.
d	Whether in prohibited Zone	No	No	—
e	Whether in Green Belt	No	No	—

f	Whether part of approved Layout plan by Government/ DDA	-	No	-
g	Whether Site falls in Land Pooling Zone	-	Yes	The site falls in Land Pooling Sector 12, Zone P-II.
h	Name of Land Pooling Zone & Sector number	-	Sector 12, Zone P-II	
i	Undertaking for participation in Land Pooling Policy	Yes	Yes	The applicant is owner of the site u/r. The applicant vide letter dated 25.07.21 has submitted the Undertaking.
2 PLOT DETAILS (Linear Layout Plan- Annexure A)				
a	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	Petrol /Diesel /CNG /EV	Petrol Pump (LOI is of MS/HSD retail outlet with provision of atleast one single point EV charging station conforming to standards & specifications as prescribed by BPCL)	As per Minutes of the 7 th Technical Committee held on 05.10.2020, 'EV Station may not be considered currently in the proposal till the norms are formulated and notified.'
b	Area of plot (in sq m) *	1265.58 sqm	1265.58 sqm	As per Linear Layout submitted vide letter dt. 21.12.2021
c	Plot Dimensions (in m) * - Front - Back - Left - Right	Front – 35.50 m Back – 35.50 m Left – 36.45 m Right – 34.85 m (as per linear layout dt. 21.12.2021)	Front – 35.50m Back – 35.50 m Left – 36.45 m Right – 34.85 m (as per survey report dt. 26.08.2021)	No variation in site dimensions
d	Whether Plot frontage is at least 30 m, if not what is it? *	YES	YES	In conformity to provision of Regulations
e	Width of land left b/w existing & proposed RoW to be maintained as Green for future expansion of road widening (except entry & exit)*	Left - 14.50m Right -14.50m. Area-514.75 sqm. (As per Linear Layout submitted vide letter dt.	Left -14.50 m Right -14.50 m (as per survey report dt. 26.08.2021)	An area measuring 514.75 sqm has been left for road widening.

		21.12.2021)		
f	Excess Area of land left for Green/ parking, if Plot size > 1485 sq m	-	N/A	Not required as area of the plot is less than 1485 Sqm
G	Site plan showing ingress & egress points	YES	YES	—
3	ROAD/ APPROACH DETAILS			
a	Whether the Site lies on National Highway	No	No	—
b	Proposed RoW (as per notified ZDP)	Proposed RoW- 60m	Proposed RoW- 60m (as per ZDP)	—
c	Existing road width in front of the plot *	30 m	30.10m approx. (as survey report dt. 26.08.2021)	—
4	DISTANCE OF SITE FROM NEAREST INTERSECTION			
a	From minor road having RoW less than 30m	500m road towards Ibrahimpur (As per linear layout plan)	More than 50m	In conformity as per provisions stipulated in Regulations dated 08.03.2019
b	From major road having RoW more than 30m	800mt (road towards Nathupura (as per Linear Layout Plan)	More than 100m	
5	DISTANCE OF SITE FROM THE NEAREST FUEL STATION OF SAME CATEGORY			
a	Divided carriageway - Same side of road	No	No	In conformity as per provisions stipulated in Regulations dated 08.03.2019
	-Opposite side of road	1.5 KM (As per Annexure- A)	More than 500 m	
b	Undivided Carriageway - Same side of road - Opposite side of road	—	N/A	—
6	APPROVALS/ NOC TAKEN FROM OTHER AUTHORITIES			
a	PESO approved Drawing	Submitted	Submitted	The PESO approval drawing submitted dt. 07.12.2021 has provision for installation of CNG, Petrol/Diesel & EV charging Point
b	Approval from PESO	Submitted	Submitted	

c	LOI	Submitted	LOI dt. 30.3.2019 for MS/HSD retail outlet submitted & valid as on date as conveyed by BPCL letter dt. 29.07.2020. Further amended dt. 05.02.2021 for provision of atleast one single point EV charging station	Validity of LOI to be submitted
d	NOC from Traffic Police	Not submitted	Not submitted	As per Minutes of the 7 th TC held on 05.10.2020, Item no. 39/2020, Para a) (ii) 'Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA'.
e	Approval from NHAI (if applicable)	N/A	N/A	—
f	Division of Site in 80:20 ratio for CNG and EV respectively	-	N/A	As per Minutes of the 7 th TC held on 05.10.2020, Item no. 39/2020, Para a) (i) 'EV charging station may not be considered currently in the proposal till the norms are formulated and notified. The applicant can have the flexibility of providing it at a later stage on need basis as per the policy.
g	Any other approval/ NOC (if taken)	—	—	—
7	Current Status of Site	—	1. The site is vacant and bounded by <ul style="list-style-type: none"> - boundary wall on right and back side of plot. - Wire Fencing on left side of plot. 2. There are 3 trees on the back , 1 tree along the Right boundary wall and 1 tree on the front side of the site.	

4. PROPOSAL

In view of the examination at para 3.0 above as per Modalities issued by CL Branch and as per observations made in 4th & 7th Technical Committee Meeting held on 20.07.2020 and 05.10.2020, the planning parameters as stipulated in the notified regulations dated 08.03.2019 are being fulfilled. However, mandatory permissions/clearances need to be obtained from the concerned agencies before execution of the project. The proposal for planning permission and NOC for Petrol Pump on Private Land Kh. No. 79/2, Khata No.80 Village – Ibrahimpur may be considered, subject to the following conditions:

- i. Since the site is abutting 60 mt. ROW proposed ZDP road, any land required for road widening or any other planned development shall be surrendered by the owner/occupier. The permission does not confer any immunity against acquisition of the land for any planned scheme by the Government.
- ii. The area reserved for road widening for the proposed ROW shall be only utilized for access to the proposed Petrol Pump station.
- iii. The egress of the site as well other structures/installations (as per the PESO dwg) are likely to be affected by tree. The necessary NOC/clearance/shifting (if required) from the concerned shall be submitted by the applicant before the issuance of final letter from the Land Disposal Section, DDA.
- iv. All necessary clearances from the concerned authorities shall be obtained before execution/issuance of final letter from Land Disposal Section of DDA. Validity of LOI issued by BPCL, to be confirmed by BPCL before issuance of NOC by CL Branch, DDA.
- v. All conditions as laid down in Clause 3 of S.O. 1244 dated 08.03.2019 and various TC decisions shall be mandatorily complied.
- vi. Undertaking by BPCL to the effect that it would ensure immediate cancelation of temporary permission after 5 years or preparation of LOP whichever is earlier and no claims/compensation whatsoever shall be accepted.
- vii. Before issuing NOC to the applicant, CL Department of DDA may verify the ownership documents as submitted by the applicant; and ensure that the site under reference is not affected by any revenue related impediments such as revenue rasta, drain etc.

5. RECOMMENDATION

The proposal as contained in para 4 above is placed before the Technical Committee for consideration please.

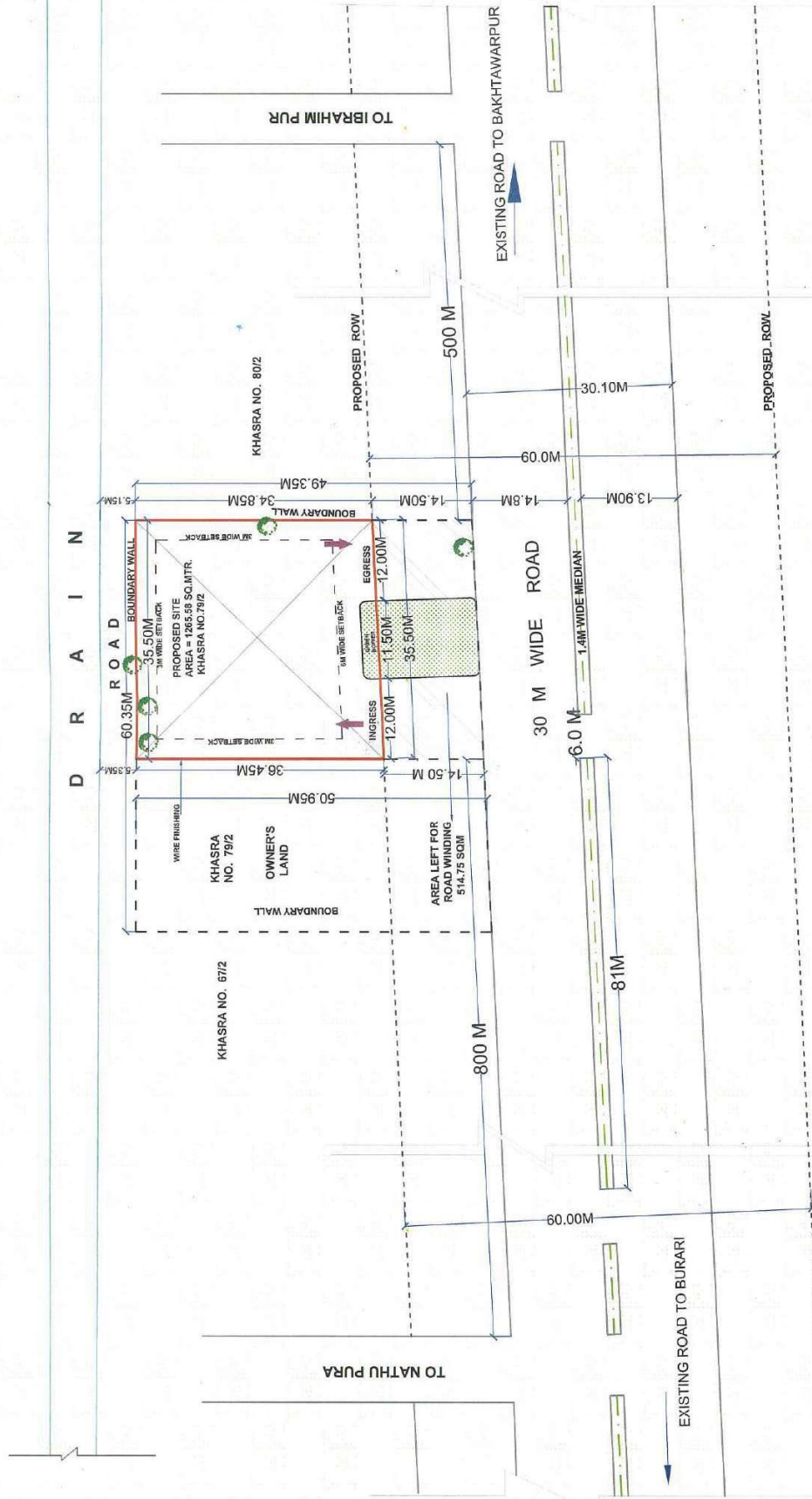

Asstt.
Director(Plg.) Zone
P-I & P-II (Land
Pooling)


Dy. Director (Plg.)
LP /Zone N & P-II


Director (Plg.)
Land Pooling


Addl. Commissioner
(Plg.)-IV
Land Pooling

Annexure A



LINEAR LAYOUT PLAN



SCALE
NTS

PROPOSED CNG STATION / PETROL PUMP FOR BPCL AT KH. NO. 79/2, VILLAGE
IBRAHIM PUR, DELHI 110036

क्षितिष निधा (रिटल)
प्रादेशिक प्रमुखक (रिटल)
विवेकी रिटल डीप्टी रिटल
भारत प्रोपर्टीज सर्विस प्रा.
सब डिवीजन

SIGN. OF THE OWNER



SIGN. OF ARCHITECT

TECHNICAL COMMITTEE AGENDA

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

1.0 Background

- 1.1 Government of India has decided to develop AMRUT Bio-Diversity Park on both sides of Yamuna River at village Indraprastha in about 116.26 Hectare area. Within this AMRUT Bio- Diversity Park, a part of the area (appx. 30 acre) is being developed on Western Bank as 'Nav Bharat Udyan' to commemorate 75th year of India's Independence. A **National Memorial (Iconic Structure)** as a part of commemoration of Indian Independence and to bring Public close to the natural Heritage i.e. Yamuna River is also planned in the Nav Bharat Udyan on the extended virtual axis of Central Vista. This Nav Bharat Udyan will also have other public facilities like Tech Dome, Journey of India, Sphere of Unity, Amphitheatre, Thematic Vanas, Public amenities etc., as a part of Bio-Diversity Park.
- 1.2 Proposal of construction of New India Garden was submitted to Yamuna Standing Committee, CWC on 30.09.2021 for approval. YSC meeting was held on 18.11.2021 and 18.01.2022. YSC cleared the proposal in its meeting held on 18.01.2022 (Minutes enclosed - **Annexure – IV**).
- 1.3 Principal Committee vide letter dt. 25.02.2021 clarified that the Tribunal in accordance with law in the first instance can consider the matter only on allegation of violation of environmental norms. Accordingly, the issue of permission of Principal Committee for consumption of NGT may not be relevant for now. (copy of letter enclosed- **Annexure – II**).
- 1.4 The project will come up on 30.0 acres (appx) land on the western bank of Yamuna. It has already been sanctioned by Ministry of Housing under UDF- Urban Development Fund for Rs 383.50 Cr dt 25.08.2021 as a part of the 'Restoration and Rejuvenation Works in the Yamuna river Flood Plains' project. (Copy of sanction enclosed- **Annexure – III**).
- 1.5 A detailed Chronology of events w.r.t. "**Nav Bharat Udyan – a part of AMRUT Bio-diversity Park**" project has been annexed as **Annexure – A**.

2.0 Examination

- 2.1 Planning Department, DDA vide their letter dated 22.02.2022 has communicated the following provisions of Master Plan for Delhi - 2021
 - As per Table 9.4: Permission of Use Premises in Sub Use Zones of Chapter 9, National Memorial and Bio-Diversity Park are permissible activities in City Park and District Park.
 - Para 9.7 of Chapter 9 stipulates the activities and development control norms w.r.t. Bio-diversity Parks.

- As per Sr. no. 1. of General Notes under Sub-clause 8(3) Regulations for Building Controls within Use Premises of Chapter 17 "Where development controls are not stipulated for any use premise, the same can be formulated by the Authority."
 - Notes under Table 17.1 at Sr. No. (iv) stipulates that "The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances."
- 2.2 **Site Visit/ Inspection Report:** Site Plan with Plot area (TSS) with Geo-coordinates enclosed as **Annexure - VI**.
- 2.3 **Any other information such as Land Status/ Legal Status of land/ Any Court Case against the land under reference.**
- 'Nav Bharat Udyan' is being developed on the western bank of Yamuna in area of 29.84 Acres (DDA 19.84 Acres + Railway-10.00 Acres). Land area admeasuring 19.84 acre belonging to DDA has already been taken over by CPWD on 20.10.2021. Adjoining land area admeasuring 10 acre belonging to Railway has also been allotted to CPWD on long term lease basis.
- 2.4 **Status related to Natural Conservation Zone (NCZ). Natural features such as water bodies etc./ If the site is covered under any other Statutory provisions like NMA etc,**
- 2.5 The project is located on the Western Bank of river Yamuna near Pragati Maidan, New Delhi. There is no monument nearby. Proposal of construction of New India Garden was submitted to Yamuna Standing Committee, CWC for approval. YSC cleared the proposal in its meeting held on 18.01.2022 (Minutes enclosed as **Annexure - IV**).
- 2.6 Central Public Works Department launched national level design competition for the proposed National Memorial (Iconic Structure) two times, about 287 entries have been received and these are being evaluated, separately.

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

S.No.	Information required	Explanatory background
A. As per MoUD letter 04.09.2015		
i.	Background Note indicating the current situation / provisions;	Presently the proposed 'New India Garden' site tentatively falls in three different Land uses viz. Recreational (P2: City Park, District Park, Community Park), Industrial (M1: Manufacturing) and Agriculture & Water Body (A3 River and Water Body/Pondage) as per the Zonal Development Plan of Zone-O.

		Besides, there is a requirement of permitting construction of National Memorial along with other components of Nav Bharat Udyan as per the provisions under the Table 9.4 Page-89 Permission of Use Premises in Sub Use Zone and Para 9.7 page-90 MPD, 2021 provisions- Bio Diversity Park pertaining to different activities permitted in the City Park and District Park (copies of relevant pages enclosed as Annexure VII).
ii.	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	...
iii.	What were the specific recommendations of the Authority with regard to the proposal;	...
iv.	How and why the proposal was initiated;	As per Para 1.1
v.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	In order to construct a National Memorial (Iconic Structure) on extended virtual axis of Central Vista and to develop the Nav Bharat Udyan alongwith other public features like Tech Dome, Journey of India, Sphere of Unity, Amphitheatre, Thematic Vanas, Public amenities etc., the project is being planned by the Govt. of India as a Flagship project to commemorate 75 th year of India's Independence.
vi.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	If the proposal is approved and implemented the proposed National Memorial along with the Nav Bharat Udyan may become the new Identity signifying the Capital of India just like "India Gate" of British period. Besides, the construction of other public facilities like Tech Dome, Journey of India, Sphere of Unity, Amphitheatre, Thematic Vanas, Public amenities etc. in 'Nav Bharat Udyan, it would also display the development of India during past, present and future in various fields. Accordingly, it may be a new tourist attraction point in the capital of India.
vii.	How the proposal will benefit in the development and economic growth of the city;	It will benefit the development and economic growth of Delhi by attracting tourists from different parts of India and across the world.
viii.	What are the provisions corresponding to the proposed policy /change in other metropolitan cities in India and other countries, and if those provisions differ from the proposal, then why are they not considered appropriate for Delhi;	NA
ix.	What will be the public purpose served by the proposed modifications;	Social and economic development of the Capital of India.

x.	What is the number of people / families / households likely to be affected by the proposed policy;	NIL
xi.	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	There is a requirement of change of land use in the present land area as per MPD 2021 existing provisions as mentioned in Para 3(i) to permit the construction of National Memorial and development of Nav Bharat Udyan.
xii.	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc, and if yes, what action has been taken to bring about such changes;	Yes
xiii.	Whether the departments / organizations / Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	Yes, Ministry of Housing and Urban Affairs, Govt. of India has directed for this project. Different Govt. agencies viz. DRDO, CBRI, NBRI, PSA, IGNCA and CPWD are associated in the development of various components of Nav Bharat Udyan. The MoHUA has accorded Administrative Approval and Expenditure Sanction amounting to Rs. 383.5 Crore on 25.08.2021 for different components of Nav Bharat Udyan under UDF (Copy of sanction enclosed as Annexure-III).
xiv.	Ministries of Finance and other nodal Ministries /Departments were taken into account while preparing and examining the proposal and;	NA
xv.	Background Note indicating the current situation / provisions;	As per Para 1.1
xvi.	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	No information available

B. As per MoUD letter dated 07.04.2015:

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

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

4.0 Proposal:

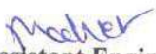
The proposed National Memorial in 'Nav Bharat Udyan' shall be a structure (not a building to be occupied) with a height limited to 134 m keeping in view the funnel zone of AAI and suitable base to support the structure from ground as per structural design. National Memorial is a permitted structure in City Park & District Park as per Table 9.4 of Chapter 9 Environment of MPD-2021. However, there are no Development Control Norms prescribed for "National Memorial".


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


The proposal has been put up for the approval of the Technical committee. The matter shall be referred to the Authority for approval under Sub-clause 8(3) of Chapter 17 Development Code of MPD-2021, after the approval of the Technical committee.


5.0 RECOMMENDATION

The proposal in Para 4.0 above is placed before Technical committee for its deliberation and suitable decision in the matter.


Assistant Engineer (C)
Central Vista Project Division-8
CPWD


Executive Engineer (C)
Central Vista Project Division-8
CPWD


Superintending Engineer (C)
Central Vista Project Circle-4
CPWD


Chief Engineer (C)
Central Vista Project Zone-2
CPWD

ANNEXURE -AChronology:

1. **Engagement of 'National Institute of Hydrology Roorkee :** CPWD approached 'Yamuna Standing Committee' for obtaining 'NOC' from them in Feb' 2021. It was apprised by them that as per their mandate, hydrological study is a pre-requisite for issuing of NOC for the project. Accordingly, NIH (National Institute of Hydrology), Roorkee was engaged by CPWD for conducting the hydrological study vide letter dt 10.02.2021 (copy enclosed). Detailed Hydrological and Hydraulic studies have been carried out by NIH and the same was submitted for perusal and approval by the Yamuna Standing Committee. (**Annexure - I**)
2. **NOC from Principal Committee :** A letter was written by CPWD to the Member Secretary, Principal Committee, Ministry of Jal Shakti, GoI on 19.02.2021 stating that proposed Project is falling under 'O' zone and requested to clarify if any approval is required to be taken from Principal Committee.

On this, Member Convener, Principal Committee vide letter dt. 25.02.2021 clarified that the Tribunal in accordance with law in the first instance can consider the matter only on allegation of violation of environmental norms. Accordingly, the issue of permission of Principal Committee for consumption of NGT may not be relevant for now. (copy of letter enclosed as **Annexure - II**).

3. **Administrative Approval and Expenditure Sanction:** DDA has planned Restoration & Rejuvenation of Yamuna River Flood Plains from Wazirabad to DND in an area of 1203.75 Ha (10 sub-projects) for a total sanctioned cost of Rs 928.93 Cr under UDF. Out of this, one Project is 'Amrut Bio-diversity Park' between ITO Bridge and Nizamuddin Bridge in an area of 116.26 Ha on the eastern and western banks of River Yamuna. 'Amrut Bio-diversity Park' is being developed in 3 projects. 'Nav Bharat Udyan', a part of AMRUT Bio-diversity Park' will come up on 30.0 acres (appx) land on the western bank of Yamuna. The Project has already been sanctioned by Ministry of Housing under UDF- Urban Development Fund for Rs 383.50 Cr dt 25.08.2021 as a part of the 'Restoration and Rejuvenation Works in the Yamuna river Flood Plains' project. Copy of sanction enclosed as **Annexure - III**
4. **NOC from Yamuna Standing Committee:** Detailed Hydrological Study was carried out by NIH, Roorkee and the Report was submitted by NIH to CPWD on 28.09.2021. Complete proposal alongwith hydrological study report was submitted to YSC on 30.09.2021 for perusal and approval.

