

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

No. F.1(02)2010-MP / 29

Date: 22.1.2010

Minutes of the 1st Technical Committee meeting held on 15.01.2010.
List of the participants is annexed.

Item No.1/10:

Sub.: Confirmation of minutes of 10th T.C. meeting held on 19.11.09 which were sent to all the members.

The Minutes of the Technical Committee were confirmed.

Item No.2/10:

Sub.: Relocation of existing gas godowns near Jhandewalan Temple.
F.3(02)2006/MP/Pt.-1

After detailed deliberations, it was decided that a layout plan be prepared under the supervision of Commr.(Plg.) with plots having uniform sizes keeping in view the size of existing plots occupied by the gas godown owners. The allotment be made through a draw of lots.

Action: Dir.(Plg.)/AP-II

Item No.3/10

Sub.: Change of landuse of land measuring 1.94 hect. From "Public Semi Public" to "Residential"(for in-situ Development for Rehabilitation) earmarked for Health Facilities in Block-C, Sector-19, Rohini.
F.3(61)/2009-MP

The Technical Committee approved the proposal with the recommendations that the Agenda be put up before the Authority under sub-clause 8(2) Permission of use premises in the use zone of Development Code of MPD-2021.

Action: Dir.(Plg.)/Rohini

Item No.4/10:

Sub.: Change of landuse of land measuring about 1.2415 hect. in total (0.88 Hect. for Firestation +0.3615 Hect. for OCF) from "Public Semi Public" to "Residential" in-situ Development for Rehabilitation in PSP Area-I in Sector-3, Rohini, Phase-I.
F.3(61)/2009/MP

The Technical Committee approved the proposal with the recommendations that the Agenda be put up before the Authority under sub-clause 8(2) Permission of use premises in the use zone of Development Code of MPD-2021.

Action: Dir.(Plg.)/Rohini

Spallen
AD(MP)

Item No.5/10:

Sub.: Parking standards for additional FAR in use premises – modification in MPD-2021.

F.7(4)/2003/Bldg./Pt.

The Technical Committee approved the proposed modification in MPD-2021. Accordingly, agenda may be put up to Authority for the proposed modification, mentioning specific clause of Master Plan-2021 for the modification required.

Action: Dir.(MPPR)

Item No. 6/10:

Sub.: Development Control Norms for Theme Parks in Bharat Vandana Prangan Scheme.

F.IIUPW/SA (WZ&D)/F.40/Pt.I/DDA/73

It was decided that a meeting be held under the chairmanship of VC to discuss various issues in detail before it is put up to the T.C. for consideration.

Action: Sr. Architect (WZ& 'D')

Item No.7/10:

Sub.: Relaxation in set back in respect of Sri Venkateshwara College.

F.31(4)/75/Bldg./Vol.IV

The Technical Committee after discussion approved the relaxation of set backs/infringement as per proposal in the agenda note.

Action: Dir.(Bldg.)

Item No.8/10:

Sub.: Revised LOP of Jawahar Lal University Campus.

No.F.101(01)/03/Bldg.

The Technical Committee after deliberations approved the Revised Layout Plan of Jawahar Lal Nehru University Campus with the recommendations as contained in para 3 of the agenda note. A copy of the approved layout plan be forwarded to DUAC for information.

Action: Dir.(Bldg.)

Item No.9/10:

Sub.: Regarding Development Control Norms for Old Police Lines at Rajpur Road, (Zone C) Bangalow Area, Civil Line Zone Delhi.

No.F.8(2)2002/MP.

The proposal was deferred and it was decided to resubmit the same after incorporating detail comments of Jt. Commr. of Police.

Action: Dir. (NP & 'C' Zone)

Shalini
AD(MP)

Item No.10/10

Sub.: Proposed change of land use of 8093.50 sqm.(2 acres) Pocket-4, at the junction of the Minto Road & Deen Dayal Uppadhyay Marg, New Delhi from "Residential" to "Public and Semi Public Facilities" in Planning Zone 'D'.
F.20(02)2009/MP

The proposal was approved to be processed under section 11-A of DD Act, 1957.

Action: Dir.(UTTIPEC & 'D' Zone)

Item No.11/10:

Sub.: Relaxation in the set backs in the Housing Pocket, Molarbund.
F.No.SA/SZ/HUPW/F-1/2010

The Technical Committee agreed to the proposal of relaxation of set backs as given in para 2 of the Agenda note.

Action: Sr. Architect (SZ).

Item No.12/10:

Sub.: Route clearance for proposed 220 KV Double Circuit Overhead Tower Line by Loop in – Loop out of Kanjhawala – Najafgarh Transmission Line at 400/220KV Sub-station, Mundka.
F.6(3)2008/MP

The proposal at para 2&3 of the Agenda note was approved by the Technical Committee.

Action: Dir.(Plg.)/Dwarka.

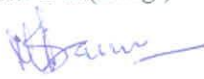
Item No.13/10:

Sub.: Proposed Guidelines for processing Building Plans of Hotels.
F.PA/DD/C&I/Hotel/07/304/Pt./Bldg.


After deliberation, the Technical Committee deferred the proposal with the observations that the comments from Lands Deptt. and Finance Deptt. be obtained in reference to financial implications arising out of the proposed interpretation of the building bye-laws. However, the building plans for revised sanction of the hotels for additional FAR be forwarded to the DUAC and CFO, pending show cause notices for their statutory examinations. The forwarding letter shall clearly mention, this is subject to the fulfillment of all the conditions of MPD-2021/BBL/Controls at the time of issue of completion certificate.

Action: Dir.(Bldg.)

The meeting ended with thanks to the Chair.


(M.Z. Bawa)
Director (MP)

Contd...../-


AD(MP)

Copy to:

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

SPECIAL INVITEES

Director (Plg.)/AP-II
Director (Plg.)/Rohini
Director (Bldg.)
Sr. Architect (WZ&D)
Sr. Architect (SZ)
Director (NP)
Director (Plg.)UTTIPEC & 'D' Zone
Director (Plg.)/Dwarka
D.G.M(TL)C, Delhi Transco Ltd.

Spalke
AD (MP)

List of participants of 1st meeting for the year 2010 of Technical Committee
held on 15.01.2010

Delhi Development Authority

S/Sh.

Ashok Kumar Vice Chairman

A.K. Bajaj, Engineer Member

Ashok Kumar, Commr. (Plg.)

B K Jain, Addl. Commr. (Plg.)II

Dr. S.P. Bansal, Addl. Commr. (Plg.)III

M.Z. Bawa, Director (MP)

Savita Bhandari, Director (Landscape).

Delhi Police

Prabhakar (DCP), Traffic Police, Delhi. ✓

MCD

Shamsher Singh, Sr. Town Planner ✓

NDMC **ANANT M. ATHALE**, Dy. chf. Architect.

TCPO

Sudeep Roy, Asstt. T&CP ✓

DMRC

S. Jethwani, Chief Engineer (PD) ✓

L&DO

Ravinder Singh, Building Officer ✓

Special Invitees

Partha Dhar, Director (Plg.)AP-II

R.M. Lal, Director (Plg.)/Rohini

P.V. Mahashabdey, Director (Bldg.)

L. Gopan, Sr. Architect (WZ&D)

A.K. Gupta, Sr. Architect (SZ)

Amit Dass, Director (NP)

Vinod Sakle, Director (Plg.)UTTIPEC & 'D' Zone

S.P. Pathak, Director (Plg.)/Dwarka

R.K. Tola, D.G.M(TL)C, Delhi Transco Ltd.

Sakle

AD(MP)

Item No.10/10
Sub.: Proposed change of land use of 8093.50 sqm. (2 acres) Pocket-4, at the junction of the Minto Road & Deen Dayal Upadhyay Marg, New Delhi from "Residential" to "Public and Semi Public Facilities" in Planning Zone 'D'.
F.20(02)2009/MP

The proposal was approved to be processed under section 11-A of DD Act, 1957.
Action: Dir.(UTPIEC & 'D' Zone)
Item No.11/10:
Sub.: Relaxation in the set backs in the Housing Pocket, Molarbund.
F.No.SA/SZ/HUPW/F-1/2010

The Technical Committee agreed to the proposal of relaxation of set backs as given in para 2 of the Agenda note.

Action: Sr. Architect (SZ).
Item No.12/10:
Sub.: Route clearance for proposed 220 KV Double Circuit Overhead Tower Line by Loop in - Loop out of Kanjhawala - Najafgarh Transmission Line at 400/220KV Sub-station, Mundka.
F.6(3)2008/MP

The proposal at para 2&3 of the Agenda note was approved by the Technical Committee.

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F.PA/DP/C&I/Hotel/07/304/Pt./Bldg.

After deliberation, the Technical Committee deferred the proposal with the observations that the comments from Lands Deptt. and Finance Deptt. be obtained in reference to financial implications arising out of the proposed interpretation of the building bye-laws. However, the building plans for revised sanction of the hotels for additional FAR be forwarded to the DUAC and CTO, pending show cause notices for their statutory examinations. The forwarding letter shall clearly mention, this is subject to the fulfillment of all the conditions of MPD-2021/BBL/Controls at the time of issue of completion certificate.

The meeting ended with thanks to the Chair.

Action: Dir.(Bldg.)
(M.Z. Bawa)
Director (MP)
Contd...../-

(17) Hens

AD (MP)
M. J. S.

87C (R & D)
2/1/10

By: Dm (Pq) Vc. qhcs ✓
D.G.M(TL)C, Delhi Transco Ltd.

Director (Pig.)/Dwarka ✓
Director (Pig.)/UTTPIC & 'D' Zone ✓
Director (NP) ✓
Sr. Architect (SZ) - ✓
Sr. Architect (WZ&D) ✓
Director (Bldg.) ✓
Director (Pig.)/Rohini ✓
Director (Pig.)/AP-II ✓
SPECIAL INVITEES

28/1/10

28-1-10

19. Director(Landscape), DDA ✓
18. Dy. Commissioner of Police(Traffic), Delhi ✓
17. Sr. Architect (II&TP), CPWD ✓
16. Land & Development Officer, (I&DO) ✓

15. Secretary, DUAC ✓
14. Additional Commissioner(Pig.)-III, DDA ✓
13. Additional Commissioner(Pig.)-II, DDA ✓
12. Additional Commissioner(Pig.)-I, DDA ✓

11. Chief Engineer(Elect.), DDA ✓
10. Chief Engineer/Planning-DMRCL ✓
9. Chief Architect, HUPW, DDA ✓
8. Chief Architect, NDMC ✓
7. Chief Town Planner, TCPD ✓

6. Sr. Town Planner, MCD ✓
5. Commissioner(LD), DDA ✓
4. Commissioner(LM), DDA ✓
3. Commissioner(Pig.), DDA ✓
2. Engineer Member, DDA ✓
1. Vice Chairman, DDA ✓

Copy to:

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27/1/10

F-1 (022010 m/29

The Chief Town Planner

T C PO, Vikas Bhawan

~~N. Delhi~~

Singhania

28.1.10.

Mtg.97.

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

No. F.1(02)2010-MP

Date:

Minutes of the 1st Technical Committee meeting held on 15.01.2010.
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Sub.: Relocation of existing gas godowns near Jhandewalan Temple.
F.3(02)2006/MP/Pt.-1

After detailed deliberations, it was decided that a layout plan be prepared *in under The* ~~which plots having uniform sizes be worked out/earmarked for shifting Gas~~ Godown sites. The allotment be made through a draw of lots.

Action: Dir.(Plg.)/AP-II

Item No.3/10

Sub.: Change of landuse of land measuring 1.94 hect. From "Public Semi Public" to "Residential"(for in-situ Development for Rehabilitation) earmarked for Health Facilities in Block-C, Sector-19, Rohini.
F.3(61)/2009-MP

The Technical Committee approved the proposal with the recommendations that the Agenda be put up before the Authority under sub-clause 8(2) Permission of use premises in the use zone of Development Code of MPD-2021.

Action: Dir.(Plg.)/Rohini

Item No.4/10:

Sub.: Change of landuse of land measuring about 1.2415 hect. in total (0.88 Hect. for Firestation +0.3615 Hect. for OCF) from "Public Semi Public" to "Residential" in-situ Development for Rehabilitation in PSP Area-I in Sector-3, Rohini, Phase-I.
F.3(61)/2009/MP

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Action: Dir.(Plg.)/Rohini

Shankar
ADCMP

Item No.5/10:

Sub.: Parking standards for additional FAR in use premises – modification in MPD-2021.

F.7(4)/2003/Bldg./Pt.

The Technical Committee approved the proposed modification in MPD-2021. Accordingly, agenda may be put up to Authority for the proposed modification, mentioning specific clause of Master Plan-2021 for the modification required.

Action: Dir.(MPPR)

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F.HUPW/SA (WZ&D)/F.40/Pt.I/DDA/73

It was decided that a meeting be held under the chairmanship of VC to discuss various issues in detail before it is put up to the T.C. for consideration.

Action: Sr. Architect (WZ& 'D')

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Sub.: Relaxation in set back in respect of Sri Venkateshwara College.

F.31(4)/75/Bldg./Vol.IV

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The Technical Committee after deliberations approved the Revised Layout Plan of Jawahar Lal Nehru University Campus with the recommendations as contained in para 3 of the agenda note. A copy of the approved layout plan be forwarded to DUAC for information.

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Sub.: Regarding Development Control Norms for Old Police Lines at Rajpur Road, (Zone C) Bangalow Area, Civil Line Zone Delhi.

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The proposal was deferred and it was decided to resubmit the same after incorporating detail comments of Jt. Commr. of Police.

Action: Dir. (NP & 'C' Zone)

- 65 -

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The proposal was approved to be processed under section 11-A of DD Act, 1957.

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Action: Sr. Architect (SZ).