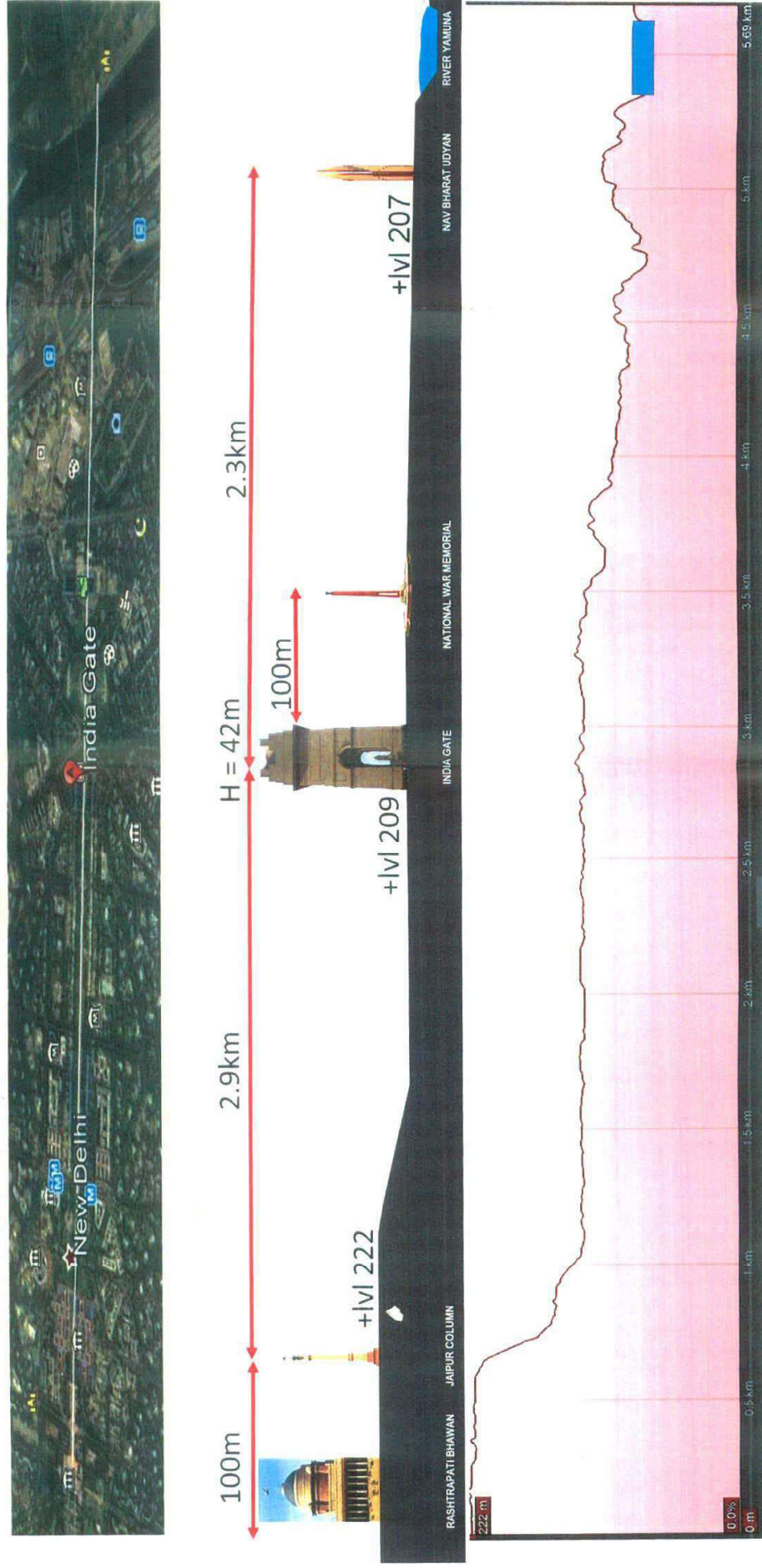
The Project proposal was discussed in the 92nd YAMUNA STANDING COMMITTEE meeting held on 18.11.2021 through Video Conferencing. Summary Record of Discussion of 92nd meeting was issued on 26.11.2021. Some more observations were raised by YSC in the 'Summary Record of Discussions of 92nd meeting'. Compliance of the observations was submitted by CPWD on 07.12.2021. The Project proposal was again discussed in the 93rd YAMUNA STANDING COMMITTEE meeting held on 18.01.2022 through Video Conferencing. After detailed discussions, the Committee conveyed NOC for the project. Copy of both the Minutes are enclosed as **Annexure - IV**.

5. Hon'ble Supreme Court of India in Civil Appeal Nos. 4866-67/2009 dated July'2009, DDA Vs. Rajinder Singh & others relating to CWG Village has clearly held that once the bunds along the River are constructed after following the due procedure/study, the land beyond the embankments are neither river bed nor floodplain. **(Annexure - V)**
6. A very small portion of Nav Bharat Udyan adjoining the railway bund has been shown in the area of 1 in 25 years return period flood plains. I&FC department constructed a bund having crest width 208.3 m in the year 2010 for a Length of 2 Km approx. starting from Nizamuddin Road Bridge. Ahead of the I&FC bund, Railway had constructed a Bund with the original crest level of 206m for a length of 500m upto Railway bridge. Railway bund breached in a length of 7m approx.. to a level of MSL 205.62m during one of the Yamuna floods. Water entered though the breach and ponded in a very small area near the Railway Track from where earth was dug for construction of the Railway Embankment/ laying of the new railway track.

A Presentation was made before the Hon'ble Minister for Railways in March 21 regarding development plan of 'Nav Bharat Udyan' by the Central Vista Project Team, CPWD (Ministry of Housing and Urban Affairs) with a request to raise the railway bund to MSL 208.3m in a length of 500m as it would safeguard the railway track, also save the ITPO Transit Corridor Tunnel & protect the Nav Bharat Udyan area. Railway has now raised the bund to a crest level of 208.3m.

CENTRAL VISTA REDEVELOPMENT PLAN ENVISIONS

EXPANSION OF THE VISTA FROM RIDGE TO RIVER



290434/2022/O/o DY DIRECTOR (PLG)MP & DC



भारत सरकार
अर्थीक्षण अधिगन्ता
मद्रुन विमदा अधिल
केंद्रीय लोकनिर्माणविभाग
कमरा नं० ६, ई विंग,
निर्माणभवन
नई दिल्ली- 110011

Govt. of India
Superintending Engineer
Central Vista Zone
Central Public Works Department
Room No 6, E - Wing
Nirman Bhawan,
New Delhi - 110011



ईमेल: mvenkateswararao.65@gov.in

Email: mvenkateswararao.65@gov.in

File No. 23(Misc)/CE/CVP/CPWD/2020-21/६५

Date: 10.02.2021

To,

Director
National Institute of Hydrology Roorkee,
Uttarakhand - 247667
(Kind Attn.: Dr. R. P. Pandey, Scientist 'G')

Sub: "New India Garden (NIG)" Project at village Inderpat near Pragati Maidan, New Delhi : Hydrological study of the project

Sir,

1. Government of India is planning to execute "New India Garden" Project at village Inderprasth near Pragati Maidan, New Delhi. This is to be developed at the edge of extended Central Vista Axis (Rajpath). The project is to be unveiled on the occasion of 75th Independence Day i.e. 15th August 2022. An iconic structure along with the garden is proposed to be built.
2. In this regard, approval has to be obtained from Yamuna Standing Committee (YSC). As per their recommendations/ mandate, a hydrological study is a prerequisite to ensure the river flow is not obstructed.
3. The said hydrology report may contain the following analysis for this project:
 - a) Frequency analysis for estimation of 100 years return flood.
 - b) Numerical flow simulation for assessment of parameters on river hydraulics like distributed high flood levels, flow velocity, flow concentration etc. for the reach between the Yamuna Barrage and the Okhla Barrage to ensure well-secured safety of the proposed tower and other structures from the river hydrodynamic action during high floods.
 - c) Hydraulic scale modelling of the concerned river reach to analyse safety of the proposed tower and other structures for the 100 years return flood magnitude by considering three-dimensional flow behaviour.

In the above context, it is requested to please indicate the time and cost for the above technical services for remitting the same to the concerned authority of NIH Roorkee. Your early response on the above is requested for necessary action at our end.

Thanking you,

Your sincerely

M. V. Rao 10/2/2021
(M.V. Rao)

Superintending Engineer

Copy to:

1. ADG (PRND), CPWD, Nirman Bhawan, New Delhi.
2. CE, Central Vista Project, Nirman Bhawan, New Delhi.
3. EE (CVPD-IV), CPWD, Nirman Bhawan, New Delhi.

290434/2022/O/o DY DIRECTOR (PLG)MP & DC



भारतसरकार
कार्यमन्त्रालय
मैट्रन विन्दा परियोजना मण्डल-IV
केंद्रीय लोक निर्माण विभाग
निर्माण भवन
नई दिल्ली- 110011

Govt. of India
Executive Engineer
Central Vista Project Division-IV
Central Public Works Department
Nirman Bhawan
New Delhi -110011



ईमेल: sk.tiwari83@gov.in

Email: sk.tiwari83@gov.in

File No. 23(Misc)/CE/CVP/CPWD/2020-21/60

Date: 25.02.2021

To,

Dr. Rajendra Prasad Pandey,
Scientist 'G' & Head
Environment Hydrology Division
National Institute of Hydrology
Roorkee - 247667 (Uttarakhand)

Sub: "New India Bio Diversity Park" Project at village Indraprastha Near Pragati Maidan, New Delhi : Hydrological study of the project.

Ref: 1. This office letter no. 23(Misc)/CE/CVP/CPWD/2020-21/52 dated 10/02/2021.
2. Letter no. NIH/EHD/2020-21 dated 16.02.2021.

Sir,

1 Your proposal on the above cited subject is hereby approved by the competent authority at amount of ₹ 35,00,000/- plus 18% GST.

2 As per CPWD manual 2019 at para 14.4 (2) (ii) an advance of 40% only can be given.

3 Latest topographical survey contour plan & Geo-technical investigation data is attached herewith for your kind information.

4 This work is to be executed very urgently, hence it is requested that the Hydrological study of the project may be completed at the earliest and a report may please be submitted as soon as possible.

Your early response on the above is requested for necessary action at our end.

Encl: As above

Thanking you

Your Sincerely

(Sudhir Tiwari)

Executive Engineer (C)

Copy to:

1. ADG (PRND), CPWD, Nirman Bhawan, New Delhi
2. CE, Central Vista Project, Nirman Bhawan, New Delhi
3. SE, Central Vista Project, CPWD, Nirman Bhawan, New Delhi
4. EE, (CVPD-I), CPWD. It may be charged to contingency of the consultancy services for comprehensive Architectural and Engineering planning for the "Development/Re-development of Parliament Building, Common Central Secretariat and Central Vista at New Delhi.



भारतसरकार
महानगरपालिका
सदरलुगोविस्तारअञ्चल
केंद्रीय लोकनिर्माणविभाग
कमरा नं० ६, ई. विंग,
निर्माणभवन, नईदिल्ली- 110011

Govt. of India
Chief Engineer
Central Vista Zone
Central Public Works Department
Room No.6, E - Wing,
Nirman Bhawan,
New Delhi -110011



Annexure II

ईमेल: mvenkateswararao.65@gov.in

Email: mvenkateswararao.65@gov.in

File No. 23(Misc)/SE/CVZ/CPWD/2020-21/02

Dated: 19.02.2021

To,

Shri D. P. Mathuria
Member Secretary
Principal Committee
National Stadium
New Delhi-110001

Sub: Development Project at village Inderpat near Pragati Maidan, New Delhi

Sir,

1. Government of India is planning to execute a Development Project at village Inderpat near Pragati Maidan, New Delhi. This is to be developed at the edge of extended Central Vista Axis (Rajpath).
2. The proposed project is falling under 'O' zone.

In the above context, it is requested to please clarify if any approval is required to be taken from Principal Committee. Your early response on the above is requested for necessary action at our end.

Yours sincerely,

15/2/2021

(M.V. Rao)
Superintending Engineer
Central Vista Project
CPWD New Delhi

Copy to:

1. ADG, Central Vista, Nirman Bhawan, New Delhi
2. CE, Central Vista, Nirman Bhawan, New Delhi

राष्ट्रीय स्वच्छ गंगा मिशन National Mission for Clean Ganga

T-03/2016-17/534/NMCG/Phase-II/Vol.III/

Date: 15 February 2021

To,
Superintending Engineer,
Central Vista Project
CPWD New Delhi
Nirman Bhawan, New Delhi-110011

Subject: Regarding Development Project at village Inderpat near Pragati Maidan, New Delhi

Sir,

This in reference to the letter No.23(Misc)/SE/CVZ/CPWD/2020-2021/02 dated 19.02.2021 seeking clarification whether any approval of Principal Committee is required to be taken for development project at village Inderpat, near Pragati Maidan, New Delhi which is falling under O-zone.

2. Hon'ble NGT vide order dated 17.12.2019 in the MA No. 244/2019 in OA No. 06/2012 had disposed off the application of NCRTC regarding permission for construction in Yamuna floodplain, with a clarification that it is for the concerned statutory authorities, including authorities under the provisions of Environment Protection Act, 1986 to deal with the permissibility of any particular project in flood plains after studying the environmental impact thereof and this Tribunal in accordance with law in the first instance can consider the matter only on allegation of violation of environmental norms. Copy of the order attached.

3. Accordingly, the issue of permission of Principal Committee for consumption of NGT may not be relevant for now. DDA or the land owing agency may be approached for necessary permission, under provisions of statute and various orders of NGT on the matter.

Yours faithfully,

(D.P.Mathuria)

Executive Director Technical NMCG
Member Convener – Principal Committee
uyrb-mowr@nic.in

Copy for kind information:

1. PS to Secretary, Ministry of Jal Shakti
2. PS to Director General NMCG
3. Vice Chairman, DDA

Item No.12

Court No. 1

**BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI**

M.A. No. 244/2019
In
Original Application No. 06/2012

Manoj Misra

Applicant(s)

Versus

Union of India & Ors.

Respondent(s)

Date of hearing: 17.12.2019

CORAM: HON'BLE MR. JUSTICE ADARSH KUMAR GOEL, CHAIRPERSON
HON'BLE MR. JUSTICE S.P WANGDI, JUDICIAL MEMBER
HON'BLE DR. SATYAWAN SINGH GARBYAL, EXPERT MEMBER

For Applicant(s):

Ms. Meera Gopal, Advocate
Ms. Maninder Acharya, ASG with Mr. Rajesh
Katyal and Mr. Harshcel Choudhary, Advocates
in M.A. No. 244/2019

ORDER

1. This application has been filed by National Capital Region Transport Corporation Limited (NCRTC), 7/6, Siri Fort Institutional Area, August Kranti Marg, New Delhi-49 seeking modification of the order of this Tribunal dated 13.01.2015 and to permit construction in Yamuna Flood Plain "O" Zone for execution of RRTS Project to decongest Delhi by providing public transportation infrastructure.
2. Learned Counsel for the applicant has referred to directions in the order dated 13.01.2015 particularly in para 88 to the effect that no construction activity be permitted in flood plain of River Yamuna except what has been observed in the earlier part of the judgment

and also para 94 giving liberty to seek clarification/modification of order of this Tribunal as follows:-

xxviii. "we grant liberty to all the parties, the applicants or even the public, to approach the Tribunal for any clarification or modification or for removal of any of the difficulties felt by them in implementation of the directions contained in this judgment and/or of the project reports."

Para 80 of the order mentions that restricted activity can be allowed in flood plain zone in regulated manner.

3. It is clear that the liberty given for approaching this Tribunal in a decided matter was to be construed as being confined to a clarification of confusion, if any. The liberty cannot be construed as open ended for all times to give further directions beyond the scope of the judgment. This was made clear vide order dated 25.07.2019 in Original Application No. 06/2012, Manoj Mishra v. Union of India & Ors. as follows:

"4. While the Tribunal can have no objection to any legitimate project which does not interfere with the rejuvenation of River Yamuna and protection of its flood plains, the Tribunal can express no opinion on merits of any particular project. Merits of such projects have to be gone into by concerned statutory authorities in accordance with the laid down procedure."

4. Our attention has also been drawn to the order of the Hon'ble Supreme Court dated 18.01.2019 in Writ Petition(s) (Civil) No(s). 13029/1985, M.C. Mehta v. Union of India & Ors. wherein in respect of the very project, the Hon'ble Supreme Court requested Environment Pollution Control Authority (EPCA) to consider the matter and give a report to the Hon'ble Supreme Court. Our attention has also been drawn to consideration of the matter by the Principal Committee.

5. Without expressing any opinion on merits of the permissibility of the project, we dispose of this application with a clarification that it is for the concerned statutory authorities, including authorities under the provisions of Environment Protection Act, 1986 to deal with the permissibility of any particular project in flood plains after studying the environmental impact thereof and this Tribunal in accordance with law in the first instance can consider the matter only on allegation of violation of environmental norms.

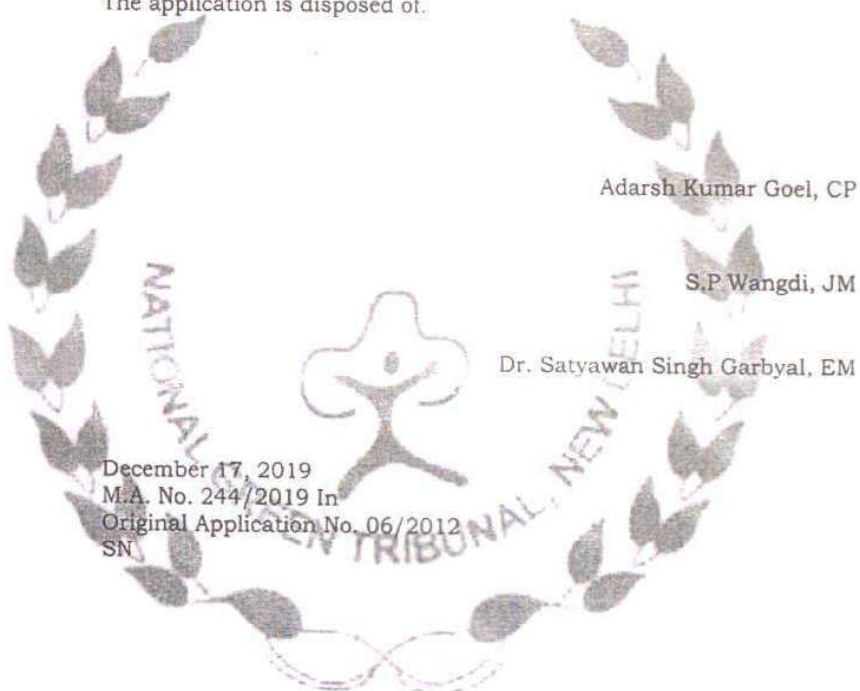
The application is disposed of.

Adarsh Kumar Goel, CP

S.P Wangdi, JM

Dr. Satyawan Singh Garbyal, EM

December 17, 2019
M.A. No. 244/2019 In
Original Application No. 06/2012
SN



290434/2022/O/o DY DIRECTOR (PLG)MP & DC



मुख्य अभियन्ता
सेंट्रल विस्टा अंचल
केंद्रीय लोकनिर्माणविभाग
कमरा नं० 7बि, ई. विंग,
निर्माणभवननईदिल्ली- 110011

Govt. of India
Chief Engineer
Central Vista Zone
Central Public Works Department
Room No.7B, E - Wing,
Nirman Bhawan,
New Delhi -110011



ईमेल:talreja.manoj@gov.in

Email:talreja.manoj@gov.in

File No. 23(Misc)/CE/CVZ/CPWD/2020-21/58

Dated: 22.02.2021

To,

The Finance Member
DDA, Vikas sadan
I N A Colony
Delhi - 110023

Sub: Proposed New India Biological Diversity Park : Rough Cost estimate.

Sir,

Please find enclosed rough cost estimate for proposed New India Biological Diversity Park. Kindly note this is only a rough cost estimate based on inputs received from various organizations and likely to change after finalization of plans and obtaining approvals from local bodies and other statutory bodies.

Yours sincerely,

(M.K. Talreja)
Chief Engineer

Copy to:

1. The Engineer Member, DDA, Vikas Sadan, INA Colony, Delhi-110023
2. The JS(L&E), MoHUA, Nirman Bhawan, New Delhi
3. The ADG (PRND), Nirman Bhawan, New Delhi

290434/2022/O/o BY DIRECTOR (PLG)MP & DC



मुख्य अभियन्ता
सेंट्रल विस्टा ज़ोन
केंद्रीय लोक निर्माण विभाग
कमरा नं० 7B, ई. विंग,
निर्माण भवन, नई दिल्ली- 110011

Govt. of India
Chief Engineer
Central Vista Zone
Central Public Works Department
Room: No.7B, E - Wing,
Nirman Bhawan,
New Delhi -110011



ईमेल: talreja.manoj@gov.in

Email: talreja.manoj@gov.in

File No. 23(Misc)/CE/CVZ/CPWD/2020-21/59

Dated: 23.02.2021

To,

The Finance Member
DDA, Vikas sadan
I N A Colony
Delhi - 110023

Sub: Proposed New India Bio Diversity Park : Rough Cost estimate.

Ref: T.O. even letter no.58 dt.22.02.2021

Sir,

In continuation to T.O. even letter no.58 dt.22.02.2021, corrected annexure
is attached herewith.

Encl: rough cost estimate

Yours sincerely,

(Signature)
23/2/21
(M. K. Talreja)
Chief Engineer

Copy to:

1. The Engineer Member, DDA, Vikas Sadan, INA Colony, Delhi-110023
2. The JS(L&E), MoHUA, Nirman Bhawan, New Delhi
3. The ADG (PRND), Nirman Bhawan, New Delhi

Proposed New India Biological Diversity Park: Rough Cost estimate

SN	Description	Cost (in Crore)	Remarks
1	Sphere of Unity	8.5	By DRDO
2	Cafeteria	7.5	By CBRI
3	OAT (Open Air Theatre)	7.1	By CPWD
4	Journey of India	18.6	By CPWD
5	Iconic Structure	132	By CPWD
6	Tech Dome	40	By CPWD
7	Milestone walkway	10	By CPWD
8	Horticultural work	17.6	By NBRI
9	Milestone walkway	10	By CPWD
10	Martand Gate	1	By CPWD
11	Clean water feature i/c Aquatic life	10	CPWD/NBRI
12	Compound wall	2.9	By CPWD
13	Development work	27.5	By CPWD
14	Underground parking	25	By CPWD
15	Shifting of services (HT line & IGL line)	3.5	CPWD
16	Electrical: lighting & service connection	20	By CPWD
17	STP	6.6	By CPWD
18	Miscellaneous (Signages etc)	2.2	By CPWD
	Total	350	
	Contingency, EPF & ESIC, Local body approval & TPQA	33.5	
	Grand Total	383.5	

No. 2/2/2020-DDVI
Government of India
Ministry of Housing and Urban Affairs
(DELHI DIVISION)

MOST IMMEDIATE

To

Nirman Bhawan, New Delhi,
Dated 25th August, 2021

The Vice-Chairman,
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi.

Subject: Funding from Urban Development Fund - reg.

Sir,

I am directed to say that based on the recommendations made by the Project Sanctioning Committee (PSC) in its meeting held on 09.07.2021 under the chairmanship of Secretary, MoHUA, the Competent Authority has approved the proposals for funding from Urban Development Fund, as per details below:

1. Agenda item No. - 47

Project	Urban Extension Road (UER-II/100m Road)
Implementing Agency	DDA (To be constructed by NHAI)

(i) The amount eligible for funding from UDF has been worked out as follows:

(Amount in Rs. Crore)

S. No.	State/ Region	Cost excluding Land Acquisition Cost (LAC)	LAC	Total	Toll	Cost excluding LAC & Toll (Eligible Amount)	UDF 80%	DDA 20%
1	Delhi	5208.61	1213	6421.61	2975	2233.61	1786.88	446.73
2	Haryana	756.98	537	1293.98	525	231.98		
	Total	5965.59	1750	7715.59	3500	2465.59		

(ii) The payment from UDF has been approved for release in following tranches:

S. No.	Stages of payment	Percentage amount to be transferred by DDA to NHAI
1	On award of work of UER II	25%
2	On 25% financial progress of construction works of UER-II	20%
3	On 50% financial progress of construction works of UER-II	20%
4	On 75% financial progress of construction works of UER-II	25%
5	On issue of Completion certificate of UER-II by NHAI.	10%

(iii) Funds after first tranche shall be released by DDA on submission of Utilization Certificate of previously released funds from UDF and corresponding percentage of share of Implementing Agency i.e. DDA.

(iv) The project has been approved for an assistance of Rs. 1786.88 Cr. (being 80% of Rs. 2233.61 crore) out of UDF and Rs. 446.73 Cr. (i.e. 20% of Rs. 2233.61 crore) to be arranged by the Implementing Agency i.e. DDA.

2. Agenda item No. - 50 (A) & 50 (B)

Project	Restoration and Rejuvenation of Yamuna River Flood Plains (YRFP).		
Implementing Agency	DDA		
Appraised Cost of the Project	Rs. 928.93 Cr (A) - Rs. 444.03 Cr. (B) - Rs. 484.90 Cr. (Amrut Biodiversity Park)		
Total (Proposed)	100%	Rs. 928.93 Cr	
Proposed Funding Pattern	UDF	80% (of A) : Rs. 355.22 Cr 80% (of B) : Rs. 387.92 Cr	Rs. 743.14 Cr
	DDA	20% (of A): Rs. 88.81 Cr. 20% (of B): Rs. 96.98 Cr	Rs. 185.79 Cr

Considering the importance of project, the project has been approved for an assistance of 80% out of UDF and 20% to be arranged by the Implementing agency i.e. DDA as per the proposal with the following funding pattern:

Particulars	Area (hec.)	Appraised Cost (Rs./Crore)	UDF Funding (80% of 3)	DDA Funding (20% of 3)
1	2	3	4	5
Part A	1087.50	444.03	355.22	88.81
Part B (Amrut Biodiversity Park)	116.25	484.90	387.92	96.98
		928.93	743.14	185.79

3. Agenda Item No. - 52

Project	Construction of Integrated Transit Corridor Development along Mathura Road, Bhairon Marg, Mahatma Gandhi Marg and connecting Mathura Road to Mahatma Gandhi Marg via Underground Tunnel Below Pragati Maidan.		
Implementing Agency	PWD, GNCTD		
Escalated Cost	Rs 59.25 Cr		
Total Escalated cost (Proposed) against already sanctioned amount of Rs.738.53 Cr. from UDF	100%	Rs. 59.25 Cr	
Proposed Funding Pattern	UDF	80%	Rs. 47.40 Cr
	PWD, GNCTD	20%	Rs. 11.85 Cr

(i) Earlier the proposal was sanctioned as under:

Appraised Cost of Project for UDF=Rs. 923.16 Cr.

Amount Sanctioned under UDF = Rs. 738.53 Cr. (80% of Appraised Cost Rs. 923.16 Cr.)

(ii) It was explained that the cost of total work has been increased by Rs.59.25 Crore from Rs. 859.14 Cr. (Rs.777 Cr. as main work + 82.14 Cr. as shifting of utility services) to 918.39 Cr. due to price adjustment (increase in cost of labour and material), which was provisioned in the Contract Agreement. The present proposal is for obtaining the approval for release of escalated amount from UDF. The proposal has been approved by PSC for escalation amounting to Rs.47.40 Cr. being 80% of Rs. 59.25 Cr. within the sanctioned amount from UDF i.e. Rs. 738.53 Cr. which is 80% of the appraised cost of the project i.e. Rs.923.16 Cr.

(iii) It was desired by PSC that the funds for escalation shall be released after proper examination by DDA. The penalty clause as contained in the Contract Agreement for delay may be invoked by PWD, GNCTD, if necessary.

2. Amount approved from UDF, as grants, is subject to the following conditions:

(i) The funds from the UDF shall be released in 5 (five) installments (i.e. 25%, 20%, 20%, 25% & 10%) for Agenda item No. 47. The funds from the UDF shall be released in 4 (four) installments (i.e. 20%, 30%, 40% & 10%) for Agenda item No. 50(A) and 50 (B) and 52.

(ii) 1st installment of funds from UDF shall be released on the award of work and having all clearances/NOCs & other approvals from various departments, wherever required.

(iii) Subsequent installments shall be released on submission of utilization certificate relating to the previously released amount from UDF and the corresponding share released by the implementing agency at each stage. However, the final installment of 10% will be released only after getting the completion certificate.

(iv) In case the rates received during the course of tenders/award of work are lower than the above estimates, amount of UDF funding will be reduced proportionately. Further, in case the rates received are on higher side, then the UDF funding shall be limited to the sanctioned amount.

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(v) Any reduction in project cost and savings out of already released amount, the same shall be immediately surrendered to DDA for credit to UDF.

3. The disbursal of funds shall be done by DDA in installments according to the terms & conditions for release of funds as approved by the Competent Authority and DDA shall issue necessary sanction in this regard under intimation to this Ministry. DDA shall monitor the implementation of the projects to ensure the receipt of utilization certificate in respect of the funds received by the Implementing Agency, at the time of release of each subsequent installment of the approved grants. Further, DDA shall ensure that the UDF O&M Guidelines, 2016 and the terms and conditions approved by the Competent Authority are strictly adhered to and complied with.

Yours faithfully,



(M.K. Sharma)

Under Secretary to the Government of India

Tel. No.23063267

Copy forwarded for information to:

- 1.Principal Secretary to Lt. Governor Delhi, Raj Niwas, Delhi-110054.
- 2.Finance Member, DDA, Vikas Sadan, INA, New Delhi.
- 3.Chief Accounts Officer, DDA, Vikas Sadan, INA, New Delhi.
- 4.PS to MOHUA/ PSO to Secretary (HUA)/ PPS to AS (HUA)/ PS to JS&FA
- 5.SO (I.T.Cell) for uploading in e-office.



(M.K. Sharma)

Under Secretary to the Government of India

290434/2022/O/o DY DIRECTOR (PLG)MP & DC

F. No. 2/2/2020-DDVI

Government of India

Ministry of Housing and Urban Affairs
(Delhi Division)

EE (Co-ordin.) EM Office

Diary No. 153

Date 10/08/21

Nirman Bhawan, New Delhi
Dated: 9th August, 2021

To

The Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA, New Delhi

Subject: Minutes of the meeting of Project Sanctioning Committee (PSC) held on 09.07.2021 at 05.00 PM in MoUHA, for funding of projects from Urban Development Fund (UDF).

Sir,

I am directed to forward herewith a copy of Minutes of the PSC meeting held under the Chairmanship of Secretary, MoHUA on 09.07.2021, as approved by the Competent Authority.

Yours faithfully,

Encl: As above.

(M K Sharma)

Under Secretary to Government of India
Tel.No.23063267

Copy forwarded for information to:

1. Private Secretary to AS(D), MoHUA, Nirman Bhawan, New Delhi
2. Director (Delhi Division), MoHUA, Nirman Bhawan, New Delhi.

EE (Co-ord.)

Copy to CE (Port) & CE (East) for m-c. ul.

10/08/2021

AEE. for m-c. as desired done.

11/08/21

Minutes of the meeting of Project Sanctioning Committee (PSC) held on 09.07.2021 at 05.00 PM in MoUHA, for funding of projects from Urban Development Fund (UDF).

A meeting was held under the Chairmanship of Secretary, MoHUA to discuss the agenda items for financial assistance from UDF on 09.07.2021 at Nirman Bhawan.

The list of participants is enclosed as Annexure - 'A'.

At the outset the Chairman/PSC Secretary, MoHUA welcomed all the participants. He enquired about the availability of funds under UDF and requested for the presentation as per agenda items.

1. Agenda item No. - 47

Project	URBAN Extension Road (UER-II/100m Road)		
Implementing Agency	DDA (To be constructed by NHAI)		
Appraised Cost of the Project (Viability Gap of funding)	Rs. 3600.00 Crore (Proposed)		
Total (Proposed)		100%	Rs. 3600.00 Cr
Proposed Funding Pattern	UDF	80%	Rs.2880.00 Cr.
	DDA	20%	Rs. 720.00 Cr

1.1 Sh. Udeep Singhal, Project (Director), NHAI made a detailed presentation on the proposal. He explained the project and its various features and constituents.

1.2 While presenting the agenda, it was highlighted that the project will facilitate the implementation of Land Pooling policy as it would connect large land pooling area, apart from being an arterial connectivity to Rohini and Narela Area. It will also allow traffic movement between Gurugram and Sonipat to bypass Central Delhi thereby it will serve as an additional western Ring Road in Delhi thereby decongesting NH-1 section between Mukaraba chowk to Singhu Border. Thus, it will also help to curb the pollution in Delhi NCR area. The project shall promote colonized development in the nearby areas where roads are constructed. Spur to Sonipat bypass will assist in reducing the traffic load on NH-1, as this section will serve as an alternate connectivity between Delhi & Sonipat further connecting Sonipat with Gurugram. It will also provide connectivity to proposed India International Convention Centre (IICC) at Dwarka. Spur to Bahadurgarh Bypass shall act as an additional road link connecting Delhi, Bahadurgarh and Rohtak thereby decongesting NH-10 section between Outer Ring Road and Mundka.

1.3 It was informed that the total project cost is Rs. 7715.60 Cr. and Net Present Value (NPV) of expected toll revenue is about Rs.3500 Cr. Thus, viability gap is of about Rs. 4200 Cr. Taking out the cost of construction of portion in Haryana, it was agreed by NHAI to take up the project if DDA makes a commitment of Rs. 4200 Cr.. After a series of meetings chaired by Hon'ble Minister MoRTH and Hon'ble LG Delhi, it was agreed that DDA would provide Rs.3600 Cr. Rest of the funding would be arranged by NHAI.

1.4 The cost of project and funding pattern from UDF was discussed. The Secretary (MoHUA) pointed towards the provisions of UDF Guidelines, 2016 which provides that the UDF assistance shall be only towards capital cost excluding land acquisition cost and desired the cost of civil construction and other components in detail.

1.5 In view of observation, on the basis of data provided by NHA1, VC DDA informed that the cost of construction relating to Haryana works out to Rs.756.98 Cr. The toll revenue has been allocated on the basis of 85:15 between Delhi & Haryana respectively. Accordingly, the amount eligible for funding from UDF works out as follows:

(Amount in Rs. Crore)								
S. No.	State/ Region	Cost excluding Land Acquisition Cost (LAC)	LAC	Total	Toll	Cost excluding LAC & Toll (Eligible Amount)	UDF 80%	DDA 20%
1	Delhi	5208.61	1213	6421.61	2975	2233.61	1786.88	446.73
2	Haryana	756.98	537	1293.98	525	231.98		
	Total	5965.59	1750	7715.59	3500	2465.59		

1.6 Further, the payment from UDF is proposed to be released in following tranches:

S. No.	Stages of payment	Percentage amount to be transferred by DDA to NHA1
1	On award of work of UER II	25%
2	On 25% financial progress of construction works of UER-II	20%
3	On 50% financial progress of construction works of UER-II	20%
4	On 75% financial progress of construction works of UER-II	25%
5	On issue of Completion certificate of UER-II by NHA1.	10%

1.7 Funds after first tranche shall be released on submission of Utilization certificate of previously released funds from UDF and corresponding percentage of share of Implementing Agency i.e. DDA.

1.8 Considering the importance of project indicated in Para 1.2, the project was approved for an assistance of Rs. 1786.88 Cr. out of UDF and Rs. 446.73 Cr. to be arranged by the Implementing agency i.e. DDA. Considering the commitment of DDA, total contribution of the DDA would be Rs. 1813.12 Cr. (Rs. 3600.00 Cr. - Rs. 1786.88 Cr.).

2. Agenda item No. - 49

Project	Up-gradation of district centre at Nehru Place New Delhi.
Implementing Agency	DDA

2.1 Sh. Shailender Sharma, EM, DDA presented the proposal of change of scope of work from Automatic Puzzle Parking to Ramp Type Parking and informed that the Project Sanctioning Committee (PSC) vide its meeting held on 05.07.2018 has already approved the Project of Up-gradation of District Centre at Nehru Place and recommended for sanction of funds amounting to Rs. 130.23 Cr. (being 80% of appraised Cost of Rs. 162.79 Cr.) from Urban Development Fund (UDF).

2.2 While presenting the proposal, it was brought out to the notice that annual running/maintenance cost of the Mechanical parking is expensive and the system becomes obsolete after a period of 12-15 years and needs to be replaced afresh whereas the running /maintenance cost of Ramp Type Parking is very negligible. He explained that the change in scope of work has resulted in cost escalation from Rs. 44.38 Cr. to Rs. 62.40 Cr. He also informed that the additional cost of Rs.18.02 Crore shall be borne by DDA itself.

2.3 PSC has taken note of the justification for change of scope of work i.e. construction of **Conventional (Ramp Type Parking)** in place of **Automatic Puzzle Parking** approved the proposal. The other terms and conditions of the previous sanction shall remain unchanged and no further funding from UDF is required and additional cost of Rs.18.02 Cr. shall be borne by DDA.

Agenda item No. - 50 (A) & 50 (B)			
Project	Restoration and Rejuvenation of Yamuna River Flood Plains (YRFP).		
Implementing Agency	DDA		
Appraised Cost of the Project	Rs. 928.93 Cr (A) - Rs.444.03 Cr. (B) - Rs. 484.90 Cr. (Amrut Biodiversity Park)		
Total (Proposed)	100%		Rs. 928.93 Cr
Proposed Funding Pattern	UDF	80% (of A) : Rs.355.22 Cr	
		80% (of B) : Rs.387.92 Cr	Rs. 743.14 Cr
	DDA	20% (of A) : Rs. 88.81 Cr.	
		20% (of B) : Rs. 96.98 Cr	Rs. 185.79 Cr

3.1 Sh. Ravi Kant, CE (East Zone), DDA elaborated that the Hon'ble NGT, vide order dated 13th January 2015 directed DDA to identify and prepare a road map for the flood once in 25 years to maintain Ecology, Bio-diversity, River Flow and also physically demarcate the entire Flood Plain Area. He also added that 10 sub projects (Lay out map enclosed) have been conceptualized by DDA for the entire Yamuna River Flood Plains from Wazirabad Barrage to Okhla Barrage on both banks (Eastern and Western) in a reach of approx. 25 Kms. The entire project has been divided into two Part i.e. Part (A) consisting of area measuring 1087.50 Hectares (details of location in **Map I** and cost in **Annexure I**) which has been further divided into 9 projects shown as Serial No. 1 to 10 excluding serial No. 5 in the enclosed Map I. Part (B) measuring 116.25 Hect. shall be developed as Amrut Biodiversity Park between ITO to NH-24 (Eastern and Western Bank) near CWG village by DDA and CPWD. The three (3) plots which comprise the Amrut Biodiversity Park are shown in Map II and the cost details are in Annexure II. The project shall be developed in phased manner and is stipulated to be completed by 15th August 2022.

3.2 It was also explained that the entire Yamuna Flood Plain spread over its length and breadth throughout the length of River Yamuna in the project area shall be developed in following three zones:

- A 300 metre - 500 metre wide strip along river edge has been reserved as **Buffer Zone**. This zone is planted with species of Riverine grasses and native trees duly connected with walking trails upto the river.
- An **Ecological Zone** has also been developed by deepening of existing depressions/wetlands for catchment of Flood Waters during floods that will serve as water bodies after flood recedes back.
- Open Spaces** will be active Public spaces and will consists of Entrance plazas, Parking spaces, Seating plazas, Kids play areas, fitness area, yoga area and Lawns etc.

3.3 **Work is proposed to be taken up in phases as under:**

Phase-1 : Repossession of land, Creation/revival of flood plains, formation of mounds, laying of connection (walkways & cycle tracks), parking area & plantation of riverine species of trees & grasses etc.

Phase-2 : Development of entrance areas, greenway with seating areas and bamboo structures, signage and provision of amenities etc.

-4-

Phase-3: The project will be maintained by the DDA. Avenues for revenue generation to meet part of the maintenance cost would be explored.

3.4 After the Restoration and Rejuvenation works in the Yamuna River Flood Plains, it will envision a new vibrant look throughout the banks of Yamuna in a length 25 Kms. The development will have the following benefits:

- i. It would improve the bio-diversity in the region.
- ii. It would be environmental friendly project.
- iii. It would provide the recreational activities for the public.
- iv. It would reduce the pollution level of Yamuna.

3.5 Considering the importance of project indicated in preceding Paragraphs, the project is approved for an assistance of 80% out of UDF and 20% to be arranged by the Implementing agency as per the proposal with the following funding pattern:

Particulars	Area (hec.)	Appraised Cost (Rs./Crore)	UDF Funding (80% of 3)	DDA Funding (20% of 3)
1	2	3	4	5
Part A	1087.50	444.03	355.22	88.81
Part B (Amrut Biodiversity Park)	116.25	484.90	387.92	96.98
Total		928.93	743.14	185.79

4. Agenda item No- 51

Project	Project for strengthening of greening under jurisdiction of EDMC		
Implementing Agency	East DMC		
Appraised Cost of the Project	Rs 24.90 Cr		
Total (Proposed)		100%	RS 24.90 Cr
Proposed Funding Pattern	UDF	80%	RS 19.92 Cr
	East DMC	20%	Rs. 4.98 Cr

4.1 Sh. Vikas Anand, Commissioner East DMC presented the proposal. He explained that the proposal is for strengthening of greening works under jurisdiction of EDMC.

4.2 Secretary, MoHUA inquired the status of the 3 projects of EDMC, already sanctioned under UDF for Rs. 110.00 Cr. and desired to complete the same on priority as they are still incomplete. After discussion, the project was deferred.

5. Agenda Item No. - 52

Project	Construction of Integrated Transit Corridor Development along Mathura Road, Bhairon Marg, Mahatma Gandhi Marg and connecting Mathura Road to Mahatma Gandhi Marg via Underground Tunnel Below Pragati Maidan.		
Implementing Agency	PWD, GNCTD		
Escalated Cost	Rs 59.25 Cr		
Total Escalated cost (Proposed) against already sanctioned amount of Rs.738.53 Cr. from UDF	100%	Rs. 59.25 Cr	
Proposed Funding Pattern	UDF	80%	Rs. 47.40 Cr
	PWD, GNCTD	20%	Rs. 11.85 Cr

5.1 The CE (Flyover), PWD, GNCTD presented the agenda explaining that the Project Sanctioning Committee (PSC) in its meeting held on 13.09.2017 has approved the above Project and recommended for sanction of Fund from Urban Development Fund (UDF). The Competent Authority has sanctioned the fund from UDF for the above said project, duly communicated vide Letter No. 2/2/2016 DDVI dated 10.10.2017, issued by the Under Secretary to the Govt. of India, Ministry of Housing and Urban Affairs.

The Details of Sanctions are as under:

Apprised Cost of Project for UDF=Rs. 923.16 Cr.

Amount Sanctioned under UDF = Rs. 738.53 Cr. (80% of Apprised Cost Rs. 923.16 Cr.)

5.2 He further explained that the cost of total work has been increased by Rs.59.25 Crore from Rs. 859.14 Cr. (Rs.777 Cr. as main work + 82.14 Cr. as shifting of utility services) to 918.39 Cr. due to price adjustment (increase in cost of labour and material) which was provisioned in the Contract Agreement. The present proposal is for obtaining the approval for release of escalated amount from UDF amounting to Rs. 47.40 Cr. (being 80% of escalated cost) against the sanctioned amount of Rs. 738.53 Cr. (80% of the Apprised Cost of Project i.e Rs.923.16 Cr.). It was added that the revised cost of work after considering the escalation is within the amount already approved by MoHUA. It was further informed by CE (Flyover), PWD that the work was delayed owing the prevailing covid pandemic.

5.3 The proposal was approved by PSC for escalation amounting to Rs.47.40 Cr. being 80% of Rs. 59.25 Cr. within the sanctioned amount from UDF i.e. Rs. 738.53 Cr. which is 80% of the appraised cost of the project i.e. Rs.923.16 Cr.

5.4 It was desired by PSC that the funds for escalation shall be released after proper examination by DDA. The penalty clause as contained in the Contract Agreement for delay may be invoked by PWD, GNCTD, if necessary.

The meeting ended with Vote of Thanks to the Chair.

* * * * *

MAP I

- 7 -

River Yamuna Flood Plains Project Sites



AREAS TAKEN UP FOR RESTORATION WORKS ON YAMUNA FLOODPLAINS (Total Area = 1203.75 Ha.)