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Sub.: Route clearance for proposed 220 KV Double Circuit Overhead Tower Line by Loop in – Loop out of Kanjhawala – Najafgarh Transmission Line at 400/220KV Sub-station, Mundka.

F.6(3)2008/MP

The proposal at para ²⁴³ of the Agenda note was approved by the Technical Committee.

Action: Dir.(Plg.)/Dwarka.

Item No.13/10:

Sub.: Proposed Guidelines for processing Building Plans of Hotels.

F.PA/DD/C&I/Hotel/07/304/Pt./Bldg.

After deliberation, the Technical Committee deferred the proposal with the observations that the comments from Lands Deptt. and Finance Deptt. be obtained in reference to financial implications arising out of the proposed interpretation of the building bye-laws. However, the building plans for revised sanction of the hotels for additional FAR be forwarded to the DUAC and CFO, pending show cause notices for their statutory examinations. The forwarding letter shall clearly mention, this is subject to the fulfillment of all the conditions of MPD-2021/BBL/Controls at the time of issue of completion certificate.

Action: Dir.(Bldg.)

The meeting ended with thanks to the Chair.

(M.Z. Bawa)
Director (MP)

64 -
Mtg.97.

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

No. F.1(02)2010-MP

Date:

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Action: Dir.(Plg.)/Rohini

Halkar
AD (MP)

-63

Item No.5/10:

Sub.: Parking standards for additional FAR in use premises – modification in MPD-2021.
F.7(4)/2003/Bldg./Pt.

The Technical Committee approved the proposed modification in MPD-2021. Accordingly, agenda may be put up to Authority for the proposed modification under section 11(A) of DD Act, 1957.

Action: Dir.(Bldg.)

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on 1/10/2021

Item No. 6/10:

Sub.: Development Control Norms for Theme Parks in Bharat Vandana Prangan Scheme.
F.HUPW/SA (WZ&D)/F.40/Pt.I/DDA/73

The proposal was discussed in detail and it was decided that a meeting be held under the chairmanship of VC after which the proposal be resubmitted to the Technical Committee.

to discuss various issues in detail before

it is put up the TC committee

Action: Sr. Architect (WZ& 'D')

Item No.7/10:

Sub.: Relaxation in set back in respect of Sri Venkateshwara College.
F.31(4)/75/Bldg./Vol.IV

The Technical Committee after discussion approved the relaxation of set backs/infringement for further processing of the building plans accordingly.

as proposed in para 2 of the agenda.

Action: Dir.(Bldg.)

as proposed in para 2.0 of the agenda note

Item No.8/10:

Sub.: Revised LOP of Jawahar Lal University Campus.
No.F.101(01)/03/Bldg.

The Technical Committee after deliberations approved the Revised Layout Plan of Jawahar Lal Nehru University Campus with the recommendations as contained in para 3 of the agenda note. A copy of the approved layout plan be forwarded to DUAC for information.

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No.F.8(2)2002/MP.

The proposal was deferred and it was decided to resubmit the same after incorporating detail comments of Jt. Commr. of Police.

Action: Dir. (NP & 'C' Zone)

AD(MP)

AD(MP)

Item No.10/10

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F.20(02)2009/MP

The proposal was approved to be processed under section 11-A of DD Act, 1957.

Action: Dir.(UTTIPEC & 'D' Zone)

Item No.11/10:

Sub.: Relaxation in the set backs in the Housing Pocket, Molarbund.

F.No.SA/SZ/HUPW/F-1/2010

The Technical Committee agreed to the proposal. *cf the Agenda note ..*

Action: Sr. Architect (SZ).

Item No.12/10:

Sub.: Route clearance for proposed 220 KV Double Circuit Overhead Tower Line by Loop in - Loop out of Kanjhawala - Najafgarh Transmission Line at 400/220KV Sub-station, Mundka.

F.6(3)2008/MP

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Sub.: Proposed Guidelines for processing Building Plans of Hotels.

F.PA/DD/C&I/Hotel/07/304/Pt./Bldg.

After deliberation, the Technical Committee deferred the proposal with the observations that the comments from Lands Deptt. and Finance Deptt. be obtained in reference to financial implications arising out of the proposed interpretation of the building bye-laws. However, the building plans for revised sanction of the hotels for additional FAR be forwarded to the DUAC and CFO, pending SCN's for their statutory examinations, ~~while clearly mentioning that the Building Section will ensure all the conditions of MPD-2021/BBL/Controls at the time of issue of completion certificate.~~

Action: Dir.(Bldg.)

The meeting ended with thanks to the Chair.

The forwarded letter shall clearly mention that this is subject to ~~ensuring~~ full fulfilment of

(M.Z. Bawa)
Director (MP)

Contd...../-

Stalder
AD(MP)

30.10.2007

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E of 756
1 = 241(69) - 24004
S.C. Legal

clause 8(2) permission of
Premises in Use. Zone

61 -

Item No.10/10

Sub.: Proposed change of land use of 8093.50 sqm.(2 acres) Pocket-4, at the junction of the Minto Road & Deen Dayal Uppadhyay Marg, New Delhi from "Residential" to "Public and Semi Public Facilities" in Planning Zone 'D'.

F.20(02)2009/MP

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F.No.SA/SZ/HUPW/F-1/2010

The Technical Committee agreed to the proposal.

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Sub.: Proposed Guidelines for processing Building Plans of Hotels.

F.PA/DD/C&I/Hotel/07/304/Pt./Bldg.

After deliberation, the Technical Committee deferred the proposal with the observations that the comments from Lands Deptt. and Finance Deptt. be obtained in reference to financial implications arising out of the proposed interpretation of the building bye-laws. ^{How?} The building plans for revised sanction of the hotels for additional FAR be forwarded to the DUAC and CFO, *pending sen's* for their statutory examinations. ~~The scrutiny as per MPD-2021/BBL/control conditions would, however, continue in Building Section, with the non-compoundable deviations and pending discharge of the show cause notices.~~

Action: Dir.(Bldg.)

The meeting ended with thanks to the Chair.

(M.Z. Bawa)
Director (MP)

while ~~discussing~~ clearly mentioning that the Building section will ensure all the conditions of MPD-2021/BBL/Controls conditions at the time of issue of CC (Com)

-60-

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
5th Floor Vikas Minar, New Delhi
Telephone No.23370507

No. F.1(02)2010-MP / 12

Date: 11-1-2010

The 1st meeting of Technical Committee of the DDA for the year 2010 under the chairmanship of VC, DDA will be held on 15.01.2010 at 4.00 P.M. in the Conference Hall, 5th floor, Vikas Minar, New Delhi. A list of items alongwith agenda to be discussed is enclosed herewith.

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

H.S. Dhillon
(H.S. Dhillon)
Jt. Director (MP)

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

SPECIAL INVITEES

- | | Item No. |
|------------------------------------|----------|
| Director (Plg.)/AP-II | 2 |
| Director (Plg.)/Rohini | 3, 4 |
| Director (Bldg.) | 5, 7, 8 |
| Sr. Architect (WZ&D) | 6 |
| Director (NP) | 9 |
| Director (Plg.)/UTTIPEC & 'D' Zone | 10 |

COPY TO

- ① Security Officer, Vikas Minar
 - ② AE (Main Power), Vikas Minar
 - ③ AE (Elect), Vikas Minar
- for information & n/a.

F1 (02) 2010-MPI 12

-59-

Chief Town
Planner

P. C.
P. O.

Vilas Brown

I. P. Estate

Received
&
11/11/10

58

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

No. F.I(02)2010-MP

12

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

H.S. Dhillon
(H.S. Dhillon)
Jt. Director (MP)

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

SPECIAL INVITEES

- ✓ Director (Plg.)/AP-II
- ✓ Director (Plg.)/Rohini
- ✓ Director (Bldg.) ✓
- ✓ Sr. Architect (WZ&D)
- Director (NP)
- Director (Plg.)UTTIPPEC & 'D' Zone

Item No.

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OK
(R+D)

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Technical Committee Meeting to be held on 15.01.2010.

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

No. F.1(02)2010-MP

12

Date: 11-1-2010

The 1st meeting of Technical Committee of the DDA for the year 2010 under the chairmanship of VC, DDA will be held on 15.01.2010 at 4.00 P.M. in the Conference Hall, 5th floor, Vikas Minar, New Delhi. A list of items alongwith agenda to be discussed is enclosed herewith.

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



(H.S. Dhillon)
Jt. Director (MP)

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

SPECIAL INVITEES

- | | |
|------------------------------------|----------|
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| Director (Bldg.) | 3, 4 |
| Sr. Architect (WZ&D) | 5,7,8 |
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ITEM NO.:

Item No.
79/09
2/10

DRAFT AGENDA FOR TECHNICAL COMMITTEE

Sub: Relocation of existing gas godowns near Jhandewalan Temple
File No.F.3(02)2006/MP/Pt..-1

1.0 Background:

A representation from Shri Ram Kishan Singhal, Chairman, Standing Committee of MCD, was received through the office of Hon'ble L.G., requesting to shift / relocate existing five gas godown sites which are located adjoining Mata Ka Mandir at Jhandewalan. Lands Branch, upon examination, referred the matter to Planning Deptt. for necessary consideration for relocation.

In the meanwhile, the matter was also discussed in a meeting under Hon'ble L.G. on 15.10.2009, in which the following decisions were taken:-

"The adjoining DDA park may be allotted to MCD at the earliest. Shops of Janta Market and gas godowns located in front of the Mandir may be appropriately relocated in the area around the park. An automatic multi-level car park may also be developed by MCD there. Shifting of the LPG godowns to a safer distance may also be done within the next two months."

Now, in the context of relocation of LPG gas godowns, which remain the present concern, the matter has been examined in detail and the proposals for shifting of sites are worked out as under:-

2.0 The site :

As the relocation of sites are to be made nearby and on DDA land, the details of the existing sites as well as available vacant area adjoining the existing locations are obtained through a PT survey. The details of survey, as furnished by DD(Survey), confirms that there are a couple of DDA vacant lands, which remain fenced with boundary wall at site.

The details of PT survey was discussed with Commissioner (Plg.), in which it was decided that the part of the area of the larger vacant DDA land (as fenced with boundary wall) be utilized for relocation of gas godown sites, while the rest of the area may remain as part of vacant land / green. The site u/r is located behind the existing petrol pump at Rani Jhansi Marg and has an access through 6 mtr. wide katcha road from the main road (i.e. Rani Jhansi Marg).

3.0 Examination / Proposal:

i) Firstly, to ascertain the designated land use, the area u/r as reflected in draft zonal plan (under MPD-2021) has been superimposed and as per the same, the proposed site form part of "Commercial" (NC) Use Zone. As per the Master Plan provisions, gas godown sites are permissible in commercial land use.

ii) The area of individual sites of gas godowns as to be shifted are considered as per existing site area being allotted earlier. The area of respective sites (as existing) are indicated below:-

Name	(As referred in Plan)	Area (Sqmt.)
• ATUL GAS	Site A	- (15.15 X18.00m)
• ANANT JI GAS	Site B	- (14.75 X18.00m)
• DHRUV GAS	Site C	- (14.00 X20.60m)
• BAKSON GAS	Site D	- (14.70 X17.70m)
• DEEPTI GAS	Site E	- (15.10 X17.75m)


iii) Now, while carving out the relocated plots, attempt has been made to maximize the functional area through optimization of circulation system as well as to have a reasonable distance from the **Mata Ka Mandir**. Accordingly, the five plots have been carved out in a cluster form with a common core area for circulation, which has further linked through a 6 mtrs. wide existing kachha road to the major road (i.e. Rani Jhansi Marg).


The proposal, as detailed out, is placed before the Technical Committee in which all five individual sites are indicated and referred as described above. The left over vacant land can now be retained for utilization of future requirements.


4.0 Recommendations:

The proposal, as discussed at para -3.0 above, accommodating 5 nos. plots along with circulation area, is placed before the Technical Committee for its consideration. The extent of area under present proposal is shown under hatch. The area under existing sites (after relocation) be retained for utilization of permissible activities as per future requirement.

Upon approval, the matter is required to be processed by the Lands Branch towards implementation of relocation.


Dir.(Plg.)


Dy. Dir.(Plg.)


A.D. (Plg.)

-3-
-57-

From No.
Agenda Item No
80/2009
3/10

AGENDA FOR TECHNICAL COMMITTEE

SUB: Change of Landuse of land measuring 1.94 Hect. From "PUBLIC SEMI PUBLIC" to "RESIDENTIAL" (for In-Situ Development for Rehabilitation) earmarked for Health Facilities in Block-C, sector-19, Rohini,

(File No. F3 (61) 2009-/M P

1. BACK GROUND

The Chief Engineer, Rohini has referred the scheme under JNNURM for In-Situ Development for rehabilitation of JJ Cluster in Block-C, Sector-19, Rohini on the site earmark for Health Facilities indicating that DDA is engaged in development of National Capital Delhi with the state of Art infrastructure and Housing Facilities. As a part of its efforts to rehabilitate/redevelopment of slum cluster to create conducive living environment for its occupants and regain and utilize the land in a planed manner as per the MPD_2021.

In order to achieve the said purpose, a site measuring 1.94 Hect. (approx) located at existing JJ cluster at Block-C in Sector-19, Rohini identified for In-Situ Development. As per the directions of the competent authority the site is proposed to be developed under JNNURM Scheme.

A consultant has been appointed by the Engg. Wing with the approval of the Competent Authority Vide note dated 25.04.2008 in file No.F.54(17)RPD-6/DDA. The scheme was presented by the consultant and was found to be feasible except the issue of land use of the site on which the proposed project is to be taken up. There are about 1400 Jhuggies existing at site as per the report of LM branch, DDA and about 1200 Du's are proposed to be constructed on this site as per the report of Engg. Wing.