Area 1	Asita East - Old Railway Bridge to ITO Barrage (Eastern Bank)	90 Ha
Area 2	Kalindi Aviral - Nizamuddin Bridge to DND Flyway (Western Bank) Part Area- I (of the total of 263 Ha)	100 Ha
Area 3	Kalindi Biodiversity Park - DND to proposed Kalindi By-pass (Western Bank) -	115 Ha-
Area 4	Asita West - Old Railway Bridge to ITO Barrage (Western Bank) -	200 Ha
Area 6	Ghat Area- Wazirabad to Old Railway Bridge (Western Bank)	66 Ha
Area 7	Yamuna Yanasthali- Wazirabad Barrage to ISBT Bridge (Eastern Bank)	236.5 Ha
Area 8	Mayur Nature Park- Nizamuddin Bridge to DND Flyway (Eastern Bank)	235 Ha
Area 9	Eco-tourism area- Geeta Colony Bridge to ITO Barrage (Western Bank)-	30 Ha
Area 10	Hindon Sarovar- Nizamuddin Bridge to DND Flyway (Eastern Bank)	15 Ha

List of Participants

PSC meeting on 09.07.2021 at 5.00 PM at Nirman Bhawan, New Delhi under the Chairmanship of Secretary, MoHUA to discuss the agenda items for financial assistance from UDF.

S.N.	Name Shri/Smt./Ms.	Designation/Organization
1.	Durga Shankar Mishra	Secretary, MoHUA
2.	Kamran Rizvi	Additional Secretary, MoHUA
3.	Anurag Jain	Vice Chairman, DDA
4.	Shyam S. Dubey	Joint Secretary & FA
5.	Rahul Kashyap	Director(DD-I), MoHUA
6.	M K Sharma	Under Secretary, MoHUA
7.	Ishwar Singh	Pr. Chief Conservator of Forest, Delhi
8.	Rajeev Kr. Tiwari	Pr. Commissioner, DDA
9.	Shailendra Sharma	EM, DDA
10.	Vijay Singh	FM, DDA
11.	Vikas Anand	Commissioner, EDMC
12.	Shilpa Shinde	Addl. Commissioner, EDMC
13.	Lalit Wadhwa	CAO, DDA
14.	Pradeep Kumar Parmar	CE (Flyover), PWD,
15.	Ravi Kant	CE.(EZ), DDA
16.	D.V.Raghav	CE(Project), DDA
17.	Ajay Gupta	CE, DJB
18.	Sanjay Saxena	CE, I& FC, GNCTD
19.	Raghwendra Kr Singh	Director (Hort) EDMC
20.	Piyush Agarwal	Dy. Manager(T), PIU, NHAI Dwarka
21.	Udeep K Singhal	Regional Manager, NHAI
22.	Nirman Jambulkar	PD, Dwarka NHAI
23.	Ansar Ali	Executive Engineer, PD-4 DDA
24.	A.K. Handa	Dy CAO(Works)/Consultant

19/2021/O/o Dir (Delhi)

-8-

Annexure I

Area No.	Project	Area (In Ha.)	Total Cost (In Crores)
1	Asita East	90	20.93
2	Kalindi Aviral	100	34.98
3	Kalindi Biodiversity Park	115	22.49
4	Asita West (93 Ha.) Asita West (107 Ha.)	200	52.96
6	Ghat Area	66	87.98
7	Yamuna Vanasthali	236.5	54.28
8	Mayur Nature Park	235	82.20
9	Eco-tourism area	30	86.73
0	Hindon Sarovar	15	1.48
	Total	1087.5	444.03

MAP-II

-r-

(Eastern & Western Banks)-116.25

Location P

Break up of

5

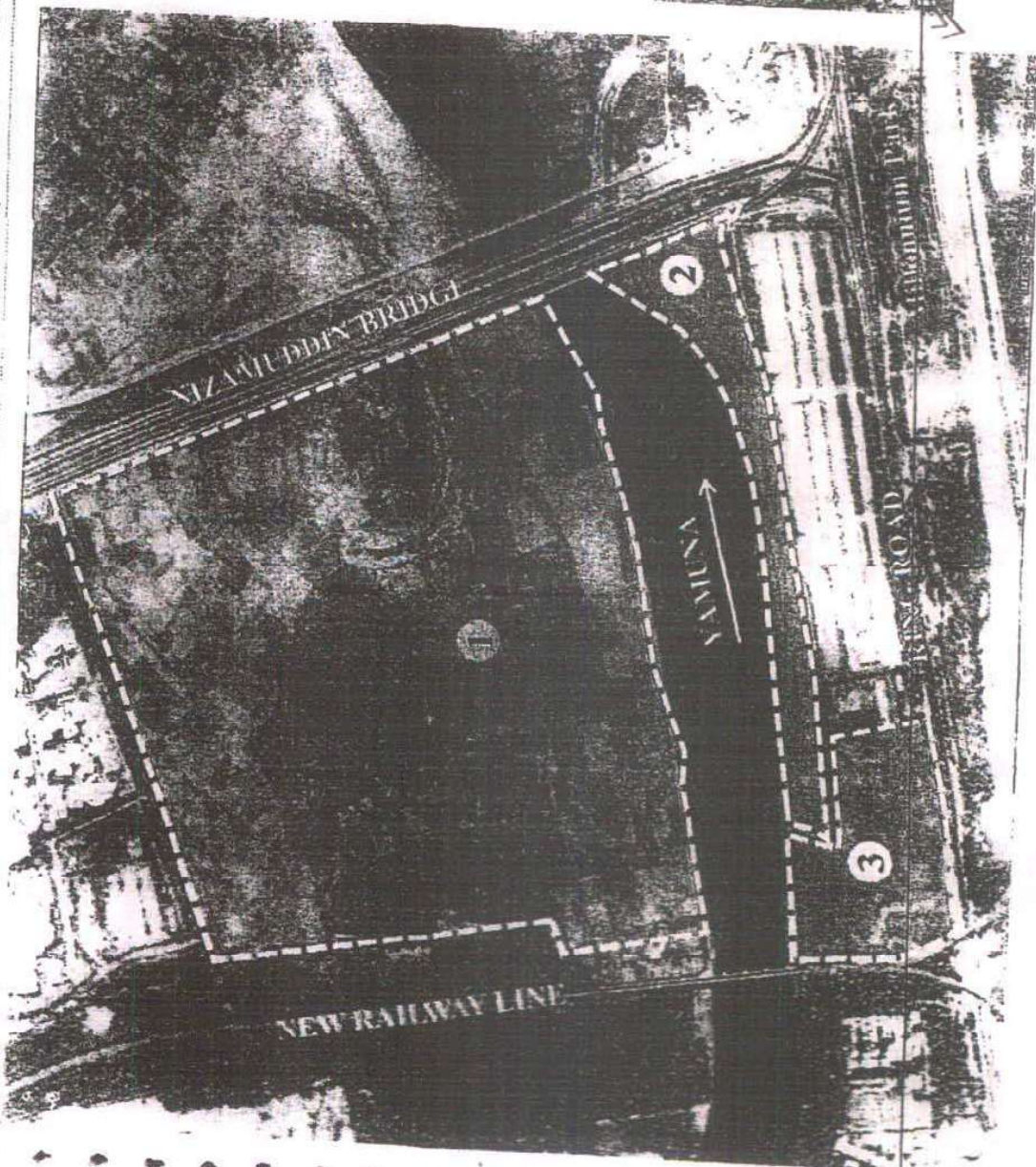
3 parts.

LEGEND

Area south of CWG Village
(Eastern Bank) - 90 Ha

Linear Riverine Stretch
(Western Bank) - 18 Ha

Nav Bharat Udyan (CPWD)
(Western Bank) - 8.25 Ha



769

18/2022/O/o Dir (Delhi)

19/2021/O/o Dir (Delhi)

Annexure II

Area No.	Project	Area (In Ha.)	Total Cost (In Crores)
5	✓ Amrut Biodiversity Park		
	Eastern Bank	90	101.40
	Western Bank - 1	18	
	✓ Western Bank - 2	8.25	383.50
	Total	116.25	484.90

भारत सरकार
जल शक्ति मंत्रालय
जल संसाधन नदी विकास एवं गंगा संरक्षण विभाग
केंद्रीय जल आयोग
बाढ़ प्रबंधन निदेशालय



Government of India
Ministry of Jal Shakti
Dept. of Water Resources, RD&GR
Central Water Commission
Flood Management-1 Dte.

दिनांक : 26-11-2021

विषय: Summary record of discussions of 92nd meeting of Yamuna Standing Committee held on 18.11.2021-Reg.

महोदय,

Please find enclosed Summary Record of discussion for 92nd meeting of Yamuna Standing Committee held at 11:00 HRS on 18-11-2021 through video conferencing under the chairmanship of Member (RM), CWC

It issues with approval of Member (RM), CWC- Chairman of YSC.

Encl : As above

भवदीय
Signed by Piyush Kumar
Date: 26-11-2021 17:10:58
(Piyush Kumar)roved
निदेशक

प्रतिलिपि :

1. सदस्य योजना, गंगा बाढ़ नियंत्रण आयोग, तीसरा तल, सिंचाई भवन, पटना- 800015
2. प्रमुख अभियंता, जल संसाधन, उत्तर प्रदेश सिंचाई विभाग, कैन्टरोड, लखनऊ, उत्तरप्रदेश
3. मुख्य अभियंता, यमुना जल सेवाएं (द०), हरियाणा सरकार, 3 शामनाथ मार्ग, दिल्ली - 110054 (फोन 23974755)
4. मुख्य पुल अभियंता (HQs), उत्तर रेलवे, बड़ौदा हाऊस, नई दिल्ली -110001 (फैक्स 23383860)
5. मुख्य अभियंता, सिंचाई एवं बाढ़, दिल्ली राज्य सरकार, L.M. Bund Office Complex, शास्त्री नगर, SDM कार्यालय के पास, दिल्ली-110031 (फोन 22424989)
6. Director General, (Road Wing), Ministry of Shipping
7. निदेशक, जल विज्ञान (उत्तर) निदेशालय, केन्द्रीय जल आयोग, सेवा भवन, रामा कृष्णा

पुरम, नई दिल्ली-110066

8. Chief Engineer, Central Vista, CPWD, New Delhi

पश्चिमी खंड-2 बिंग-1(द्वितीय तल)

आर के पुरम नई दिल्ली-110066

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**SUMMARY RECORD OF DISCUSSION OF 92nd MEETING OF YAMUNA
STANDING COMMITTEE HELD ON 18.11.2021 AT 11:00 Hrs. IN NEW
DELHI THROUGH VIDEO CONFERENCING**

The 92nd meeting of Yamuna Standing Committee (YSC) was on 18th Nov' 2021 under the Chairmanship of Member (RM), CWC & Chairman, Yamuna Standing Committee (YSC). The list of participants is given at Annex-I.

At the outset the Chairman, YSC welcomed all the members present in the meeting. After a brief introduction of the Members/ their representative and other participants, he requested the Members-Secretary to take up the agenda items.

Item No. 92.0: Confirmation of minutes of the previous meeting.

The Summary record of discussions of 91st meeting of Yamuna Standing Committee (YSC) held on 27th January 2021 under the Chairmanship of Member (RM), CWC & Chairman, Yamuna Standing Committee (YSC) were circulated vide CWC letter No. T-76076/2/2019-FM-1 dated 03.02.2021. No comments from any of the members of the committee on the minutes have been received.

The Committee confirmed the minutes as circulated.

Continued Agenda Items:

Item No. 92.1: No item is pending.

New Agenda Items:

Item No. 92.2: No Objection Certificate for "Nav Bharat Udyan - a part of Amrut Bio-Diversity Park " Project at village Indraprasth near Pragati Maidan, New Delhi.

- Superintending Engineer, Central Vista, CPWD as well as officials from NIH delivered brief presentations regarding the project and model studies. Brief of the project is as under:

CPWD has been assigned the project of development of a Bio-diversity Park on western bank of Yamuna River at Village Indraprastha as a part of the Central Vista Re-development Project at the edge of extended Central Vista Axis (Rajpath). Under the Master Plan, the Central Vista Axis will be extended from the present 2.9 km to 6.1 km from Ridge to River. The extended Central Vista Axis will culminate at the western bank of River Yamuna. This will restore the original design envisioned for the Central Vista.

'Nav Bharat Udyan' a part of 'AMRUT Bio-diversity Park' will come up on 30.0 acres (appx.) land on the western bank of Yamuna. This Park is a part of

ceremonies to commemorate 75 glorious years of India's Independence. It would improve the bio-diversity in the region and would reduce the pollution level of Yamuna. It would be environment friendly project. It would provide recreational activities for the public and at the same time showcasing the "Journey of India" apart from an "Iconic Tower" as the new symbol of the Capital of India.

NAV BHARAT UDYAN ELEMENTS are proposed to be executed by various Departments as indicated below:

HORTICULTURAL PLAN: NBRI

SPHERE OF UNITY: DRDO

ICONIC STRUCTURE: DESIGN CHALLENGE

CAFETERIA: CBRI

JOURNEY OF INDIA: IGNCA

TECH DOME: PSA/CBRI

DDA has planned Restoration & Rejuvenation of Yamuna River Flood Plains from Wazirabad to DND in an area of 1203.75 Ha DDA in a length 25 Kms. 'Amrut Bio-diversity Park' is being developed between ITO Bridge and Nizamuddin Bridge in an area of 116.26 Ha as an integral part of the 'Restoration and Rejuvenation Works in the Yamuna river Flood Plains' by DDA. 'Nav Bharat Udyan', the CPWD project is a part of the AMRUT Bio-diversity Park' being developed by DDA between ITO Bridge and Nizamuddin Bridge.

'Nav Bharat Udyan' Project has already been sanctioned by the Ministry of Housing under UDF- Urban Development Fund for Rs 383.50 Cr dt 25.08.2021 as a part of the 'Restoration and Rejuvenation Works in the Yamuna river Flood Plains' project.

- SE, Central Vista Project, CPWD further stated that NIH (National Institute of Hydrology), Roorkee was entrusted to perform hydraulic study to find out that the design discharge (100-year return period) could pass without overtopping the existing flood protection embankment at level of 208.30 m constructed at Iconic Tower - Nav Bharat Udyan side. Based on the mathematical and physical model studies; design discharge for 100-year return period was worked out as 9,672 m³/s with corresponding water level of 206.59 m above MSL. The available free board at 100-year return period flood is about 1.7 m considering the top of embankment at EL 208.3 m.

CPWD's proposal of 'Nav Bharat Udyan' along with model study report was received in CWC on 30.09.2021. Observations regarding keeping the

freeboard as 1.8 m, riverside protection of embankment and provision of sluice gate at exit point of project as per relevant BIS codes were given vide letters dated 08-Oct-21 and 25-Oct-21 and replies from Project Authorities regarding ensuring free board of 1.8 m using toe/parapet wall on crest, existing provision of riverside protection by I&FCD, Govt of NCT Delhi and keeping the provision of sluice at exit point of the project were received vide their letters 21.10.21 & 29.10.21.

Further, following issues related with the project were briefed by Project authority & NIH presented the case for deliberation to the Committee as below:

- Land measuring 30.0 Acres (appx.) has been allotted to CPWD by DDA and Railway for the purpose of construction of the park 'Nav Bharat Udyan' on the western banks of Yamuna River at village Indraprastha near Pragati Power Station-1, New Delhi. DDA has allotted land to CPWD on perpetual lease hold basis and Railway has approved land on long term leasing basis to CPWD.
- On the direction of MoEF&CC in 2007, DDA had got Hydraulic Model studies conducted through Central Water & Power Research Station (CW&PRS), Pune for construction of CWG Village. In this study, CW&PRS, Pune had recommended for raising and strengthening of existing right embankment along River Yamuna between Nizamuddin Road Bridge and Railway Bridge. I&FC department constructed a bund having crest width 208.3 m in the year 2010 for a Length of 2 Km approx. starting from Nizamuddin bridge. Ahead of the I&FC bund, Railway Bund was not raised earlier and it was at Original crest level of 206m for a length of 500m upto Railway bridge. A Presentation was made before the Hon'ble Minister for Railways in Mar'21 regarding development of Nav Bharat Udyan by Central Vista Project Team, CPWD, Ministry of Housing and Urban Affairs with a request to raise the railway bund to MSL 208.3m in a length of 500m as it will safeguard the railway track, save flooding of ITPO Transit Corridor Tunnel & protect the development of the Nav Bharat Udyan. Railway has now raised the bund to crest level of 208.3m, at the same level of I&FC bund. The bund level on the eastern bank along CWG village is also at MSL 208.3m. In the CWPRS study in the case of construction of CWG Village by DDA in 2007, the highest water level for severest flood in river Yamuna was estimated as 206.1 m above MSL.
- I&FC department had prepared a map of 1 in 25 years return period flood plains from Palla to Jaitpur demarcating the flood plain. The recorded HFL is 205.58m near the project site. A very small portion of Nav Bharat Udyan -

specifically the location of proposed Iconic Tower adjoining the railway bund has been shown in the area of 1 in 25 years return period flood plains.

- In the Supreme Court of India in Civil Appeal Nos. 4866-67/2009 dated July'2009, DDA Vs. Rajinder Singh & others relating to CWG Village has clearly held that once the bunds along the River are constructed after following the due procedure/study, the land beyond this embankments are neither river bed or floodplain.
- A letter was written by CPWD on 19.02.2021 to Member Secretary, Principal Committee, Ministry of Jal Shakti, GoI for clarification regarding approval of the project by the Principal Committee. Member Convener, Principal Committee vide letter dated 25.02.2021 clarified that permission may not be relevant for now.
- Nav Bharat Udyan will be open to the public. It will house several premises, designed to have an iconic structure and infotainment facilities such as Sphere of Unity, Journey of India, Tech Dome, Growth Plaza & public amenities etc. to showcase India's rich historical and cultural heritage, scientific achievements symbolizing the aspirations of New India.
- NAV BHARAT UDYAN (AMRUT Bio-Diversity Park) would be befitting reminder of the lost green forest of ancient Indraprastha. The Udyan is proposed to be reconstructed using flowering trees, fruit bearing trees and sacred plants of the country. The horticultural plan of the Udyan is being designed and developed by CSIR-National Botanical Research Institute, Lucknow. Sixteen vanas/ thematic forests will be created incorporating the plants with spiritual, cultural and aesthetic values. These plants with diverse values will be planted appropriately in harmonious natural landscapes.
- Dr. Nayan Sharma, NIH physical modelling consultant emphasised to take extra 0.50 meter over the top of embankment at EL 208.3 m to counter the uncertainties in the physical and mathematical modelling as well as uncertainties related with climate change aspect.

Thereafter following points were discussed in detail.:

- Member(RM), CWC has raised following points.
 - (i) CPWD had inspected the physical model of the project. whether CWC was invited to the inspection and if there is any inspection report available in this regard?
 - (ii) Whether parameters regarding sediment load, boundary conditions etc. were considered in the physical modelling?
 - (iii) How the convergence of results of 1-D Mathematical modelling and 3-D physically modelling was derived.

- (iv) Whether data of nearby CWC HO site was utilized in model studies?
- (v) Whether the outcomes of earlier done model study by CWPRS in 2007 and present model study are converging?
- (vi) Whether the model study report was shared with I&FCD, Govt of NCT Delhi and hydrology dte of CWC?
- (vii) What is percentage of paved/concrete area of the project?
- (viii) Status of land allotment?

In response of above observations, Project authority & NIH replied as under:

- (i) CWC was not invited to the inspection and no inspection/visit report was prepared. However, NIH was suggested to take the river stretch from ITO Bridge to Nizamuddin Bridge for the model study and outer drainage system to be compatible with the natural flow of the river, which was incorporated in the physical modelling. Further, videography of the model-run is available.
 - (ii) NIH stated that movable bed was considered in physical model study and sediment contribution was not taken into account. Existing river profile, drains and structures were considered as boundary conditions.
 - (iii) Results of both mathematical and physical model studies are almost converging and design HFL considering design discharge of 9672 cumecs was derived as 206.59 m & 206.4 m respectively.
 - (iv) Gauge data of nearby CWC site ie Old Railway bridge was utilized in the model study.
 - (v) Outcomes of earlier done model study by CWPRS in 2007 and present model study are converging.
 - (vi) Model study report was not shared with I&FCD, Govt of NCT Delhi and hydrology dte of CWC.
 - (vii) paved/concrete area of the project has been kept as per approved norms.
 - (viii) Land for project has been allotted by DDA & Railways
- Member (RM), CWC stated model study report should be shared with I&FCD, Govt of NCT Delhi and hydrology dte of CWC for their perusal and views. Outcome of earlier done CWPRS, Pune model study needs to be attached with the project and comparison table should be prepared considering outcome of both studies. Further, all data viz Gauge,

discharge, sediment available with CWC site ie Old Railway bridge should be appropriately utilized in the model study.

- Superintending Engineer, I&FC, Delhi pointed out that observations, if any, on NIH model study report will be communicated after receiving the model study report. He also said that proposal of second sluice at exit point should be included in the main proposal of CPWD and construction of the second sluice gate at exit should be done by CPWD.
- Dy Chief Engineer, CBE, Northern Railways offered no views/issue on the proposal..
- Chief engineer, YWS(south), Govt. of Haryana offered no views/issue on the proposal.
- Director, Hydrology(North), CWC point out that observations on NIH model study report will be communicated after receiving the report.
- Director, Landscape-DDA pointed out that any approval of such projects should be as per Court orders and NGT directions. The proposal along with model study report, 1 in 25 year flood plain zone demarcation, existing Court orders and directions may be referred to Principal Committee of NGT sorted out by principal committee and CPWD as DDA doesn't give such approvals regarding construction of the proposed project.

After detailed discussions, Member(RM) concluded the following points:

- Project authority shall share the Model study report to Hydrology(N) Dte., CWC, New Delhi and I&FC Department, Delhi.
- Outcome of earlier done CWPRS, Pune model study needs to be attached with the project and comparison table should be prepared considering outcome of both studies.
- Further, all data viz Gauge, discharge, sediment available with CWC site ie Old Railway bridge should be appropriately utilized in the model study.
- As suggested by Dr Nayan Sharma, NIH Physical Modelling Consultant, crest level may be raised by further 0.5 m to tackle uncertainties. Thus, crest level needs to be raised by 0.6 m in total considering 1.8 m free board and may be fixed at 208.9 m instead of existing level of 208.3 m.
- Design and cost estimate of second sluice gate at exit point of project abutting to the existing culvert shall be included in the DPR and shall be constructed by CPWD as per vetted design approved the Competent Authority.
- It is stated that riverside embankment protection has already done by I&FCD, Govt of NCT Delhi. It may ensured that protection works in form of

pitching and launching apron are provided as per design discharge, velocity and provision of relevant BIS code 14262:1995.