Since the land use of the site measuring 1.94 Hect. is earmarked for Health Facilities is PSP "PUBLIC SEMI PUBLIC", therefore, the case has been referred by the Engg. Wing for the change of land use from "PUBLIC SEMI PUBLIC" to "RESIDENTIAL" for In-Situ development for rehabilitation (copy enclosed).

-4-
50
2-

2. EXAMINATION

The matter has been examined. The land use of the land identified for In-Situ Development in Block-C, Sector-19, Rohini is PSP "PUBLIC SEMI PUBLIC" and is earmarked for Health facilities and therefore requires change of landuse. The land proposed for In-Situ development for rehabilitation is situated on 18 mt. wide road which is connected with 30 mt. road coming from 60 mt. wide Outer Ring Road as indicated on the plan. The land use of the site is PSP and is a Zonal Plan level Facility. Area MLA Sh. Jai Bhagwan Aggarwal has also submitted a request to the Hon'ble L.G, Delhi vide letter No.V.R./09/613 (copy enclosed) to construct a Hospital on this site which is earmarked for Health Facilities and not to constrict EWS flats as there is no Govt. Hospital exiting in the near by area.

3. PROPOSAL

The land measuring about 1.94 Hect. is irregular pentagon in shape in Sector-19, Block-C, Rohini and is bounded by 13.5 mt. wide road in North, 12 mt wide road on South East, 9 mt wide road in North East and 18 mt. wide road in West as indicated on the plan proposed to be changed from "Public Semi Public" (Health Facilities) to "Residential" (In-Situ Development) for rehabilitation. This is subject to condition that the area for Health Facilities to interchange with the residential area in the near by vicinity with the modification in layout plan later on so that the area earmarked for PSP (Health Facilities) 1.94 Hect be compensated.


4. RECOMMENDATION

The Proposal in Para 3 above is recommended for consideration of the Technical Committee.

Encl: as above.


30/11/09

(R.M.LAL)
Director (Plg.) Rohini


(TRILOCHAN SINGH)
Dy. Dir. (Plg.) Rohini

30028
12/9/09

जय भगवान अग्रवाल

सदस्य विधान सभा, दिल्ली,
उपनेता प्रतिपक्ष,
सदस्य लोक लेखा समिति एवं
सदस्य कार्य मंत्रणा समिति

अर्थ, शा. पत्र. स.

वि.सं. 109/613

कार्यालय : पलैट नं०-89, पाकेट ए-3, सेक्टर-7,
रोहिणी, दिल्ली-110 085

एचएम
ए-16, सरस्वती विहार, पीतमपुरा, दिल्ली-34
फोन (का०) 27048575 (नि०) 27033434
(मो०) 9310111717, 20606393

दिनांक 15-9-09

माननीय श्री उपराज्यपाल जी,

विषय:- सैक्टर-19 ब्लॉक सी-रोहिणी में 1.94 हेक्टर भूमि पर अस्पताल बनवाने के सम्बन्ध में।

महोदय,

मेरी जानकारी अनुसार सैक्टर-19 ब्लॉक सी में डी.डी.ए. 1.94 हेक्टर भूमि स्वास्थ्य केन्द्र के लिए आरक्षित की गई है। जिस पर आज तक डी.डी.ए. द्वारा या स्वास्थ्य विभाग द्वारा आज तक कोई अस्पताल का निर्माण कार्य नहीं किया गया है।

अब मुझे विश्वसनीय सूत्रों से जानकारी हुई है कि इस स्वास्थ्य केन्द्र की जमीन पर E.W.S. पलैट बनाने की योजना है।

इस सम्बन्ध में मेरा आपसे अनुरोध है कि उपरोक्त भूमि जब योजना विभाग द्वारा स्वास्थ्य केन्द्र के लिए आरक्षित है तो इस पर E.W.S. पलैट बनाने का कोई ओचित्य नहीं है और रोहिणी विधान सभा क्षेत्र में कोई भी सरकारी अस्पताल भी नहीं बना हुआ है जिसके कारण यहाँ के निवासियों को सैक्टर-6 रोहिणी स्थित बाबा साहेब अम्बेडकर अस्पताल तक जाना पड़ता है जो कि यहाँ से काफी दूर पड़ता है।

अतः इस क्षेत्र के निवासियों की स्वास्थ्य सम्बन्धित आवश्यकताएँ एवं जगह की उपलब्धता को देखते हुए इस भूमि पर E.W.S. पलैट की जगह अस्पताल बनवाने की कृपा करें।

आदर सहित,

श्री तेजेंद्र खन्ना जी
उपराज्यपाल,
राजनिवास मार्ग
दिल्ली-110054

आपका

Bhawan
(जयभगवान अग्रवाल)

6-
106/2
48

OFFICE OF THE EXECUTIVE ENGINEER
ROHINI PROJECT DIVISION NO: 7/DDA

No: F 55- (200) A/Rh-7/
DD A/2007-08/1054
Dated:- 21-10-09

To

The Director (PPR),
Delhi development Authority,
Rohini Office Complex,
Delhi

Sub: - In-Situ rehabilitation of slum dwellers at Mangham Place,
Sector-3, Rohini.

The rehabilitation of slum dwellers in Sector-3, Rohini at Manglam Place, has to be done as per the policy framed by the Govt. Since the plots on which this cluster exists are ear-marked for the purpose of OCF and fire station, its land use has to be changed to execute the rehabilitation project.

I am hereby enclosing a plan of the area clearly indicating the portion under encroachment by the clusters for your kind perusal and necessary action.

Encl:-As above

(Er. BADAL TANDON) 21/10/09
Ex. Engineer/RPD-7/DDA

Copy to:-

1. C.E.(R)/DDA for kind information.
2. S.E./C.C.6/DDA for kind information.
3. A.E.-III/RPD-7 for information.

E.E./RPD-7/DDA

Put up in sec-3 file of PSP-I

23/10/09

-47- 7- 103

**DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE CHIEF ENGINEER (ROHINI)**

No. CC (R) 12 (20) 88/DDA/3300

Dated : 11 November 2009

To

Sh. Ashok Kumar,
Commissioner (Planning),
DDA.

Sub : In-situ development for rehabilitation of JJ clusters in Block-C, Sector-19, Rohini, earmarked for Health Facilities.

Sir,

Kindly refer to SE/CC-14 letter No. SE(625)/ EE(P)/ CC-14/ DDA/ 1466 dated 3.11.09 through which he has brought out the urgency in respect of change of land use for rehabilitation of JJ clusters in Block-C, Sector-19, Rohini. The detailed proposal was sent to your office on 25.08.09. There have been number of meetings on this issue in my room and also in the room of EM, DDA. However, no progress in respect of change of land use have been achieved.

I request you to kindly intervene in the matter and send the proposal to the Competent Authority for accord of approval of change of land use.

Encl : As stated above.