- Copy of the Supreme Court order in Civil Appeal Nos. 4866-67/2009 dated July'2009, DDA Vs. Rajinder Singh & others relating to CWG Village, may be attached in the report.
- Project authority may approach again Principle Committee of NGT along with model study report, 1 in 25 year flood plain zone demarcation, existing Court orders and directions etc for its views/observation on the project.
- No representative were present in the meeting from U.P. irrigation, Okhla, Govt. of U.P., GFCC, Patna, Director Genreal(Road wing), Ministry of Shipping. It is advised that all members of the Committee should attend all the upcoming meetings of YSC.
- After compliance of above stated views/observations, CPWD may approach YSC again for the discussion on the project.

The meeting ended with a vote of thanks to the Chair.

Annex-I

List of participants present in 92nd meeting of Yamuna Standing Committee held on 18th November, 2021 at 11:00 hrs. at New Delhi through Video Conference

Sl. No.	Name & Designation	
1.	Shri R K. Sinha, Member (RM), CWC	In Chair
2.	No Representative	U.P. Irrigation, Okhla, Govt. of U. P
3.	No Representative	GFCC, Patna
4.	No Representative	Director Genreal(Road wing), Ministry of Shipping
5.	Shri Sanjay Taneja	Chief Engineer, YWS(South), Govt. of Haryana
6.	Shri Ajay Sharma	Dy Chief Engineer, CBE, Northern Railway
7.	Shri O.P. Shrivastav	Chief Engineer, Irrigation & Flood Control Department, Govt. of ICT of Delhi
8.	Smt. Neelima Soni	Director Landscape, DDA
9.	Shri Govardhan Prasad	Director, Hydrology (North), CWC
10.	Shri Piyush Kumar, Director, FM-I, CWC	Member-Secretary & Director, FM-1, CWC
11.	Shri Dharmendra Singh	Deputy Director, FM-1 Dte., CWC
12.	Shri Lalit Meena	Assistant Director, FM-1 Dte., CWC
Others		
13.	Dr. R.P. Pandey	National Institute of Hydrology, Roorkee
14.	Shri Gopal Varshney,	Chief Engineer, Central Vista, CPWD
15.	Shri Vijay Prakash Rao	Senior Architect, CPWD
16.	Shri V.K. Singh	Superintending Engineer, Central Vista, CPWD
17.	Shri H.S. Rohilla	Executive Engineer, Central Vista, CPWD
18.	Dr. Nayan Sharma	NIH Physical Modelling Consultant

जल संरक्षण – सुरक्षित भविष्य
भारत सरकार
जल शक्ति मंत्रालय
जल संसाधन नदी विकास एवं गंगा संरक्षण
विभाग
केंद्रीय जल आयोग
बाढ़ प्रबंधन निदेशालय



Conserve Water- Save Future
Government of India
Ministry of Jal Shakti
Dept. of Water Resources,
RD&GR
Central Water Commission
Flood Management-1
Dte.

दिनांक : 28.01.2022

विषय: Summary Record of Discussions of 93rd meeting of Yamuna Standing Committee held on 18.01.2022

महोदय,

Please find enclosed Summary Record of Discussions for 93rd meeting of Yamuna Standing Committee held at 11:00 Hrs on 18-01-2022 through video conferencing under the chairmanship of Member (RM), CWC.

It issues with the approval of Member (RM), CWC cum Chairman, YSC.

Encl: As above

भवदीय

Signed by Piyush Kumar

Date: 28-01-2022 17:38:33
(पीयूष कुमार)

Reason: Approved

सेवा में:

1. सदस्य योजना, गंगा बाढ़ नियंत्रण आयोग, तीसरा तल, सिंचाई भवन, पटना- 800015
2. प्रमुख अभियंता, जल संसाधन, उत्तर प्रदेश सिंचाई विभाग, कैन्टरोड, लखनऊ, उत्तरप्रदेश
3. मुख्य अभियंता, यमुना जल सेवाएं (द०), हरियाणा सरकार, 3 शामनाथ मार्ग, दिल्ली - 110054 (फ़ोन 23974755)
4. मुख्य पुल अभियंता (HQs), उत्तर रेलवे, बड़ौदा हाऊस, नई दिल्ली -110001 (फैक्स 23383860)
5. मुख्य अभियंता, सिंचाई एवं बाढ़, दिल्ली राज्य सरकार, L.M. Bund Office Complex, शास्त्री नगर, SDM कार्यालय के पास, दिल्ली-110031 (फोन 22424989)

6. Director General, (Road Wing), Ministry of Road Transport & Highways.
7. निदेशक, जल विज्ञान (उत्तर) निदेशालय, केन्द्रीय जल आयोग, सेवा भवन, रामा कृष्णा पुरम, नई दिल्ली-110066
8. Dy. Chief Engineer/ Const., Shivaji Bridge, New Delhi-01.
9. Chief Engineer, Central Vista, CPWD, Delhi

प्रतिलिपि

1. Chief Engineer, Design(N&W), CWC, New Delh.
2. Chief Engineer, YBO, CWC, New Delhi
3. Dr. Kalpana S Khurana, Additional Commissioner, Landscape & Environmental Planning Department, DDA, New Delhi.
4. SJC-IV, FM Wing, DoWR, RD&GR, MoJS, New Delhi.
5. Sr PPS to Chairman, CWC
6. Sr PPS to Member(WP&P), CWC
7. PSO to Member(RM), CWC
8. PS to Chief Engineer(FMO), CWC

पश्चिमी खंड-2 विंग-1 (द्वितीय तल)

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**SUMMARY RECORD OF DISCUSSION OF 93rd MEETING OF YAMUNA
STANDING COMMITTEE HELD ON 18.01.2022 AT 10:30 AM IN NEW
DELHI THROUGH VIDEO CONFERENCING**

The 93rd meeting of Yamuna Standing Committee (YSC) was held on 18th Jan' 2022 at 10:30 AM under the Chairmanship of Member (RM), CWC cum Chairman, Yamuna Standing Committee (YSC). The list of participants is enclosed at Annex-A.

At the outset, the Chairman, YSC welcomed all the members present in the meeting. After a brief introduction by the Members/ their representatives and other participants, Project Authority, CPWD was requested to explain the project aspects in view of the observations made in the previous YSC meeting held on 18.11.2021.

Continued Item No. 93.1: No Objection Certificate for "Nav Bharat Udyan - a part of Amrut Bio-Diversity Park Project" at village Indraprastha near Pragati Maidan, New Delhi.

1. Superintending Engineer, Central Vista Project, CPWD and Scientist 'G' Environmental Hydrology Division, NIH (National Institute of Hydrology), Roorkee delivered brief presentations regarding the project and compliance of the concluded points in previous meeting of YSC. Brief on concluded points in last YSC meetings is as under:
 - (i) SE, Central Vista, CPWD stated that that model study report has been shared with Director, Hydrology(N), CWC and IFCD, Govt of NCT, Delhi and model study report has been updated accordingly. The manning's n value of 0.025 and 0.03 have been used for main river channel and over banks respectively as per views of Director, Hydrology(N), CWC. As per revised model study, design HFL has been worked out as 206.71 m against earlier value of 206.59 m with old values of manning's n value.
 - (ii) NIH, Roorkee presented comparison table considering outcome of CWPRS, Pune & current NIH, Roorkee studies. The comparison of design discharge and estimated water level of the earlier done CWPRS, Pune (in year 2007 and 2019) and present study carried out by NIH Roorkee are as under:

	Design Discharge (cumec)	Estimated Water Level (m)
NIH Study	9672	206.71 (HEC RAS) year 2021 206.4 (Physical model) year 2021
CWPRS Study	9910	205.25 (Physical model) Year 2007
	9910	206.29 (Physical model) Year 2019

It was stated that above comparison shows that the estimated water levels in the NIH study are conservative in nature and consistent with CWPRS study results

- (iii) All data viz.gauge, discharge available with CWC site at Old Railway Bridge has been appropriately utilized in the model study.
 - (iv) SE, Central Vista, CPWD also presented the overview of actual Highest Flood Levels in Delhi for the past 100 years based on TERI Report "Floods in Delhi-Causes and Challenges" and the HFLs recorded by I&FC Department Delhi at Yamuna Barrage & Old Railway Bridge Barragelocations since 1978.It was observed that the actual HFL at Yamuna barrage which is about 1.7 Km upstream of project site was 205.34 with recorded discharge of 7277 cumecs in the year 2013. He also presented a comprehensive comparative study of HFLs plotted graphically from Palla village (entry of Yamuna in Delhi) to Jaitpur village (exit of Yamuna from Delhi) prepared for a return period of 100 years on the basis of CWPRS model studies for various projects in Delhi i.e. (i) Signature Bridge (ii) Extension of Barapullah Elevated Road (Phase III) (iii) Nizamuddin Railway Bridge. It was observed from the graph that HFL near the project site of Nav Bharat Udyan was at MSL 206.29 m, which is lower than the design HFL of 206.71 mand crest level of 208.51 m ($206.71 \text{ m} + 1.8 \text{ m (freeboard)} = 208.51 \text{ m}$).
2. Scientist 'G' Environmental Hydrology Division, NIH Roorkee explained that from the flood frequency analysis, it is concluded that the design discharge for the study reach of Yamuna rivershall be considered as 9672 cumecs. The water level corresponding to 100 year return period flood is estimated as 206.71 m above MSL using HEC-RAS model. The physical hydraulic model runs of Yamuna River near the proposed Iconic Structure site indicated that the design discharge (100-year return period) of 9,672 m³ /s with corresponding water level of 206.4 m could pass without overtopping the existing flood protection embankment at Delhi side. The values of water level obtained from the mathematical modelling are higher than the results obtained experimentally from the physical hydraulic model. The top level of existing flood protection embankment on the right bank (Delhi side) of Yamuna river is at 208.3 m above MSL. This indicated that the 100 year return period flood is not expected to overtop the existing embankment. The expected water level corresponding to 100-year return period flood is about 1.59 m & 1.90 m below the top of existing embankment respectively on the basis of mathematical & physical model.

He further explained that BIS Guidelines regarding the provision of freeboard need to be applied in word and spirit instead of raising the crest by further 0.5 m to tackle uncertainties. Relevant clauses of BIS are quoted below for reference:

"The top of the embankment should be so fixed that there is no danger of over-topping even with intense wave wash or any unexpected rise in the river levels due to sudden change in the river course or shortening of river course due to unforeseeable causes or aggradation of river bed or embankment settlement."

"As a guideline, minimum free board of 1.5 m over design HFL including the back water effect, if any, should be provided for the river carrying design discharge up to 3000 m³/s. For higher discharges or for aggrading/flashy rivers, the minimum free board should be of 1.8 m. This should be checked also for ensuring a minimum of about 1.0 m of free board over HFL corresponding to 100 years frequency flood."

It was emphasised that raising the bund level further by 0.5 m to tackle uncertainties is not required.

3. Project Authority agreed that design and cost estimate of second sluice gate at exit point of project abutting to the existing culvert will be included in the DPR and will be constructed by CPWD as per vetted design approved the Competent Authority.
4. Project Authority agreed that though riverside embankment protection has already been done by I&FCD, Govt of NCT Delhi; it will be ensured that protection works in form of pitching and launching apron are in place as per design discharge, velocity and provision of relevant BIS code 14262:1995 after raising the crest level by 0.21 m to fix at 208.51 m.
5. Project Authority stated that copy of the Supreme Court order in Civil Appeal Nos. 4866-67/2009 dated July'2009, DDA Vs. Rajinder Singh & others relating to CWG Village, has been attached in the project report.

Additional Commissioner, Landscape & Environmental Planning Department, DDA stated that DDA is not mandated to give any approval on environmental issues and stated that "CPWD has already approached Principal Committee and the Member Convener, Principal Committee has already replied to them." On this, SE, CPWD informed that a letter was written by CPWD on 19.02.2021 to the Member Secretary, Principal Committee, Ministry of Jal Shakti, GoI for clarification regarding approval of the project by the Principal Committee. Member Convener, Principal Committee vide letter dated 25.02.2021 conveyed that permission may not be relevant for now.

6. After deliberations on above points, following points emerged
- (i) Superintending Engineer, I&FCD, Delhi pointed out that there is a temporary path along the existing drain in the project area to reach the I&FCD bund and SDMC drain for purpose of repair/maintenance. He desired that CPWD should provide access for maintenance of the bund. On this, CPWD informed that the drain will be developed as a part of the Nav Bharat Udyan project viz. progressive development of the waterbody to house 'Aquatic Life' with colourful fishes etc. The Committee insisted that approach path should be given to I&FCD, Delhi and Project Authority agreed that while landscape planning of the project, his request for access shall be provided.

Further, Superintending Engineer, I&FCD Delhi conveyed that scope of mathematical model study may be widened to include reach from old railway bridge to Okhla barrage. The Committee insisted that scope of model study may be revised at later stage and outcome may be utilized accordingly for further refining the outcome of the present study.

- (ii) Director, CMDD(N&W), CWC stated that flatter slopes 3H:1V may be considered while raising of the embankment to crest level of 208.51 m to accommodate free board of 1.8 m, so that stability of slopes is not compromised. He further stated that views regarding embankment has been given to FM-I, CWC and may be shared with the Project Authority. The Committee insisted views of CMDD(N&W), CWC may be adhered while raising the crest of embankment to a level of 208.51 m.
- (iii) Sh. B K Sinha, Chief engineer, Zone-2, Ministry of Road Transport and Highways queried whether there is any proposal of road construction over the bund that will be used by public. On which project authority clarified that there is no such proposal.
- (iv) Director, MP2, GFCC stated that ground water recharge should not be obstructed while developing the Nav Bharat Udyan. CPWD informed that the horticultural plan of the Udyan is being designed and developed by CSIR-National Botanical Research Institute, Lucknow. These plants with diverse values will be planted appropriately in harmonious natural landscapes. Intermittent waterbodies shall also be created. Efforts will be made not to obliterate the ground water recharge while developing the Nav Bharat Udyan.

- (v) Director Hydrology(N), CWC stated that views of his office has already been incorporated in the revised model study and there is no further view.

7. After detailed deliberations, the Committee conveyed no objection for the above proposal subject to the following conditions:

- All other statutory /mandatory clearances shall be obtained by CPWD before execution of the project. Any issue regarding clearance from Principle Committee of NGT and DDA will be taken care by project authority.
- Crest level of embankment may be raised to 208.51 m. CPWD may take up this work in consultation with I&FCD Department, Delhi and Railways considering the design parameters as per relevant BIS codes and views of CMDD(N&W), CWC (Views are attached at Annex-B) as may be required, keeping in view the stability aspects.
- Design and cost estimate of second sluice gate on drain at exit point of project abutting to the existing culvert will be included in the DPR and will be constructed by CPWD as per design approved by the Competent Authority.
- Though riverside embankment protection has already been done by I&FCD, Govt of NCT Delhi/Railways; it will be ensured that protection works in form of pitching and launching apron are in place as per design discharge, velocity and provision of relevant BIS code 14262:1995 including that for raised portion.
- Project authority will communicate with NBRI to find out best possible solution regarding the design of the horticultural plan of the Udyan.
- CPWD should provide proper and adequate access / path for maintenance of the bund, drain passing through Udyan culvert in consultation with I&FCD, Delhi and SDMC, Delhi.
- Raised bund should be properly tied on both sides ie u/s and d/s for safety purpose to stop ingress of water from u/s or d/s. This will be taken care by CPWD.
- No other structure shall be constructed by CPWD in the flood plains of river Yamuna without specific clearance from Yamuna Standing Committee.
- Meanwhile, scope of model study may be enhanced so as to cover portion from old railway bridge to Okhla barrage. The outcome may be utilized in further refinement of planned structures.

The meeting ended with a vote of thanks to the Chair.

Annex-A

List of participants present in 93rd meeting of Yamuna Standing Committee held on 18th January, 2022 at 10:30 hrs. at New Delhi through Video Conference

SI. No.	Name & Designation	
1.	Shri Kushvinder Vohra, Member (RM), CWC	In Chair
2.	Shri Ravindra Singh	Chief Engineer, FMO, CWC
3.	Shri B. K. Sinha	Chief engineer(Road wing), Ministry of Road transport and Highways
4.	Shri Sanjay Taneja	Chief Engineer, YWS(South), Govt. of Haryana
5.	Dr. Kalpana S Khurana	Additional Commissioner, Landscape & Environmental Planning Department, DDA
6.	Shri Ajay Sharma	Chief Engineer, CBE, Northern Railway
9.	Smt. Neelima Soni	Director, Landscape & Environmental Planning Department, DDA
7.	Shri Anil Kumar Jain	Director, CMDD(N&W), CWC
8.	Shri Govardhan Prasad	Director, Hydrology (North), CWC
9.	Shri Piyush Kumar, Director, FM-I, CWC	Member-Secretary & Director, FM-1, CWC
10.	Shri Ritesh Khattar	Director MP2, GFCC
11.	Shri Y. K. Sharma	Superintending Engineer, Irrigation & Flood Control Department, Govt. of ICT of Delhi
12.	Shri Dharmendra Singh	Deputy Director, FM-1 Dte., CWC
13.	Shri Lalit Meena	Assistant Director, FM-1 Dte., CWC
	No Representative	U.P. Irrigation, Okhla, Govt. of U. P
Others		
14.	Dr. R.P. Pandey	National Institute of Hydrology, Roorkee
15.	Shri Gopal Varshney,	Chief Engineer, Central Vista, CPWD
16.	Shri Vijay Prakash Rao	Senior Architect, Central Vista, CPWD
17.	Shri V.K. Singh	Superintending Engineer, Central Vista, CPWD
18.	Shri Ashok Kumar	Executive Engineer, I&FC Delhi
19.	Shri Shiv Kumar	Executive Engineer, I&FC Delhi
20.	Shri H.S. Rohilla	Executive Engineer, Central Vista, CPWD

Annex-BComments of CMDD(N&W), CWC on Restoration & Rejuvenation of Yamuna River Flood Plains

1. The raised embankment has a height of 6.9 m for the crest at El 208.9 m. The side slopes are kept 2 (H):1(V) as inferred from the sketch available in the NIH report. Material properties of the filled and ground material were not available. However, flood embankments of this height are usually provided with a 3: 1 downstream side slope.
2. The code recommends a phreatic line slope of 6H: 1V for sand soil embankments. A 6H:1V phreatic line slope would cut the downstream slope of 2H:1V which is provided at the site which is not suitable for stability consideration. Given this, the d/s slope needs to be maintained at the 3H:1V slope.
3. An analysis for stability was done with a 2H:1V side slope with the appropriate engineering values and both downstream and upstream slopes are found unsafe.
4. A revised slope stability with d/s side slope as 3H:1V was done and embankment was found to be safe.
5. The embankments can be raised from the downstream side to achieve a 1.8 m freeboard.
6. A suitable drawing showing all embankment levels and sizes for the drain and sluice gate would be needed for the study.
7. The following properties of the embankment soil may be provided for undertaking its stability
 - ❖ Effective Shear strength parameters (C' & Φ')
 - ❖ Density (Bulk, Dry and Saturated)
 - ❖ Permeability.
 - ❖ Grain Size Distribution.
8. The approximate time for which the river water remains at different levels in a year may be indicated. This is needed for working out the phreatic line and undertaking stability.
9. The design conditions and calculations earlier adopted/done for design of embankment and sluice may be provided.

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

Supreme Court of India

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

Author: P Sathasivam

Bench: K.G. Balakrishnan, P. Sathasivam, B.S. Chauhan

REPORTABLE

IN THE SUPREME COURT OF INDIA

CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NOS. 4866-67 OF 2009

(Arising out of S.L.P. (C) Nos. 29055-29056 of 2008)

D.D.A.

... Appellant(s)

Versus

Rajendra Singh & Ors.

.... Respondent(s)

WITH

CIVIL APPEAL NOS. 4868, 4869, 4870-71, 4872-73, 4874,
4875-76/ 2009(Arising out of S.L.P. (C) Nos 30075, 30112, 31123-31124/2008, 4408-
4409, 6256, 6029-6030 of 2009)

JUDGMENT

P. Sathasivam, J.

1) All these special leave petitions are directed against the common judgment and order dated 03.11.2008 of the High Court of Delhi in W.P. (C) Nos. 6729 & 7506 of 2007 which, inter alia, issued certain directions for setting up of a Committee to enquire as to whether the Commonwealth Games Village (CGV) site complex is situated on the Yamuna "riverbed" or "floodplain" and further observed that any construction made or third party rights created are at the peril and risk of the Organisers/Government. Aggrieved by the said judgment, Delhi Development Authority (in short "DDA") has filed S.L.P.(C) Nos. 29055- 29056 of 2008, Ministry of Urban Development & Poverty Alleviation has filed S.L.P.(C) No. 30075 of 2008 and Ministry of Youth Affairs and Sports has filed S.L.P.(C) Nos. 4408-4409 of 2009 as well as S.L.P.(C) Nos. 6029- 6030 of 2009 and Organizing Committee, Commonwealth Games has filed S.L.P.(C) Nos. 31123-31124 of 2008. Vinod Kumar Jain, petitioner in W.P.(C) No. 6729 of 2007 before the High Court of Delhi, has filed S.L.P.(C) No. 30112 of 2008 and Rajendra Singh & Ors petitioners in W.P.(C) No. 7506 of 2007 before the High Court have filed S.L.P.(C) No. 6256 of 2009 praying for stopping all construction activities on the riverbed of Yamuna other than CGV site and Delhi Metro Rail Corporation. Since all the special leave petitions arise from the common judgment, all are being disposed of by the following judgment.

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

2) Leave granted in all the special leave petitions.

3) Brief Facts:

Vinod Kumar Jain and Rajendra Singh and Others claiming as environmentalists approached the High Court of Delhi by filing W.P.(C) Nos. 6729 and 7506 of 2007 for the following reliefs:

"(a) Directing the respondents to remove any construction, fill up, digging etc. made so far and restore the ecology of Yamuna river bed.

(b) Declaring the Yamuna riverbed in Delhi as an ecologically sensitive area and hence to be protected and preserved.

(c) Directing that any construction in the Yamuna river bed will permanently destroy the ecology of river Yamuna, its ground water recharge ability and will be violative of public trust doctrine, precautionary principle which are part of Article 21 of the Constitution.