Yours faithfully,

(ER. RAMESH CHANDRA)
CHIEF ENGINEER (ROHINI)

Copy to :-

- ✓ 1. Director (Planning) Rohini for similar necessary action.
2. SE/CC-14 with reference to his above letter dated 03.11.09.
3. SE(HQ) Rohini for information.

R. Chandra
CHIEF ENGINEER (ROHINI)

12/11/09

DD (PLG) -2

T.C Item No
8/2009
4/10

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-46-

AGENDA FOR TECHNICAL COMMITTEE

SUB: Change of Landuse of Land measuring about 1.2415 Hect. in total (0.88 Hect for FIRESTATION + 0.3615 Hect. for OCF) from "PUBLIC SEMI PUBLIC" to "RESIDENTIAL" in Situ development for Rehabilitation in PSP Area-I in Sector-3, Rohini, Phase-I.

(File No. F-3 (61) 2009 / mp)

1. BACK GROUND

The Engg. Wing, Rohini, DDA under the JNNURM Scheme of MOUD has referred the scheme for In-situ Development for rehabilitation of the existing JJ Cluster in PSP Area-I, in Sector-3, Rohini, Phase-I on the site earmarked for (FIRESTATION=0.88 hect + OCF=0.3615 Hect.) and about 1.2415 Hect. in Total by amalgamating both sites, indicating that the rehabilitation of slum dwellers in Sec-3, Rohini in PSP Area-I has to be done as per the policy framed by the Govt. There are about 750 Jhuggies existing at site as per the report of LM branch and about 1000 Du's are proposed to be constructed on this site.

A consultant has been appointed by the Engg. Wing with the approval of Competent Authority. Since the landuse of the site as per approved Zonal Dev. Plan of Zone Part 'H' i.e. proposed measuring about 1.2415 hect in total earmarked for FIRESTATION and OCF i.e. "PUBLIC SEMI PUBLIC". Therefore, the case has been referred by the Engg. Wing Rohini for the change of Land use from "PUBLIC SEMI PUBLIC" to "RESIDENTIAL" for In-Situ development for rehabilitation of existing slum dwellers under the JNNURM Scheme.

2. EXAMINATION

The matter has been examined. The Land use of land identified for In-Situ development on PSP Area-I, in Sec-3, Rohini is PSP (PUBLIC SEMI PUBLIC) and is earmarked partly for FIRE STATION = 0.88 Hect. and partly for OCF=0.3615 hect. Total area for the plots is 1.2415 Hect in total. The land proposed for In-Situ development for rehabilitation by amalgamating both plots where Jhuggi Cluster is existing as per the report of Engg. Wing and LM Branch, DDA is connected with 24.0 mt wide road which is coming

from 60.0 mt. wide Outer Ring Road for FIRE STATION plot and OCF site is connected with 13.5 mt wide road coming from 24.0 mt wide road as indicated on plan,

Since the land use is PSP and is a Zonal Plan level facility, therefore requires change of land use by clubbing both the plots.

3. PROPOSAL


The land measuring about 1.2415 hect in total by clubbing/amalgamating two plots as the Jhuggi cluster is existing on both the plots as per the detail mentioned in the background i.e. FIRE STATION site =0.88 hect. + OCF site =0.3615 hect. By amalgamating the two plots, shape of the plot is L-shape in PSP Area-I in Sec-3, Rohini, Phase-I and bounded by 24.0 mt road in South-East, 13.5mt road in North East, 13.5 mt road in North West and 13.5 mt road and Bus Terminal in South West as indicated on plan proposed to be changed from "PUBLIC SEMI PUBLIC" to "RESIDENTIAL" (In-Situ Development for rehabilitation). This is subject to condition that the same quantum of land will be needed to relocate these facilities in the near by Vicinity later on to compensate the requirement.

4. RECOMMENDATION

The Proposal in para 3 above is recommended for the consideration of the Technical Committee.


30/11/09

(R.M.LAL)
Director (Plg.) Rohini


(TRILOCHAN SINGH)
Dy. Dir. (Plg.) Rohini

Sub: ~~Relaxation of~~ [✓] Parking Standards for Additional FAR in use premises -
modification in MPD 2021.
F.7(4)/2003/Bldg./Part

1.0 Background:

In the Master Plan for Delhi 2021 parking standards have been stipulated for various use premises. In cases of proposals availing additional FAR as per MPD 2021, the parking standards are applied for the total FAR proposed to be achieved which appears to be non feasible for an existing building, constructed as per the development control norms as per MPD-2001. In case of existing buildings, MPD 2021 also provides for an additional 5% ground coverage for mechanized multi-level parking. However, no feasible proposal works out specially for low rise building like Higher Secondary School and even multi storeyed Group Housing, in view of the fact that apart from cost factors, provision of additional ground coverage appears to be very difficult without affecting the green cover and circulation area.

2.0 Examination:

In this context, few representations have been received from the Architects with the request to adopt parking standards only for the additional FAR for the proposal of existing institutional and residential buildings.

In case of hotels, as per MPD-2021, where plans are sanctioned prior to 21.1.06 parking is to be provided only for the additional FAR proposed whereas in case of the proposals sanctioned after 21.1.06 parking is to be provided on total FAR.

2.1 The issue was deliberated in Sub-Committee meeting held on 25.4.08 and further in the Technical Committee meeting on 16.5.08. The Technical Committee recommended the following for further processing:

"Only in exceptional cases, i.e. after exhausting all possibilities if it is found that the required number of ECS cannot be provided in the premises even considering parking of 5% extra ground coverage for mechanized multi level parking, 'parking charges' as per the rates to be decided by the operate (Lands Deptt.) be levied".

The provision of levying parking charges is yet to be processed further for amendment in the Master Plan. After examining various options, it is observed that the parking norms as adopted in respect of existing Hotel vide notification dated 12.8.08 may also be considered for all other buildings to maintain uniformity.

2.2 The proposal of relaxation of Parking Standards for additional FAR was also discussed in the Sub Committee in its meeting held on 6.6.09 where the following has been observed:

"It has been pointed out that the proposal needs to be examined in totality including rationalization of the parking standard prescribed in MPD-2021. It is also observed that particularly in case of school buildings, where the bus parking is one of the main criteria, provision of parking based on ECS does not meet the requirement.

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2.3 The Sub Committee recommended to refer the matter to the Development Control Wing, Planning Department to examine the issue and finalize the same in consultation with UTTIPEC and Building Section. However, no process is made in this regard. This matter was internally discussed in the Building Section. It was informed that the rationalization of their parking norms in larger prospective are being worked out by the 'Sectoral Committee' in consultation with the Planning Department of DDA. As the matter will take a considerable time, it has been decided that the proposal brought earlier before the Sub Committee be placed before the T.C. for its consideration.


3.0 Proposal:


In view of the above, it is proposed that in cases of availing additional FAR, having the building plans sanctioned prior to 7.2.07, the parking norms should be applicable on the additional FAR only. Accordingly, the following sub para may be included in the MPD 2021 on page-120, in the Chapter 17 'Development Code' in para 8(4) after note (iii).

" In cases, where the existing building (except hotel) plans stand sanctioned prior to 7.2.2007, the parking shall be provided for additional FAR availed as per the parking standards prescribed in table 17.2". "

Submitted for consideration of the Technical Committee.


27/11/09
Dir (Bldg)


JD(B) Lkc


27/11/09
AET

12-
- 42 -
12/11/09
Item No 83/09
6/10

AGENDA FOR TECHNICAL COMMITTEE.

No. F 40/2010/PTI/DA/73

Dated:-

Sub: Development Control norms for Theme Parks in Bharat Vandana Prangan Scheme.

BACKGROUND:

The Bharat Vandana Prangan Scheme has been approved by 262nd Screening Committee meeting held on 18-1-08 vide Item No.09:2008. The approved Layout Plan and Development Control Norms of the Theme Parks with Screening Committee observations were sent to C.L. Branch. Subsequently, a meeting was held on 21-5-08 under the chairmanship of Principal Commissioner where it was decided to get the Development Control norms vetted from Planning Department. As per the observations of the then Commissioner (Policy Planning), the proposal with Development Control norms was placed before the 12th Technical Committee held on 7-11-08.

It was decided in the 12th Technical Committee meeting vide Item No.163/08 held on 7-11-08 (Annexure-I) that a sub-committee be constituted comprising of C.E.(Dwarka), Director (Landscape), Director (Plg.)Dwarka, Sr. Architect (WZ&D) & representatives of Land Disposal Department to examine and formulate Development Control Norms for the Theme Parks and put up in Technical Committee again.

EXAMINATION BY SUB-COMMITTEE :

The meeting of the sub-committee was held on 30-03-09 where two options of the Development Control norms were discussed and following recommendations were made.

- The Development Control Norms, in terms of ground coverage, FAR, height & parking, as mentioned in the MPD-2021 (para 9.5, pg. 60-61— copy enclosed at Annexure-I) for the Amusement Park may be considered for the Theme Parks of Bharat Vandana Scheme.
- The area for all the Theme Parks (3 nos) to be maintained as 10 Hac. each, and their respective norms to be kept same (Table-A))
- It was decided in the meeting that additional parking for greens open spaces of the Theme Parks to be provided within the premises, based on the

-13-
41

120/c

standard followed in the Landscape Projects by the Landscape Department, DDA (copy of input received from Landscape Deptt. enclosed at Annexure-2)

3. **PROPOSAL**

Based on the recommendations of sub-committee, the Development Control norms for Theme Park at Bharat Vandana Prangan are proposed as follows:-

Table-A: Development Control Norms for Theme Parks

Area of each Theme Park A, B, C = 10 Hac.

Max. Ground coverage	Max. F.A.R.	Max. Height	Required parking
5% 5000 sq.mtr.	7.5 7500 sq.mtr.	8 Mt.	*6 ECS/100 x FAR 450 ecs

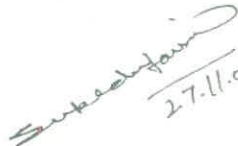
Note:

The parking of 450 ECS for each of the Theme Parks includes parking as per MPD for the built-up area and the additional parking required for the usable open space/recreational greens.

FOLLOW UP ACTION:

After the approval from Technical Committee, the development control norms as per decision of Technical Committee shall be followed and inputs from various Departments, (as per the minutes of the sub committee meeting held on 30th March, 2009 – copy enclosed as Annexure-3) shall be incorporated in the Layout Plan of Bharat Vandana Prangan by the Architecture Department.


27/11/09
A.D.(WZ&D)


27.11.09
D.D.(WZ&D)


27/11/09
Sr. Architect (WZ&D)

11/11/09

M-40-

standard followed in the Landscape Projects by the Landscape Department, DDA (copy of input received from Landscape Deptt. enclosed at Annexure-2)

3. **PROPOSAL**

Based on the recommendations of sub-committee, the Development Control norms for Theme Park at Bharat Vandana Prangan are proposed as follows:-

Table-A: Development Control Norms for Theme Parks

Area of each Theme Park A, B, C = 10 Hac.			
Max. Ground coverage	Max. F.A.R.	Max. Height	Required parking
5% 5000 sq.mtr.	7.5 7500 sq.mtr.	8 Mt.	*6 ECS/100 x FAR 450 ecs

* The standard for parking as mentioned above includes additional parking for recreational greens, usable open space considering the data provided by Landscape Department (Annexure-II) and circulation and parking details of Amusement Park at Rohini.

FOLLOW UP ACTION:

After the approval from Technical Committee, the development control norms as per decision of Technical Committee shall be followed and inputs from various Departments, (as per the minutes of the sub committee meeting held on 30th March, 2009 – copy enclosed as Annexure-3) shall be incorporated in the Layout Plan of Bharat Vandana Prangan by the Architecture Department.

D.D.(WZ&D)

11/11/09
Sr. Architect (WZ&D)

seen under a separate category of sports. One of the main reasons for this modification is that, Delhi is emerging as an important centre for National and International sports events. Sports facilities are being developed by various agencies besides DDA in Delhi, mostly as a part of recreational activity/ facility. As a result there is still a need for planned and structured sports infrastructure which can take care of training needs of sportsmen and also act as integrated sports complexes for national and international events. This will not disturb the green areas, which are meant for recreational purposes. Keeping this in mind, sports facilities have been included as a part of social infrastructure, which in turn may help to develop better sports infrastructure for training needs, related logistics and sports medicine etc. This will also facilitate private participation. Integrated sports complexes are envisaged under one roof to accommodate variety of sports and related functions, by way of facilitating wide-range of permissibility, ground coverage and FAR.

Table 9.1: Planning Norms, Standards for Recreational Areas/ Parks at Sub-City Level

Sl. No	Category	Planning Norms & Standards	
		Population/Unit (Approx.)	Plot Area (Ha)
1.	City Park	10 lakh	100
2.	District Park	5 lakh	25
3.	Community Park	1 lakh	5

Note: 5 to 10 % of the area will be under use for rainwater harvesting / water body.