(d) Directing that the respondents should locate an alternative site for the project(s) as pointed out in the EAC recommendations dated 03.11.2006.

(e) Setting aside of EC dated 14.12.2006 as being violative of Article 21 of the Constitution.

(f) Setting aside of EC dated 22.01.07; 29.03.07; and 02.04.07 as being arbitrary, whimsical, mala fide and violative of Articles 14 and 21 of the Constitution.

(g) Directing the respondents to restore the ecology of river Yamuna in accordance with the "Polluters pay Principle".

(h) Pass any such other order as this Hon'ble Court may deem fit and proper in the facts and circumstances of the case.

4) On 13.09.2003, Commonwealth Games Federation selected Delhi as the venue for Commonwealth Games scheduled to be held from 3rd to 14th October, 2010. After due deliberations, XIX Commonwealth Games 2010 are being hosted in Delhi pursuant to a commitment made by the Indian Olympic Association in the form of an agreement in which it agreed to host the games in India with the approved standards and requirements of the Commonwealth Games Federation. Complaining that the Governmental agencies and the DDA are effecting various steps including massive construction on the periphery of Yamuna river, apprehending that the action being taken would not only destroy the river Yamuna but also pose severe threat to the Delhi city as well and in order to stop the entire proceedings, the said petitioners moved the High Court of Delhi. The main claim of the petitioners before the High Court was to the effect that the ongoing construction would affect the ecological integrity of the "riverbed" besides causing irreversible damage to the "floodplain".

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

5) Refuting the apprehensions and the allegations of the public interest litigants, the Respondents therein i.e. the Central Government authorities - Ministry of Environment & Forests, Ministry of Youth Affairs and Sports, Ministry of Urban Development and Poverty Alleviation, Government of Delhi and DDA filed separate counter affidavits extensively dealing with all the subjects including the apprehension about the alleged damage to the ecology of the Yamuna riverbed, floodplain and other environmental hazards. Apart from highlighting these aspects, they also placed various reports from specialized agencies like Ministry of Environment & Forests (MoEF), Delhi Metro Rail Corporation (DMRC), National Environmental Engineering Research Institute (NEERI) and Central Water Power Research Station (CWPRS).

6) The Government Departments in addition to clearing the apprehension about damage to Yamuna 'riverbed' and 'floodplain', also highlighted that the writ petitions are to be dismissed on the ground of delay/laches. They also pointed out that when the change of "category" was published by way of public notice, though certain general objections were raised, no specific objection was raised by anyone much less by the petitioners about the Yamuna riverbed or floodplain. With handful of materials, both the writ petitioners and the official respondents highlighted their case before the High Court. The Division Bench, by the impugned order dated 03.11.2008, though refused to interfere with the project in question, however, directed that the Committee under the Chairmanship of Dr. R.K. Pachauri, which is to be constituted by the Government, is to examine and monitor the construction carried out by the DMRC. Apart from the said direction, on the same day, one of the Judges i.e. Rekha Sharma, J. while agreeing with the judgment prepared by A.K. Sikri, J. issued further directions castigating the Government and made serious insinuation against their officers. After those directions propounded by Rekha Sharma, J., the other learned Judge, A.K. Sikri, J. approved the same by treating those directions and observations as "post script" and held that the directions issued by Rekha Sharma, J. would be deemed as directions of the Bench. Aggrieved by the conclusion and ultimate directions, D.D.A., Ministry of Urban Development and Poverty Alleviation, Ministry of Youth Affairs and Sports and Organizing Committee, Commonwealth Games filed the above appeals by way of special leave petitions. Dissatisfied with the conclusion of the Division Bench for not directing stay of the execution of any proposal or any fresh construction except Commonwealth Games Village and Metro Station contemplated on the river floodplain till the appropriate authority is constituted for regulating the floodplain, the writ petitioners have filed appeals by way of special leave petitions.

7) Heard Mr. G.E. Vahanvati, learned Attorney General for India, Mr. Gopal Subramaniam, learned Solicitor General of India, Mr. Parag P. Tripathi, learned Additional Solicitor General of India and Mr. T. Andhyarujina, learned senior counsel for Ministry of Youth Affairs & Sports, M/s. Sanjay Parikh and M.L. Lahoty, learned counsel for the contesting respondents in the appeals filed by the Government and for the appellants in Civil Appeals @ S.L.P.(C) Nos. 30112/08 and 6256/09.

CONTENTIONS BY BOTH SIDES:

8) The main contentions raised by Mr. G.E. Vahanvati, learned Attorney General for India and Mr. Gopal Subramaniam, learned Solicitor General of India are as follows:-

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

(i) Commonwealth Games Village (CGV) site was not situated either on a "riverbed" or on the "floodplain" of the Yamuna River.

(ii) Before proceeding with the formation of Commonwealth Games Village, NEERI reports of 1999 and 2005 were duly considered. NEERI, which is an expert and autonomous body, in its report of January 2008, categorically observed that site in question was not a "floodplain" or "riverbed".

(iii) Remedial measures suggested by Central Water Power Research Station (CWPRS) had been accepted by the Government and being carried out.

(iv) Commonwealth Games Village is located in Pocket III which is beyond the embankment. This Court, even in 2005, approved the construction of Akshardham Temple which is 1.7 Km. away from the river Yamuna in Pocket III area which is abutting the present site of construction.

(v) Based on the report of NEERI, change of land measuring 42.5 hectares in Pocket III was notified on 21.09.1999 and the petitioners have filed the Writ Petitions only in 2007. Hence, the same are liable to be dismissed on the ground of delay/laches.

9) In addition to the above submissions, Mr. Parag P. Tripathi, learned Additional Solicitor General of India and Mr. T. Andhyarujina, learned senior counsel for the Sports Authority highlighted that at each level Ministry of Environment and Forest (MoEF) discussed with the environmental authorities and there is no deviation or violation of the Masterplan or any other rules relating to ecology and environment, more particularly, in relation to river Yamuna.

10) M/s. Sanjay Parikh and M.L. Lahoty, learned counsel appearing for the contesting respondents herein/petitioners before the High Court submitted that NEERI reports in 1999 and 2005 does not permit the Government to proceed with any construction in the Commonwealth Games Village site and the subsequent report in 2008 was not acceptable in view of its earlier decision. They also submitted that inasmuch as the city of Delhi is wholly depending on Yamuna River, its "riverbed" and "floodplains" have to be protected. They further highlighted that the site selected for Commonwealth Games Village falls within the river zone wherein the construction activities cannot be carried out without looking into the matter and evaluation by experts like Dr. R.K. Pachauri, as directed by the High Court. They finally submitted that though they are not opposing the Commonwealth Games, they are more concerned about the ecology and environment of the people of Delhi. With regard to the Akshardham Temple and the order of this Court in 2005, it is stated that no elaborate study was conducted by any of the specialized agencies, hence, the said decision is not a binding precedent.

11) We considered the relevant materials, NEERI reports of 1999, 2005 and 2008, remedial measures suggested by CWPRS, MoEF and other specialized bodies as well as the rival contentions raised by either side.

12) Development Plan in Yamuna River Stretch:

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

a) From the materials placed by various specialized bodies we gather that the river Yamuna is an important natural feature of NCT, Delhi and a source of major water supply to the city. It draws its water from the upper reach of Yamunotri glacier and traverses a distance of about 400 Km before joining river Ganga at Allahabad. The river Yamuna in NCT, Delhi cuts through the city from the North to the South for a length of nearly 50 Km of which about 22 Km is within the urban stretch and the balance of about 28 km in the rural stretch. Over the last few decades the water quality in the river has deteriorated due to increased wastewater discharges from 18 major storm water drains and growing encroachments in the river bed area. Also, the ecosystems supporting migratory avifauna and ground water recharge are being continuously degraded and require immediate attention for conservation. Further, the aesthetic, recreational, and navigational potential of the river has not been harnessed in planning for development during the last three decades.

b) A number of development and other government agencies have proposed plans for integration of river Yamuna in the planning for development in NCT-Delhi.

c) Although these urban planning proposals have emphasized the integration of the river in the life of NCT- Delhi, the ecological role of the flood plains and its conservation imperatives, the land-water interface phenomena, and aesthetic, recreational and navigational potential have not been adequately emphasized in any of the development proposal.

d) River channelization, as proposed through various plans for the purposes of flood control, drainage improvement, maintenance of navigation, reduction of bank erosion etc. involve direct modification of the river channel. Conventional methods for channelization involve enlargement of the channel by widening and/or deepening to increase the channel capacity to carry the water that would have otherwise spread onto the floodplain. The principal consequences of channelization are physical and include disturbances to existing equilibrium in channel hydrology. The environmental impacts include reduction in the complexity of habitat by elimination of pools, riffles and non-uniformities in channel geometry; and downstream flooding and sedimentation. It is therefore necessary that the landscapes are comprehensively surveyed before planning for restoration/ renaturalization/ channelization of the river Yamuna.

e) The Delhi Development Authority, therefore, decided that an "Environmental Management Plan" for the stretch of the River Yamuna in NCT, Delhi be formulated with an overall objective of rejuvenation of the river. It retained NEERI in August 1998 to undertake this study. This document delineates the summary of the study providing recommendations after Initial Environmental Examination of the proposed activities in Phase I of DDA's River Front Development Plan. The IEE report delineates guidelines for development in the flood plains of 3 Km stretch between new railway bridge and proposed ILFS - NOIDA bridge through the study of existing situation in the flood plains and contiguous areas. The proposed DDA plan is examined for its conformance with the development guidelines. The areas of non-conformance are altered and the actions to be taken for easing the stress on Yamuna river from the activities in the contiguous areas delineated.

f) Due to guide bunds at ITO barrage, Bhairon Marg and Pantoon bridge besides the proposed New Rail Bridge for Mass Rapid Transit System between Nizamuddin bridge and New Rail Bridge the

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

waterway in this stretch from New Rail Bridge in the north upto proposed ILFS-NOIDA Link Bridge in the south is almost channelized and confined to a width of 550m.

g) The total flood plain area in this stretch between left and right banks is 490 ha. The dominant land use in these areas is agriculture and other land uses viz., vegetation, grasslands, settlements, a monument, horticulture, flyash deposition are also found.

h) The ambient air quality in the contiguous areas of river stretch is characterized by the concentrations of primary gaseous pollutants in the range: Suspended Particulate matter (SPM) 189-722 (Mg/m³), Sulphur dioxide (SO₂) 9.2-271 (Mg/m³) and Nitrogen Oxides (NO_x) 18-34 (Mg/m³) exceeding the CPCB standards for residential areas.

i) The existing water quality in this stretch of the river has very high values of BOD (19 mg/l) and COD (135 mg/l). The biological communities that have developed in the flood plains have characteristics of pollution tolerance and cleaning up. The vegetation on the flood plain area is characterized by grass lands, bushy and shrub vegetation, plantations and cultivation. The aquatic vegetation is very poor in this stretch due to degraded water quality of the river water. The species diversity has severely degraded resulting in existence of five species of Phytoplanktons and one species of Zooplankton only. The fish fauna in the river, available in monsoon and non monsoon seasons is the result of migrated fingerlings from the upstream, feeding on decayed vegetation from swampy areas on the bank.

j) Flood discharges and levels at different gauging stations in river Yamuna during 1978, 1988 and 1995 indicate that the discharge and levels decrease by about 6 and 5.7% respectively along the stretch in NCT-Delhi.

13) Delhi Administration even as early as on 29.03.1989, by virtue of powers conferred by sub-section (1) of Section 12 of the Delhi Development Act, 1957 read with the notification of the Government of India in the Ministry of Health Family Planning and Urban Development dated 14.02.1969, the Administrator of Union Territory of Delhi declared Yamuna River Front, as described in the Schedule as "Development Area" for the purpose of the said Act. Thereafter, several uses of reclaimed lands in Phase I of "River Yamuna" was considered and discussed in several meetings. As a result of various studies, two proposals/alternatives were submitted for consideration by CWPRS, Pune. Three Pockets which were identified are as under:

Pocket-1 Due to the site constraints and presently non- availability of site, it is proposed to be used mainly for public and S.P. recreational & parking purposes. The parking proposed will take care of the spill over of parking required for Pragati Maidan during the peak days, mainly for heavy vehicles.

Pocket-2 It is proposed to be used for recreational and public & semi-public district (convention centre) and office complex (GNTCD Offices), and race course etc. Pocket-3 It is proposed to be used for recreational and public and semi public uses.

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

This subject was considered in the Technical Committee Meeting held on 26.09.1995, wherein the following recommendations were made:-

"The proposal on the land to be reclaimed under phase-I along river Yamuna was discussed in detail and the Technical Committee suggested in view of Authority resolution on the subject, the broad land use pattern as worked out be placed before the next Authority meeting as an agenda item. Land use pattern once agreed by the Authority would be detailed out in house in consultation with Chief Engineer, Irrigation & Flood Deptt. Total land utilization plan could be worked out by holding National Competition taking into consideration the inputs from the on going studies."

Ultimately, a Resolution was passed with the following observations:-

(i) Presentation of the scheme be also made before the Ministry of Environment & Forests for possible funding by the Government of India under Yamuna Action Plan, specially with reference to the river bund and boulevard.

(ii) Planning activity for spiritual park, hotels & Convention Centre be immediately taken up after consultation with the Ministry along with action in parallel for completion of procedural formalities relating to change in land-use etc.

(iii) International competition be invited after receipt of necessary clearances from the Ministry.

14) As a follow-up action with regard to land use change for Pocket III, Phase I, Government of India, Ministry of Urban Affairs & Employment, Department of Urban Development (Delhi Division) addressed a letter dated 08.05.1997 to the Commissioner (Planning), Delhi Development Authority, Vikas Minar, New Delhi. In the said communication, the Ministry requested Delhi Development Authority to issue public notice inviting suggestions/objections in respect of approval of the Yamuna Committee for change of land use of Pocket III, Phase I. Pursuant to the same, Delhi Development Authority on 23.06.1997 issued public notice. It is relevant to mention the contents of the said notice:-

"DELHI DEVELOPMENT AUTHORITY

No. F.20(11)94-MP

Dated 23.06.1997

PUBLIC NOTICE

The following modifications which the Central Government proposes to make in the Master Plan/Zonal Plan for Delhi are hereby published for public information. Any person having any objections/suggestions with respect to the in writing to the Commissioner-cum-Secretary, Delhi

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi with a period of 30 days from the date of issue of this notice. The person making the objections/suggestions should also give his name and address. MODIFICATIONS "The land use of an area, measuring about 2.0 hec. falling in Zone 'C' (Civil Line Area), bounded by Sewerage Treatment Plant in the North and West, transmission site in the East and 'Recreational Area' in the South, is proposed to be changed from 'recreational' to 'Public and Semi Public facilities'.

"The land use of an area, measuring about 35 hec. falling in zone 'O' (River Yamuna) bounded by Railway line/proposed 'Recreational' (Green Belt) in the North, NH-2 proposed Recreational Green Belt, in the South, Noida Link Marginal Bund Road and proposed 'Recreational' (Green Belt) in the East and the River Yamuna in the West, is proposed to be changed from 'Agricultural and Water body' (A-4) to 'Public and Semi Public facilities'.

The plans indicating the proposed modification will be available for inspection at the office of the Joint Director, Master Plan Section, 6th Floor, Vikas Minar, I.P. Estate, New Delhi on all working days within the period referred above.

(V.M. BANSAL) COMMISSIONER-CUM-SECRETARY DELHI DEVELOPMENT AUTHORITY"

It is pointed out that certain comments have been received and all were duly considered. The Central Water Commission also conveyed the approval of the Yamuna Committee only for Pocket III out of Pockets I, II and III which were submitted by the Delhi Development Authority for consideration.

15) After considering all the materials, a Notification was issued on 21.09.1999 which reads as under:-

"GOVERNMENT OF INDIA MINISTRY OF URBAN AFFAIRS & EMPLOYMENT
DEPARTMENT OF URBAN DEVELOPMENT (DELHI DIVISION) Nirman Bhawan,
New Delhi Dated 21.09.1999 NOTIFICATION WHEREAS certain modification which
the Central Government proposes to make in the master plan for Delhi regarding the
areas mentioned hereunder were published with notice No. F.20(11)94-

MP dated 23.06.1997 in accordance with the provisions of Section 44 of the Delhi Development Act, 1956 (61 of 1957) inviting objections/suggestions as required by Sub-section (3) of Section 11A of the said Act, within thirty days from the date of the said notice.

2. WHEREAS 3 objections/suggestions were received with regard to the said modification.

3. AND WHEREAS the Initial Environmental Examination Study (Phase-I) Report has been submitted by National Environmental Engineering Research Institute (NEERI), Nagpur and based on which the Central government have decided to modify the Master Plan.

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

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

MODIFICATION Land use of an area measuring 42.5 hact. (105.0 acres) bounded by green buffer/Railway line in the North, green buffer/marginal bund in the East, green buffer/NH-24 in the South and proposed parking/camping site in the West falling in Zone 'O' (River Yamuna) Phase I, Pocket III is changed from 'agricultural and water body' (A-4) to public and semi public facilities.

(R.S. GUSAIN) Under Secretary to the Government of India" Pursuant to the same, Master Plan for Delhi 2001 was also modified and the following Notification was issued:-

"THE GAZETTE OF INDIA: EXTRAORDINARY [Part II-Sec 3(ii)] MINISTRY OF URBAN DEVELOPMENT (DELHI DIVISION) NOTIFICATION NEW DELHI, THE 18TH AUGUST, 2006 S.O. 1321 (E). - Whereas certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2001 regarding the area mentioned hereunder were published in the Gazette of India, Extraordinary, as Public Notice vide No. S.O. 273 (E) dated 2nd March, 2006 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1956 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice.

2. Whereas a number of objections/suggestions were received in response to the above stated public notice dated 2nd March, 2006 with regard to the proposed modifications and whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan-2001.

3. Now, therefore, in exercise of the powers conferred by Sub- section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi-2001 with effect from the date of Publication of this Notification in the Gazette of India.

Modification:

(i) The land use of an area of 16.5 hec in Pocket-III, Phase-I in Zone 'O' is changed as per following description:-

Location	Area in hec. (MPD- 2001)	Land Use	Land use Changed	Boundaries
Pocket-III	(i) 11.0 hec.	Agricultural and Water Body	Residential	East- Parking/Akshar Dham Temple
Phase-1	(ii) 5.5	Agricultural	Commercial/	West-45m wide

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

South -
Green/National
Highway 24
In Zone- '0'

hec.

and Water
Body

Hotel

embankment
road.
North-proposed
30m road.

[No. K-13011/25/2005-DD1B]

S. MUKHERJEE, Under Secy"

16) It is also brought to our notice that the Cabinet

Secretariat, Government of India issued an Office

Memorandum dated 24.08.2007 constituting a High Powered Committee for Yamuna River Development Authority. The said Office Memorandum reads as under:-

"No. 731/2/1/207-Cab-III Government of India Cabinet Secretariat Rashtrapati Bhawan New Delhi dated the 24th August, 2007 OFFICE MEMORANDUM Sub: Constitution of Yamuna River Development Authority As approved by the Prime Minister, it has been decided to constitute a High Powered Committee for Yamuna River Development Chaired by the Lt. Governor, Govt. of NCT Delhi with the Chief Minister of Delhi as Vice-Chair. The composition of the High Powered Committee would be as follows:-

- | | | |
|----|--------------------------------------|------------------|
| 1) | Lt. Governor, Delhi | Chairperson |
| 2) | Chief Minsiter, Delhi | Vice Chairperson |
| 3) | Secretary, M/o Urban Development | Member |
| 4) | Secretary, M/o Environment & Forests | Member |

- | | | |
|----|--|--------|
| e) | Secretary, Ministry of Water Resources | Member |
| 6) | Chief Secretary, GNCT of Delhi | Member |

7) Pr. Secy, Urban Development, GNCT of Delhi Member

8) CEO, Delhi Jal Board Member

9) Vice Chairman, DDA Member

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

2. The terms of reference of the High Powered Committee shall be as follows:

- a) Commission studies on different aspects of the development of the river, viz., hydrology, ecology, environmental pollution, sustainable use of the river front, etc., to feed into the policy frame work.
- b) Develop a policy framework and prepare an integrated plan addressing issues of both quantity in terms of river flow and quality in the Yamuna River.
- c) Develop an operational plan for implementation of the river action Programme.
- d) Effect intersectoral coordination for planning and implementation until such time a statutory arrangement is in place.
- e) Suggest the design for statutory framework.

3. The committee would be free to co-opt expert members as felt by the Committee.

4. The committee would submit a three monthly report on action to the Prime Minister's Office through the Cabinet Secretary.

(Rajive Kumar) Joint Secretary to the Government of India"

17) It is also brought to our notice that at the request of the Chief Engineer (SEZ), Delhi Development Authority, New Delhi, regarding environmental issues of Commonwealth Games Village, Dr. R. K. Pachauri has consented to head the panel to monitor the on-going construction at Commonwealth Games Village site. The acceptance letter finds place at Page 364, Volume-II of the paperback.

18) The above materials as projected and demonstrated by learned Attorney General and Solicitor General clearly show that, at every stage, ecological integrity of the river, the concept of "riverbed", "floodplain" and "river zone" were duly considered. It also reveals that the expert bodies like NEERI and CWPRS were duly consulted and based on their expert opinion the land under Pocket III alone was reclassified and Master Plan Delhi 2001 was also suitably amended.

19) Now, let us consider the objections and contentions raised by Mr. Sanjay Parikh with regard to NEERI report and subsequent changes such as classification of Pocket III and modification in Master Plan Delhi 2001. It is his grievance that though in the reports submitted in 1999 and 2005, NEERI has not specifically permitted the Government or the DDA to use the land in question for any other activities, but in January, 2008 it has changed its view in order to suit the convenience of the organizers of the CGV. In the light of the persistent claim made by Mr. Sanjay Parikh, we have carefully verified the reports submitted by NEERI in 1999, 2005 as well as in 2008. In order to understand the reports of NEERI and other expert bodies, it is to be noted that the site selected for CGV falls in Khasra Nos. 48, 49, 51, 52, 57, 58, 59, 60, 61, 63 and 64 of Mauza Chiraga Zanubi. It is located in Pocket-III and 1.2 kms away from Yamuna river. It is not in dispute that the site located is

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

adjacent to Akshardham Temple which had been approved by this Court in the order dated 12.01.2005 in Writ Petition No. 353 of 2004 which we will discuss in the later part of the judgment. In 1999 report, NEERI has suggested that the area beyond the bund is to be reclaimed for development and construction. It was brought to the notice of the High Court and highlighted before us that water recharge pond as suggested in the report had not been disturbed or damaged.

20) Learned Solicitor General of India has clarified that NEERI report of 1999 as well as 2005 are silent about Akshardham construction bund constructed in 2002 and the area marked in 2003 for CGV. In those circumstances, it was pointed out that the general guidelines provided by NEERI in 2005 are subject to what has been specifically approved. It speaks about the general guidelines for development of riverbed. Though in the NEERI report 2005, it was observed that no residential or industrial facilities requiring permanent structure should be provided on the riverbed, the learned Solicitor General of India pointed out that the NEERI report of 2008 clearly takes note of the fact that the final report submitted by it in October, 2005 did not assess the embankment within Akshardham bund which had come into existence later as it was not part of the original study carried out by NEERI in the year 1999. It is relevant to mention that after taking note of the embankment, it clearly observed that the area does not form part of the "floodplain". The same reads as under:

"Given the definition of the project area, as considered by MoEF in its clearance letter dated 29th March, 2007, the boundaries of Yamuna River, which were considered in the earlier NEERI report, were demarcated by East and west bank bunds, whereas now the river, post 2002, has new boundaries in the project region, i.e. 45 m wide and about 1 Km long (Stretching between New Railway Bridge and Nizamuddin road bridge) newly constructed bund in East and original bund in West. The reclaimed area, Pocket III is deemed to be no more a part of the flood plain zone by the Akshardham bund and MoEF has in principle approved the bund."

(Emphasis supplied)

21) In January, 2008, NEERI submitted a report after considering the earlier reports and various relevant materials supplied by MoEF and analyzing Environmental Impact Assessment Study of CGV site and with the assistance of Central Water Commission, Ministry of Urban Development, Environmental Management Plan for Rejuvenation of River Yamuna. The said report was based on relevant materials and by way of scientific study. It is useful to refer the relevant part of the report.

"Commonwealth Games Village Complex by Delhi Development Authority in Pocket III of Sub-Zone 6 of Yamuna River Introduction India will be hosting the prestigious Commonwealth Games 2010 in the City of Delhi. For the accommodation of the sports persons and the officials of various countries, DDA has proposed to create a Commonwealth Games Village (CGV) complex in Pocket III of Sub Zone 6 of Yamuna River.

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

The village complex is designed to provide accommodation for a maximum 10,000 persons (during and post commonwealth games 2010). It will also provide other facilities like parking, swimming pools, athletic tracts, police station, water and wastewater treatment plants, electrical substation and metro rail station. To provide the safety of Pocket III, against any flood of the highest magnitude, DDA has constructed an embankment having top width of 20m and a bottom width of 45m connecting the new railway bridge and NH-24 Bridge.

Problem Statement DDA requested NEERI's opinion through letter no. CE(SEZ)7(213)07/113 dated 14/01/08 on three aspects given below:

- a. It is correct that the land where Commonwealth Games Village is being constructed is not a part of the Yamuna Flood Plain, more so after the construction of embankment (Akshardham Bund).
- b. Whether after compliance of the conditions imposed by the MoEF, while according environmental clearance of the Commonwealth Games Village, is there any threat of environmental degradation/loss of ground water recharge.
- c. Whether any further additional abatement/mitigation measures are required to be taken.

Background NEERI submitted a report titled "Initial Environmental Examination of Development Plan in Yamuna River Stretch between Railway Bridge and Proposed ILFS Bridge" during January 1999. Figure 1 presents the proposed landuse for riverbed development in Pocket III as recommended in the report. Block 10 (15 hec.) and 11 (27.5 hec.) was recommended for public/semi public use. Block 12 was recommended as parking area. Block 13 (16.5 hec.) was recommended for campsite, which was expected to be open to the river front and Block 14 was recommended for groundwater recharge pond, to be filled up by Yamuna River water. Block 15 was recommended as wooden community to enhance terrestrial biodiversity. NEERI further submitted a complete rejuvenation plan for River Yamuna in NCT in April 2000. Various central and state government ministries and departments reviewed this report. Based on the comments and observations NEERI submitted the final report in October, 2005. However, NEERI report did not assess any embankment (Akshardham bund), which came into existence by that time, as it was not part of the original study.

NEERI's Assessment DDA has proposed the development of CGV in Pocket III Block of Subzone 6 of the Yamuna River. From the historical development of Pocket III, we have the following details:

1. The Ministry of Water Resources, which is the supreme authority for giving permission to any activity in India pertaining to water bodies, etc., has given clearance for reclamation of Pocket III for the development (vide Noting No 16/1/YC/97/EM-1/376-88, dated 28th May, 1997, Item 56.2.1 of Flood Management-I Dte, Central Water Commission, Government of India).
2. The Gazette Notification dated August 18, 2006 by Government of India, Ministry of Urban Development, has notified the modified Master Plan for Delhi indicating landuse for 16.5 ha in Pocket III, Phase I in Zone "O" as follows.

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

7 Pocket III (area 11 ha) changed landuse-Residential 7 Phase I in Zone "O" (area 5.5 ha), changed landuse-

Commercial/hotel.

In this notification, the boundaries indicated for this pocket are Parking/Akshardham Temple in East, Green/National Highway 24 in South, 45 m wide embankment road in West and Proposed 30 m road in North.

3. For the proposed CGV in this pocket, environmental clearance has been obtained by DDA from MoEF by submitting necessary documents. The documents included a report titled "Environmental Impact Assessment study of Commonwealth Games Village" prepared by M/s. EQMS India Pvt. Ltd. Delhi on behalf of DDA. MoEF granted environmental clearance to the project vide its letter dated Dec 14, 2006 subject to specific conditions under development/construction phase, operation phase and general conditions. The Ministry also sought clarification on upstream flooding and further directed DDA to conduct a study (vide its letter dated Jan 22, 2007). DDA engaged Central Water and Power Research Station (CWPRS), Pune for the study on "Hydraulic Model Studies for Assessing the Effect of Akshardham Bund on the Flow Conditions in the River Yamuna at Delhi" and submitted that report to MoEF in March 2007. The CWPRS study indicated that the bund would cause insignificant flood problem in the upstream as well as in the region of the bund. The study indicated that a free board of 2.2 m would be available as the top elevation of this embankment is 208.3 m above MSL, whereas the highest water level for severest flood, with magnitude of 12,750 cum/s, is estimated as 206.1 m above MSL. These ensure the complete safety of Pocket III against any flood. On submission of this report, MoEF emended its environmental clearance letter of 14/12/2006 and issued an amended letter on March 29, 2007. This letter mentions the total project domain and directed DDA to undertake mitigation/abatement measures, as identified by CWPRS. MoEF further directed DDA to comply with the following conditions.

7 To raise and strengthen the embankments along the river in the UT of Delhi, to cater safely for a discharge of 9,910 cum/s and also to check that the embankment is not over topped, in case the discharge increases to 12,750 cum/s.

7 Strengthen the existing embankments and guide bund, up to a minimum free board of 1.8 m. The guide bund should also be strengthened to check flood discharge of 12,750 cum/s.

7 In order to protect the Akshardham Bund, the left upstream guide bund of Nizamuddin road bridge, the left downstream of Nizamuddin Railway Bridge and the right bank between Nizamuddin Railway Bridge, Nizamuddin road bridge, provide a layer of stone crates of 1.0m x 1.0m x 0.85m on the sloping portion as well as an apron over geofabric filter shall be laid. On the rear side of the bunds, turfing shall protect the slope.

NEERI reviewed the above-mentioned reports and necessary documents supplied by DDA. NEERI did not do any further study. NEERI has the following observations: a. Given the definition of the project area, as considered by MoEF in its clearance letter dt 29 March, 2007, the boundaries of

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

Yamuna River, which were considered in the earlier NEERI report, were demarcated by East and West bank bunds, whereas now the river, post 2002, has new boundaries in the project region, i.e. 45m wide and about 1 km long (stretching between New Railway Bridge and Nizamuddin road bridge) newly constructed bund in East and original bund in West. The reclaimed area, Pocket III, is deemed to be no more a part of the flood plain zone by the Akshardham Bund and MoEF has in principle approved the bund.

b. The mitigation measures prescribed by MoEF in its clearance letter dated 14 December, 2006, if implemented, should be adequate for environmental safeguards. The concern about groundwater recharge in this region can be addressed by creating an appropriate water body in the project area. Therefore, a detailed action plan including artificial recharge for the same should be formulated to avoid any depletion in the groundwater level.

c. A monitoring committee should be constituted to review periodically the post project environmental quality. The committee should guide DDA on mitigation measures."

22) We have already referred to the notification of the Delhi Administration dated 29.03.1989 declaring Yamuna River Front as "Development Area" for the purpose of Delhi Development Act, 1957. After due deliberations and various studies, three pockets were identified and submitted to CWPRS, Pune. Based on its report, the matter was discussed with NEERI and finally the DDA after hearing public objections/suggestions in respect of change of land use of Pocket-III Phase-I issued a notification in the Gazette of the Government of India on 21.09.1999. The said notification makes it clear that land use of an area measuring 42.5 hectares (105.0 acres) bounded by green buffer/railway line in the north, green buffer/marginal bund in the east, green buffer/NH-24 in the south and proposed parking/camping site in the west is changed from "agricultural and water body" to "public and semi-public facilities". In addition to the same, Government of India, Ministry of Urban Development also issued a notification modifying the land use from "agricultural and water body" to "public and semi-public facilities". Based on the above materials, a High-Powered Committee for Yamuna River Development Authority was constituted with the approval of the Prime Minister by the Cabinet Secretariat on 24.08.2007 consisting of the Lt. Governor, Government of NCT as Chairperson, Chief Minister, Delhi as Vice-chairperson and Secretaries of Urban Development, Environment and Forests, Ministry of Water Resources, Chief Secretary, GNCT of Delhi, Principal Secretary, Urban Development, GNCT of Delhi, Chief Executive Officer, Delhi Jal Board, Vice Chairman, DDA as Members to go into the aspects of development of the river, ecology, environmental pollution, sustainable use of river front and quality of water in the Yamuna river. We were told that the said Committee in association with Dr. R.K. Pachauri is monitoring the ongoing construction of CGV. In such circumstances, we are unable to accept the contention of Mr. Sanjay Parikh. We are equally of the view that the High Court is not justified in making comments on the NEERI report presented in January, 2008.

23) It is brought to our notice that during the course of hearing in view of certain doubts raised by counsel for the petitioner before the High Court, NEERI filed an affidavit dated 29.01.2008 wherein it clarified the entire aspects and asserted that the site in question is not even "floodplain" much less a "riverbed". It is also pointed out in its report that 85% of the land at the present site is being used

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

for recreational purposes and 15% for development purposes (including residential and commercial). We have already pointed out that the present site falls within Pocket-III, the NEERI and Yamuna Standing Committee gave clearance only for development of Pocket-III.

24) Though there is no statutory definition for "riverbed" and "floodplain" from the statute, the dictionary meaning of the same is as under:

"Riverbed" has been defined as the area over which the river flows. In the Thames Conservators Case [1897] 2 QB 335 at 337 it was held that the word riverbed denotes that portion of the river which in the ordinary or regular course of nature is covered by the waters of the river.

The "bed of the river" was defined as the area covered by the river and is the space sub-adjacent to the river over which it flows between the banks. It is the space between the banks occupied by the river at its fullest flow.

The Black's Law Dictionary, 6th Edition (Pg 154) describes a river bed as the hollow channel of a water course; the depression between the banks worn by the regular and usual flow of water; The land which is covered by the water in its ordinary low stage; The area extending between the opposing banks measured from the foot of the bank from the top of the water at its ordinary stage.

P. Ramanatha Aiyer's Advanced Law Lexicon, Volume 4, 2005 Edition (Pg. 4157-4158) has described the bed of a river as the space contained between the banks; river bank in turn has been defined in the same law lexicon as the boundaries of a river throughout its width when the water flows to its maximum quantity.

"Floodplain" - Land adjacent to rivers, which, because of its level topography, floods when river overflows. [Black's Law dictionary, 6th Edn., p.641] It is also been defined as 'a low, flat area in either side of a river that can accommodate large amounts of water during a flood, lessening flood damage further downstream' [Fredd Michaels, 'Dictionary of Environment Studies'] In view of the literal meaning and in the light of the clarification by NEERI in their affidavit dated 29.01.2008, the site in question is neither a "floodplain" nor a "riverbed", hence contrary arguments of the writ petitioners before the High Court and in this Court and the ultimate conclusion of the Division Bench for appointment of a fresh Committee cannot be sustained.

25) AKSHARDHAM TEMPLE:

We have already pointed out and in fact not in dispute that the present CGV site is situated adjoining to Akshardham temple. When land was allotted for construction of Akshardham Temple, U.P. State Employees Confederation and Anr. filed Writ Petition No. 353 of 2004 before this Court under Article 32 of the Constitution of India. At the relevant time, the land was in the hands of the State of U.P. The petitioners therein also challenged the allotment of the said land by the DDA to the third respondent (Akshardham) on the ground that the same would adversely affect recharging of

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

underground water and the allotment is contrary to the land user as declared in the development plan. It was also objected by the State of U.P. that the land allotted to the third respondent on the condition that there shall be no construction in the land in question and the first respondent (UP Government) has not put up any construction but is developing the same as a green belt and there is no violation of the terms of allotment. On behalf of the DDA, it was stated that the construction that was being put up by the third respondent is in accordance with the sanctioned plan and the same is nearly 1700 metres away from the Yamuna River bank. It was also placed before this Court that the construction there on was permitted after obtaining the opinion of the Central Water Commission and NEERI which is an autonomous body. Accepting the above statements, supported by the report of NEERI and in terms of sanctioned plan approved by the DDA, this Court declined to entertain the writ petition and dismissed the same. After hearing all the parties, the said order was passed on 12.01.2005. The reading of the order of this Court makes it clear that the present CGV site and the site allotted for Akshardham temple form part of the same area and both are adjacent to each other. It is also clear that on perusal of the sanctioned plan by the DDA and opinion of the Central Water Commission as well as NEERI, this Court rejected the contention of the petitioner therein by dismissing their writ petition. In the light of the reasoned order by this Court, it is unfortunate that the High Court has commented that the said decision is not a binding decision and not applicable to the case on hand.

26) Delay/Laches:

Now, let us consider whether the writ petitions filed in the High Court in the year 2007 is justifiable and ought to have been dismissed on the ground of delay/laches. Though an objection was raised by all the official respondents before the High Court about the inordinate delay in filing the writ petitions by the petitioners, the said aspect was not either adverted to or considered by the Division Bench. We have already referred to the fact that the site in question was changed to "public and semi-public" way back on 21.9.1999. Before re-classifying the site, the DDA and the concerned authorities issued public notice calling for objections/suggestions. The particulars furnished by the official bodies clearly show that after getting the suggestions from the public change of land use for the site falling in zone 'O' was changed on 21.9.1999 from "agricultural and water body" to "public and semi-public" purpose. Apart from this, the decision of hosting the Commonwealth Games at Commonwealth Games Village site was taken in 2003. The Department also issued a Global Tender process for Public Private Partnership ("PPP") participation in the residential portion of the Commonwealth Games project which was floated in December 2006 and was completed in June 2007. Apart from these materials, it was also highlighted before the High Court as well as before this Court to the effect that Environmental Clearance was granted on 14.12.2006 permitting permanent structures on the site after taking into consideration that the MoEF had stated "since environmental significance and public open space amenity of the river flood plain should be recognized, it was urged that the concerned authorities (DDA) that an extension of similar development in the area between Yamuna and its flood protection bunds must not be proposed without due environmental planning and prior environmental clearance." It was highlighted that in the light of the suggestions of Ministry of Environment and Forests, studies were carried out and after completion of such studies permanent structures were permitted to be constructed on the site in April 2007. Unfortunately, the High Court has lost sight with regard to these material aspects. In *Narmada*

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

Bachao Andolan vs. Union of India, (2000) 10 SCC 664 para 229, this Court has held that the PIL should be thrown out at the threshold if it is challenged after the commencement of execution of the project. It was also held that no relief should be given to persons who approach the Court without reasonable explanation under Articles 226 and 32 after inordinate delay. We reiterate that the delay rules apply to PILs also and if there is no proper explanation for the delay, PILs are liable to be summarily dismissed on account of delay. In the case on hand, it is not in dispute that both the petitioners though claiming that they are very much conversant with environment and ecology, approached the High Court only in the middle of 2007, hence on the ground of delay and laches, the writ petitions were liable to be dismissed.

27) In view of our discussion, the conclusion of the High Court that whether present construction is on the "riverbed" or "floodplain" requires further consideration of an Expert Committee cannot be sustained. In view of the abundant materials, which we discussed above, there is no ground for consideration by another Expert Committee, when admittedly the High Powered Committee with the assistance of Dr. Pachauri is monitoring the entire work. As pointed out earlier, the observation of the High Court about the decision of this Court in respect of Akshardham temple stating that the same is not a binding precedent is also not acceptable. We have already pointed out that before rejecting the writ petition filed by the U.P. State Employees Confederation and Ors., this Court, based on the sanctioned plan and noting the distance between Yamuna river and the site in question (Akshardham Temple) is nearly 1700 metres and taking note of the fact that the construction thereon was permitted after obtaining opinion of the Central Water Commission and NEERI which is an autonomous body, dismissed the said writ petition. Inasmuch as the present CGV site is adjacent to Akshardham Temple, the earlier decision of this Court with reference to Akshardham Temple cannot be ignored, on the other hand, the same is applicable to CGV site also.

28) In the light of the above discussion, the following conclusions would emerge:

(a) In view of notification in the Gazette of the Government of India dated 21.09.1999 relating to change of land use and to the fact that the site in question for the construction of CGV had been chosen and widely published way back in the year 2003 itself, the writ petitions which were filed before the High Court of Delhi only in the year 2007, in the absence of proper explanation, the High Court ought not to have probed the matter at this juncture.

(b) On a conjoint reading of NEERI reports 1999, 2005 and January, 2008 coupled with its assertion in the form of an affidavit dated 29.01.2008 clearly show that the CGV site is not either on a "riverbed" or on the "floodplain" of the Yamuna river.

(c) The decision of expert and autonomous body - NEERI supported by materials placed by other bodies such as CWPRS and MoEF, the same cannot be lightly interfered with by the Court without adequate contra materials.

(d) After due deliberations by the DDA with other departments including the Yamuna Committee and pursuant to the elaborate discussion on 10.11.1997 itself, 35 hectares of land were recommended for change of land use and the same was approved (Pocket-III) on 21.09.1999 for "public and

D.D.A vs Rajendra Singh & Ors on 30 July, 2009

semi-public purpose".

(e) Before change of the land use, the authority concerned issued public notice, heard objections/suggestions and in consultation with expert bodies such as NEERI, CWPRS and MoEF, approved the said proposal and permitted the DDA to use the area covered under Pocket- III for "public and semi-public purpose".

(f) The observation and conclusion of the High Court that the site in question is on a "riverbed" cannot be sustained. The High Court disregarded and ignored material scientific literature and the opinion of experts and scientific bodies which have categorically held that the CGV site is neither located on a "riverbed" nor on the "floodplain". Further, in view of the change of the land use which was approved way back in 1997 by the Yamuna Committee and by NEERI permitting the DDA to use Pocket-III for "public and semi-public purpose", the contrary conclusion arrived at by the High Court is liable to be set aside.

(g) Inasmuch as Akshardham Temple site is adjacent to CGV site, the decision of this Court dated 12.01.2005 in Writ Petition (C) No. 353 of 2004 has bearing on the issue and it is a binding precedent for all purposes.

(h) The direction of the Division Bench for formation of a fresh Committee by the Government to examine and monitor the construction carried out by the DMRC is also liable to be set aside. However, as assured by the Attorney General for India, the Committee approved by the Prime Minister of India consisting of Lt. Governor of Delhi as Chairperson, Chief Minister of Delhi as Vice-chairperson and other members who are all representing various departments should monitor the entire activities in association with Dr. R.K. Pachauri.

(i) In view of our conclusion, the DDA and other authorities are free to proceed with the work at CGV site.

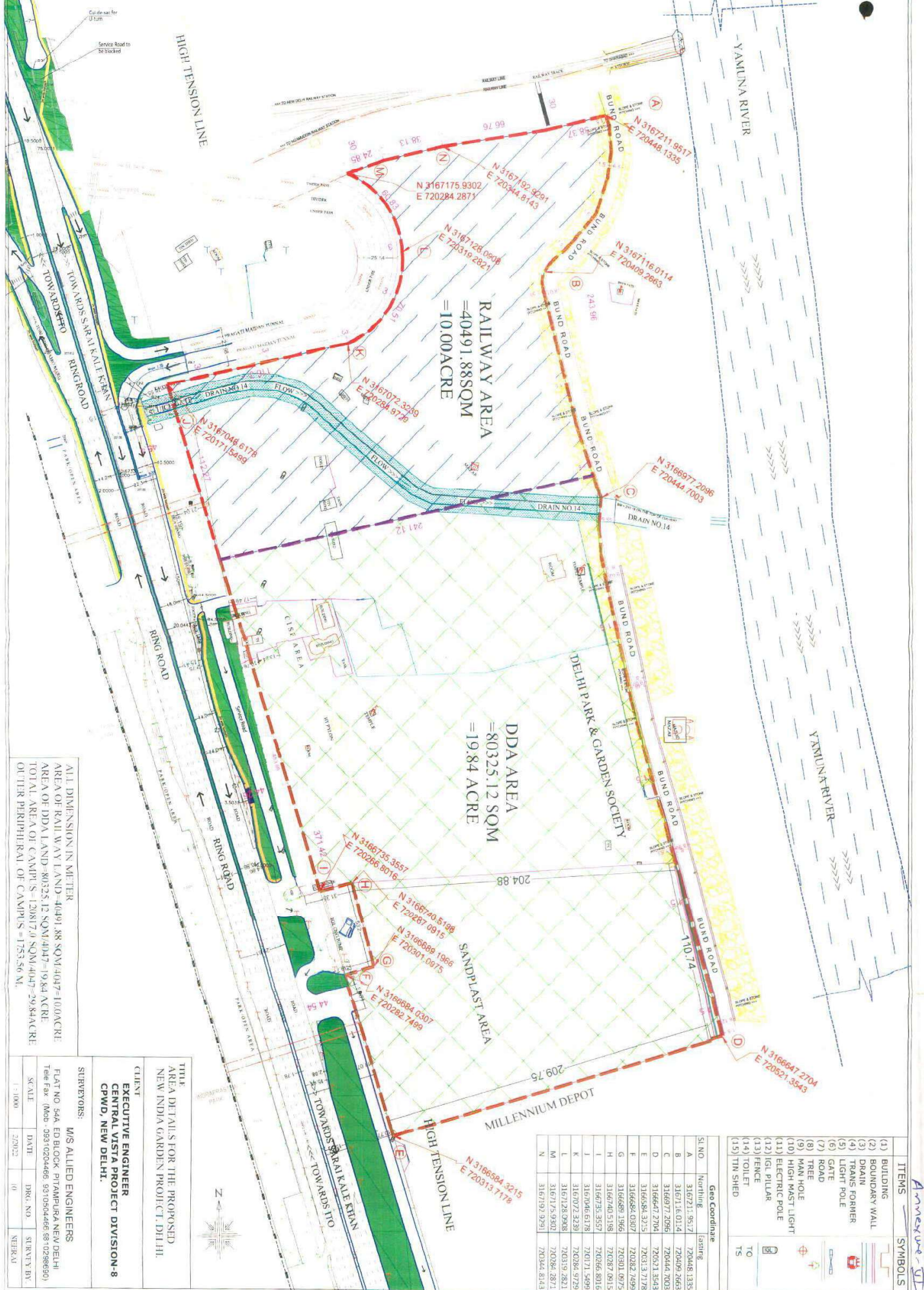
29) With the above directions and observations, we set aside the common judgment and order of the Delhi High Court dated 03.11.2008 in W.P. (C) Nos. 6729 and 7506 of 2007. Consequently, Civil Appeal Nos.4866-4867, 4868, 4872-73, 4875-4876 & 4870-4871 of 2009 arising out of S.L.P. (C) Nos. 29055-29056 of 2008, 30075 of 2008, 4408-4409 of 2009, 6029-6030 of 2009 and 31123-24 of 2008 are allowed on the above terms and Civil Appeal Nos. 4869 & 4874 of 2009 arising out of S.L.P. (C) Nos. 30112 of 2008 and 6256 of 2009 are dismissed. No order as to costs.

.....CJI.

(K.G. BALAKRISHNAN)J.

(P. SATHASIVAM)J.

(B.S. CHAUHAN) NEW DELHI;





दिल्ली विकास प्राधिकरण
मुख्य योजना विभाग
छठी मंज़िल, विकास मीनार
आई. पी. इस्टेट, नई दिल्ली-110002
फोन नं: 011-23370507

संख्या: PLG/MP/0176/2022/F-3/
-O/o DY DIRECTOR (PLG)MP AND DC/27
Comp. No. : 28383

दिनांक: 22.02.2022

To,
✓ Chief Engineer (Central Vista Zone),
Central Public Works Department,
Room No. 7-B, E-Wing, Nirmal Bhawan,
New Delhi- 110011

अधी.अभि., से..वि. परियोजना परि.-04
डायरी नं०.....१५.....
दिनांक.....०७-०३-२०२२.....
विद्युत भवन, नई दिल्ली-110001

Sub.: Construction of 'Nav Bharat Udyan- a part of AMRUT Bio-Diversity Park' on west bank of Yamuna River at village Indraprastha near Pragati Maidan Power Station-1, Pragati Maidan, New Delhi.

Ref.: File No. 54(4)/CE/CVPZ/NIG/21-22/191 dated 07.12.2021.

Sir,

This is with reference to the above mentioned subject and reference which is regarding "permission for erection of National Memorial (Iconic Structure) in 'Nav Bharat Udyan- a part of AMRUT Bio-Diversity Park' on west bank of Yamuna River".

In this regard, I am directed to convey that the following provisions are stipulated in Master Plan for Delhi - 2021: (Relevant Extracts of MPD-2021 are annexed)

1. As per Table 9.4: Permission of Use Premises in Sub Use Zones of Chapter 9, National Memorial and Bio-Diversity Park are permissible activities in City Park and District Park.
2. Para 9.7 of Chapter 9 stipulates the activities and development control norms w.r.t. Bio-diversity Parks.
3. As per Sr. no. 1. of General Notes under Sub-clause 8(3) Regulations for Building Controls within Use Premises of Chapter 17 "Where development controls are not stipulated for any use premise, the same can be formulated by the Authority."
4. Notes under Table 17.1 at Sr. No. (iv) stipulates that "The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances."

In view of above, the proposal for "Construction of 'Nav Bharat Udyan- a part of AMRUT Bio-Diversity Park' on west bank of Yamuna River at village Indraprastha near Pragati Maidan Power Station-1, Pragati Maidan, New Delhi" needs to be brought up by Central Public Works Department in the form of Technical Committee agenda (in prescribed format) and submit the same to DDA for its consideration in Technical Committee.

This issues with the approval of the Competent Authority.

Encl.: As above.

भवदीय

शिखा भार्गव
22/02/2022
(शिखा भार्गव)

उप निदेशक (यो.) मुख्य योजना एवं विकास नियंत्रण

LDC
Copy to
GE/CVPZ
A-21/3/22
Pl send to CE, CVPZ-2
Steno
2803

MPD-2021 modified upto 30/06/2021

Table 9.4: Permission of Use Premises in Sub Use Zones

S. No.	Use Zone	Activities Permitted
1.	Green Belt	Forest, Agriculture use, Vegetation belt, Dairy Farms, Piggeries, Poultry farms, ¹ [Low Density Residential Areas], Wild life sanctuary, Bird sanctuary, Biodiversity Park, Veterinary Centre, Police Post, Fire Post, Smriti Van, Plant Nursery, Orchard, Area for water-harvesting, Floriculture farm, Open Playground, Agro forestry, Amenity structures (List given in note). Existing village Abadis, already Regularised Unauthorised colonies and already approved Motels may continue ² [subject to development control as per the provisions in Table 5.1 and Clause in Chapter 5].
2.	Regional Park	Ridge, Residential Flat (For watch & ward), Picnic Hut, Park, Shooting Range, ³ [Bio-diversity Park], Zoological Garden, Bird Sanctuary, Botanical Garden, Local Government Office (Maintenance), Open Air Theatre, Police Post, Fire Post, Orchard, Plant Nursery and Forest. Approved Farm Houses sanctioned prior to 01.08.90 ⁴ [which are subsequently approved by ⁵ [concerned authority] as per the policy applicable for regularisation of the existing farm houses subject to necessary clearances from the Central Empowered Committee of Supreme Court and the Ridge Management Board of GNCTD are allowed.]
3.	City park	Aqua park/water sports park, Arboretum, ⁶ [Bio-diversity Park], Botanical Garden, National Memorial (approved by Cabinet/ Govt. of India), Amphitheatre, Open Playground, Aquarium, Other activities same as permitted in District Park. 30% of the area shall be developed with plantation of native species.
4.	District Park	District Park, Theme park, ⁷ [Bio-diversity Park], Recreational Club, National Memorial, Open-air food court, Children Park, Orchard, Plant Nursery, Area for water harvesting, Archaeological Park, Specialized Park, Amusement Park, Children Traffic Park, Sports activity, Playground, Amenity structures.

Modified vide S.O. 1199(E) dated 10-05-2013
¹ Added vide S.O. 2555(E) dated 26-10-2012
² Added vide S.O. 2532 (E) dated 19-10-2012
³ Modified vide S.O. 1199(E) dated 10-05-2013
⁴ Modified vide S.O. 3173(E) dated 12-12-2014
⁵ Added vide S.O. 2532 (E) dated 19-10-2012

MPD-2021 modified upto 30/06/2021

		<p>Restaurant in a District Park having an area above 25 Ha. subject to following:</p> <ol style="list-style-type: none"> Area of the restaurant plot shall not be more than 0.8 Ha or 1% of the District Park, whichever is less. Restaurant plot shall have no physical segregation from the rest of the District Park area. The building shall be a single storey structure with max. FAR of 5 and height not more than 4m. without any residential facility and to harmonize with the surroundings. In case there is no parking lot in the vicinity, parking should be provided at a reasonable distance from the restaurants. Parking area should not form part of the restaurant complex / greens. 30% of the area shall be developed as dense plantation.
5.	Community Park	Park, Children Park, Open-air food court, Playground etc.
6.	Multipurpose Ground	Public meeting ground, Public address podium, Social functions, Soft drink and snack stalls etc.

Notes:

- The following amenity structures are permissible in the above use premises except in Central Vista and Heritage areas: Toilet blocks, Pump Room, Electric Room, Guard Room, Equipment Room,
- Interpretation Centre and Administrative office is permissible only in Heritage Areas.
- ¹[iii] Multi-gyms would be permissible in parks having an area of one ha. and would have built-up area upto 225 sq.m.]

2.5.7 BIO-DIVERSITY PARK

The activities and development control norms permitted in Bio-diversity Parks are as under:

- Orchards, Specialized Parks like Butterfly Parks, Fernarium etc. Facilities for Flora & Fauna, Water Harvesting Structures, Open Air-Theatre, Food courts, Scientific Laboratories, Interpretation Centre, Administrative Office, Camping Site, Amenity Structures - Toilet Block, Pump Room, Electric Room, Guard Room and Equipment Room.
- Maximum Permissible Area of built structures shall be 0.5% of Biodiversity Park area or 10000 sqm., whichever is less.
- Building within the Bio-diversity parks would be restricted to 2 storeys with a maximum height of 12 m for sloping roof structures and should meet "green building" criteria (Griha 4 star rating).
- Parking may be provided in the lots of 20 to 25 ECS at different locations, as per requirement.]

¹ Added vide S.O. 2890(E) dated 23-09-2013

² Added vide S.O. 2532 (E) dated 19-10-2012

MPD-2021 modified upto 30/06/2021

8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES

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

General Notes:

1. Where development controls are not stipulated for any use premise, the same can be formulated by the Authority.
2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR. ¹[In case of the buildings with 25 m. and more height in all use-zones, Technical Committee of MPD may permit the following in special circumstances:
 - a) In case of provision of stack-parking in stilt floor or basements, minimum height should be 2.5 m.
 - b) Inter-mittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned but not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc. The height of Service floor in the building shall be limited to 1.8 m.]
3. If the building is constructed with stilt area of non-habitable height (2.4 mts) and is proposed to be used for parking, landscaping, etc. the stilt floor need not be included in FAR.
4. Wherever the building regulations are given for different categories of plots, the area covered and the floor area shall in no case be less than the permissible covered area and floor area respectively for the largest size of plot in the lower category.
5. ²[In case of all the plots of size 1000 sqm. and above, except 'Residential Plot - Plotted Housing', atrium will be permitted with stipulations - Maximum 10% additional ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR.]

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

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

MPD-2021 modified upto 30/06/2021

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

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

Note:

- In case the permissible coverage is not achieved with the above given setbacks, the setbacks of the preceding category may be ²[allowed]. ³[...]
- The setbacks are subject to requirements of height and ventilation as per building byelaws. ³[...]
- In case a layout is sanctioned with more than the minimum prescribed setbacks, the same shall be followed in the sanction of the building plans.

¹ Added vide S.O. 1914 (E) dated 14-07-2015² Modified vide S.O. 1914 (E) dated 14-07-2015³ Deleted vide S.O. 4614 (E) dated 24-12-2019.

MPD-2021 modified upto 30/06/2021

- iv. The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.
- v. ESS wherever required to be provided within the plot, is allowed by shifting of side / rear setbacks. ¹[...]

8(4) PARKING STANDARDS

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

Table 17.2: Parking Standards

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

²[Notes:

- * Additional parking may be created within integrated schemes only as paid, shared parking facilities accessible to general public at all times.
- * * Planned commercial centres may be developed / redeveloped as per integrated schemes, in which mixed use component may be introduced along with comprehensive PMD plans, feeder systems, public spaces, etc. In such cases, parking norms may be rationalized and ECS norms for mixed use may be applied subject to approval of Technical Committee of DDA. Activities permitted shall be as per Table 5.1 of the Master Plan.]
- i) In existing buildings having plot area of more than 2000 sqm., an extra ground coverage of 5% shall be permissible for construction of automated multi-level parking to provide dedicated parking structures for additional needs.
- ii) For the provision of car parking spaces, the space standards shall be as given in Table 17.3.

Table 17.3: Space Standards for Car Parking

Sl. No.	Type of Parking	Area in sqm. per ECS
1.	Open	23
2.	Ground floor covered	28
3.	Basement	32
4.	Multi level with ramps	30
5.	Automated multilevel with lifts	16

¹ Deleted vide S.O. 4614 (E) dated 24-12-2019² Added vide S.O. 1914 (E) dated 14-07-2015



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



संख्या: 23(6)/CVPZ-2/2022/ 56 डि.
सेवामें,

दिनांक : 29th मार्च 2022

The Deputy Director (Planning),
Chief Planning & Development Control Department,
Delhi Development Authority, 6th Floor Vikas Minar,
I.P. Estate, New Delhi-110002

DD (MP)'S Office
Diary No.....115.....
Date...29/03/22...

विषय: Construction of 'Nav Bharat Udyan - a part of AMRUT Bio-Diversity Park' on Western Bank of Yamuna River at village Indraprastha near Pragati Maidan Power Station-1, Pragati Maidan, New Delhi - regarding **Submission of Proposal for Approval from Technical Committee, DDA**

संदर्भ: Your office Letter No. LG/MP/0176/2022/F-3/O/o Dy. Director (Plg) MP & DC/27 dated 22.02.2022

महोदय,

Please find enclosed herewith duly filled in prescribed proforma an agenda for consideration by Technical Committee, DDA for the captioned project. Layout plan & other information of the proposal are enclosed for consideration by TC, DDA.

This is flagship time bound project of Govt. of India and is proposed to commemorate 75th year of India's Independence. Progress of this work is being monitored at the highest level on regular basis.

It is requested that necessary approval of Technical Committee, DDA be conveyed at the earliest to placed further for final approval by the competent authority.

Encl: As above

(Signature)
(राम दयाल)
मुख्य अभियंता

प्रतिलिपि :

1. विशेष महानिदेशक, नई दिल्ली परियोजना क्षेत्र, के०लो०नि०वि०, नई दिल्ली ।
2. अधीक्षण अभियंता, सेन्ट्रल विस्टा प्रोजेक्ट परिमंडल-04, के०लो०नि०वि०, नई दिल्ली ।
3. वरिष्ठ वास्तुक, सेन्ट्रल विस्टा, के०लो०नि०वि०, कमरा नं० 425, ए विंग, निर्माण भवन, नई दिल्ली ।
4. कार्यपालक अभियंता, सेन्ट्रल विस्टा प्रोजेक्ट मंडल-8, के०लो०नि०वि०, नई दिल्ली ।

मुख्य अभियंता

(Signature)
29/03/2022
Plg. Asst. (Pallavi)



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



संख्या: 23(6)/CVPZ-2/2022/60
सेवामें,

दिनांक : 1st April 2022

The Deputy Director (Planning)
Chief Planning & Development Control Department,
Delhi Development Authority,
6th Floor, Vikas Minar,
I.P. Estate, New Delhi-110002.

विषय : Construction of 'Nav Bharat Udyan- a part of AMRUT Bio-Diversity Park' on Western Bank of river Yamuna at village Indraprastha near Pragati Maidan Power Station-1, Pragati Maidan, New Delhi -
Regarding Submission of Proposal for approval from Technical Committee, DDA.

सन्दर्भ: Your office letter No. PLG/MP/0069/2022/F-3/O/o Dy. Director (PLG)MP AND DC/60 dtd. 31/03/2022

With reference to the agenda submitted by this office regarding the captioned work for placing in the technical committee meeting para-wise information sought vide letter referred above is as under:-

S. No.	Observation	Reply
1.	Whether necessary approvals including the approval of Yamuna Standing Committee (YSC) has been sought for undertaking the proposal of AMTUT Bio-diversity Park including the proposal of National Memorial	Yes, approval of Yamuna Standing Committee (YSC) has been sought for undertaking the proposal of AMTUT Bio-diversity Park including the proposal of National Memorial. Page 1 & 2 of Minutes of the 92nd Yamuna Standing Committee (YSC) meeting held on 18th Nov' 2021 may be perused.
2.	Whether it has been ensured that the proposed National Memorial does not fall in the 1:25 Yamuna Flood plains as has been demarcated by the concerned agency.	A very small portion of Nav Bharat Udyan adjoining the Railway track/bund has been shown in the area of 1 in 25 years by I&FC department, Govt. of Delhi as water had entered & ponded in that area from where earth was dug for construction of the Railway embankment/laying of the new railway track due to breach of railway bund at MSL 205.62m in a length of 7 m. Railway has now raised the bund to a crest level of 208.30m same as of I&FCD bund level. This fact has already been considered by Yamuna Standing Committee (YSC) and 'No Objection' has been conveyed by the Committee for the project in the 93rd Yamuna Standing Committee (YSC) meeting held on 18th Jan' 2022. It has been ensured that the proposed National Memorial does not fall in the 1:25 Yamuna Flood plains.

[Signature]
01/04/22
(राम दयाल)
मुख्य अभियन्ता

प्रतिलिपि सूचनार्थ प्रेषित:-

1. विशेष महानिदेशक, नई दिल्ली परियोजना क्षेत्र, के.लो.नि.वि., नई दिल्ली।
2. अधीक्षण अभियन्ता, सेंट्रल विस्टा प्रोजेक्ट परिमंडल-04, के.लो.नि.वि., नई दिल्ली।
3. वरिष्ठ वास्तुक, सेंट्रल विस्टा, के.लो.नि.वि., कमरा नं. 425, ए-विंग, निर्माण भवन, नई दिल्ली।
4. कार्यपालक अभियन्ता, सेंट्रल विस्टा प्रोजेक्ट मंडल-8, के.लो.नि.वि., नई दिल्ली।

मुख्य अभियन्ता



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

PREPONED: Meeting Agenda w.r.t. 4th Technical Committee Meeting of DDA for the year 2022_04.04.2022 (Monday) at 04:00 p.m

1 message

Master Plan <masterplan.dda@gmail.com>

Mon, Apr 4, 2022 at 2:37 PM

To: p.dinesh@mcd.nic.in, bose.abhishek@gov.in, vcdda <vcdda@dda.org.in>, emdda <emdda@dda.org.in>, pcdda <pcdda@dda.org.in>, "Commissioner (Plg.)" <commr.plg@gmail.com>, Jay Kshirsagar <cp.tcpo@yahoo.com>, chiefarchitect@dda.org.in, Chief Arch NDMC <chiefarchitect@ndmcmail.gov.in>, Chief Engineer Electrical <cwgproject10@gmail.com>, delhi urban art commission delhi <duac74@gmail.com>, sahqcpwd@gmail.com, "Dy. Comm. Police Traffic" <jtcpt-dtp@nic.in>, Land & Dev Officer L&DO <lido@nic.in>, director.dlfire@nic.in, Bharat Bhushan <bhushanb571@gmail.com>, 1kumaranand1@gmail.com, prncomnr <prncomnr@dda.org.in>, reeta.info1@gmail.com, "Dr. K. Srirangan" <dirplgap1@gmail.com>, manish.gupta2017@dda.gov.in, Hitender kumar Bharti <hitenderkumarbharti@gmail.com>, nr.aravind98@dda.gov.in, commr-northdmc@mcd.nic.in, commissioner-sdmc@mcd.nic.in, duac@gov.in, Hitender Bharti <bhartihitender68@gmail.com>, kalpana.skurana2026@dda.gov.in, dmrc.land@gmail.com

Cc: manju.paul98@dda.gov.in, Manju Paul <manjupaul16@gmail.com>, "manishag.dda" <manishag.dda@gmail.com>, Planningcomm170@gmail.com, Comm Plg <commplg@dda.org.in>, gaurav.pakhriyal@igl.co.in

This is w.r.t. the 4th Technical Committee Meeting of DDA for the year 2022, which has now been preponed and will be held on 04.04.2022 at **03:30 P.M.** The rest of the details are the same.

Master Plan Section,

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

On Fri, Apr 1, 2022 at 7:31 PM Master Plan <masterplan.dda@gmail.com> wrote:

Please find attached herewith the Meeting Agenda along with the Additional Agenda Item No. 18/2022.

Master Plan Section,

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

On Fri, Apr 1, 2022 at 6:12 PM Master Plan <masterplan.dda@gmail.com> wrote:

The 4th Technical Committee Meeting of DDA for the year 2022 is scheduled to be held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **04.04.2022 (Monday) at 04:00 p.m.** The ID for the same is **2515 856 6680** and the password is **12345**.

It is requested to make it convenient to attend the meeting and to kindly login with designation/post in username while joining the meeting.

Meeting Link: <https://dda.webex.com/dda/j.php?MTID=m6f3509751a95066ab1952b98dcf21561>

Please find attached herewith the Meeting Agenda w.r.t. 4th Technical Committee Meeting of DDA for the year 2022.

Master Plan Section,

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



DELHI DEVELOPMENT AUTHORITY

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

Date : 04.04.2022

Subject: 4th Technical Committee Meeting of DDA for the year 2022

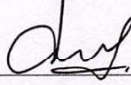
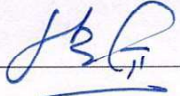
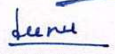

Date: 04.04.2022 (Monday)

Time: 04:00 P.M. onwards

ATTENDANCE SHEET

SL. NO.	NAME / DESIGNATION	TEL. NO. / E-MAIL	SIGNATURE
Board Members			
1.	Vice Chairman, DDA		In Chair
2.	RAM DAYAL, CE (CPWD)	9868179512	
3.	V. K. Singh SE (CPWD)	9868431831	
4.	H. S. ROHILLA EE, CPWD (CPWD)	9971298465	
5.	DHANABALAN. C	9650991386	
6.	SWATI TALWAR (Asst Architect)	9810863703 seniorarchitecth2@gmail.com	
7.	Harleen Behl	9891442558	
8.	Consultant - AR. Suresh Goel	9810011356	
9.	Yoginder Singh Architect SQA	9868671604	
10.	Manish Kr. Verma Dir (PLG) LP	9818726121	
11.	Manisha Gupta	9811008901	

TC dated 4:4:22

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