Table 9.2: Planning Norms, Standards for Recreational Areas/ Parks at Neighbourhood Level

Sl. No	Category	Planning Norms & Standards	
		Population/Unit (Approx.)	Plot Area (Ha)
1.	Neighbourhood Park	10000	1.0
2.	Housing Area Park	5000	0.5
3.	Tot lot at Housing Cluster Level	250	0.0125

9.4 MULTIPURPOSE GROUNDS

Experience shows that formal parks are fouled if used for marriages/ public functions etc. Therefore, a special category is proposed to take care of the same at three levels in the following manner:

Table 9.3: Planning Norms, Standards for Multipurpose Grounds

Sl. No	Category	Planning Norms & Standards	
		Population/Unit (Approx.)	Plot Area (Ha)
1.	City Multipurpose Ground	10 lakh	8
2.	District Multipurpose Ground	5 lakh	4
3.	Community Multipurpose Ground	1 lakh	2

Other Controls:

- Minimum 50% of total area shall be under Soft Parking and remaining 50% shall be utilized for activities.
- Minimum 3% of the remaining area (excluding Soft Parking area) shall be utilized for Electric Sub Station, Toilets, Security and other marriage related activities etc.
- Multipurpose Ground can be sub-divided suitably with minimum of 0.5 ha of plot area to accommodate number of functions at one time.
- Park / multipurpose ground shall have provisions for rainwater harvesting

9.5 AMUSEMENT PARK

Amusement Park up to 10 Ha. may be permitted in District Park. Following development controls shall be applicable:

- Max Ground Coverage- 5%
- Max. FAR- 7.5

(iii) Max. Height- 8 mt

(iv) Parking- 3 ECS/100 sqm. of floor area with the stipulation to provide min. parking for 100 cars

GREENBELT

The Plan provides for agricultural land as Green Belt along the border of NCT of Delhi, in synergy with the provisions of Regional Plan 2021 of NCR. The belt extends from the NCTD boundary up to a depth of one peripheral village boundary, wherever possible.

Table 9.4: Permission of Use Premises in Sub Use Zones

Sl. No	Use Zone	Activities Permitted
1.	Green Belt	Forest, Agriculture use, Vegetation belt, Dairy Farms, Piggery, Poultry farms, Farm house, 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).
2.	Regional Park	Existing village Abadis, already Regularised Unauthorised colonies and already approved Motels may continue. Ridge, Residential Flat (For watch & ward), Picnic Hut, Park, Shooting Range, Zoological Garden, Bird Sanctuary, Botanical Garden, Local Government Office (Maintenance), Open Air Theatre, Police Post, Fire Post, Orchard, Plant Nursery and Forest.
3.	City park	Approved Farm Houses sanctioned prior to 01.08.90 may continue. Aqua park/water sports park, Arboretum, Botanical Garden, National Memorial (approved by Cabinet/ Govt. of India), Amphitheatre, Open Playground, Aquarium, Other activities same as permitted in District Park.
4.	District Park	30% of the area shall be developed with plantation of native species. District Park, Theme 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. Restaurant in a District Park having an area above 25 Ha. subject to following : a. Area of the restaurant plot shall not be more than 0.8 Ha or 1% of the District Park, whichever is less. b. Restaurant plot shall have no physical segregation from the rest of the District Park area. c. 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. d. 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. e. 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.

DELHI DEVELOPMENT AUTHORITY
Landscape & Environmental Planning Unit
11th Floor Vikas Minar, ITO

No. PA/Dir (LS)/2009/ 559

Dt: 19/8/09

Sub: Development Control Norms of Theme Parks.
Ref: No.HUPW/SAW2&D/F-40/DD-I/DDA/73/791/836 dt. 28/07/2009.
(Copy attached)

With reference to above-mentioned letter addressed to DD-II (Landscape), there are no set norms for required parking for urban greens in the Master Plan. However, as discussed and informed in the meeting held on 30/03/2009, the existing parking for Millennium Park (3.4hect) is Cars 317, Buses 11 & Swarn Jayanti Park (96hect) Cars 550.

Savita Bhandari
19/8/09
Savita Bhandari
Director (Landscape)

DD-I (Arch)WZ & Dwk

Copy to:

✓ Senior Architect (WZ & D)

We may now finalise the agenda for TC & send it for putting it up in the next TC

✓ RR I

Ry
28/8/09

18-36-

Delhi Development Authority
Office of the Sr. Architect (WZ&D)
10th floor, Vikas Minar, N.Delhi.
Phone No.-23370002.

File No.

Dated:-

MINUTES OF THE MEETING

Sub: Meeting held on 30th March, 2009 at 11.30 a.m. in the Office of Chief Engineer(Dwarka) regarding finalization of Development Control norms of Theme Parks in Bharat Vandana Prangan Scheme.
Ref: 12th Technical Committee Meeting held on 7-11-2008, Item No.163/08.

As per above referred 12th Technical Committee meeting, a sub-group was constituted to discuss and formulate the Development Control norms for the Theme Parks of Bharat Vandana Project which are then to be put up before the Technical Committee. Accordingly, a meeting was held under the chairmanship of Chief Engineer (Dwarka) on 30-3-2009.

Following officers were present in the meeting:-

Chief Engineer (Dwarka)	In the Chair
Director (Plg.) Dwarka	
Sr. Architect (WZ&D)	
Dy. Director (Landscape)	
Dy. Director (Arch.)WZ&D	
Representative of Lands Deptt.	

Two options of Development Control norms regarding built form and open spaces prepared by HUPW were discussed and the following decisions were taken:-

A) Development Control Norms:-

Both the options were discussed and it was observed that the norms for Amusement Park (para 9.5 page-60 of the MPD-2021) may be considered for Theme Parks. These are re-produced below:-

	Max. area	-	10 Hac.	= 1,00,000 sq.mtr.
i)	Gr. Coverage	-	5%	= 5000 sq.mtr.
ii)	F.A.R.	-	7.5	= 7500 sq.mtr.
iii)	Height	-		= 8 Mtr.
iv)	Reqd. Parking	-		= 3 ECS/100 sq.m. of floor area

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The Technical Committee may consider permitting three modules of 10.00 Hac. each with above development controls in this scheme. The above will be placed before Technical Committee for consideration and approval.

Action: SA(WZ&D)

B) Entrance nodes and Circulation:-

1. It was decided to maintain the minimum distance of access to the individual Theme Parks from road inter-sections as 100 mtr. for roads of ROW 30 mtr. or more. This is in reference to MPD-2021 (Page 78).

Action: SA(WZ&D)

2. The main entry (one no.) to each of the Theme Parks shall be intersected directly from the main road while the second entry (service entry) shall be taken from the service lane of the peripheral roads. No breaks in central verge near main entry will be permitted.

Action: SA(WZ&D)

3. The Total Station Survey shall be provided by the Engineering Wing.

Action: C.E.(Dwarka)

4. The intersection details & road ROW shall be provided by the Office of Director (Plg) Dwarka.

Action: Director(Plg)Dwk.

C) Parking:

1. The ratio of Effective Car Spaces can be kept as 3 ECS/100 sq.mtr. floor area for each of the Theme Parks which is as per the MPD-2021 norms for Amusement parks.

Action: SA(WZ&D)

2. It was felt that the above norms are for covered area and additional parking for Green/open spaces of Theme Parks can be provided on norms followed for Landscape Projects of DDA. This information shall be provided by the Office of Director (LS).

Action: Directro(LS)

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b) Site constraints :

The policy decision of covering the drain running along the Theme Parks to be taken under following possibilities:-

1. To cover the drain fully or only at the entrance nodes.
2. The covering of drain to be taken up by DDA or by the individual Developer of the Theme Park.

Action: C.E. (Dwarka)

HUPW will prepare Agenda for consideration of Technical Committee as per para 'A' for approval.

After receiving other inputs from various Departments as per minutes above, the Architecture Department shall accordingly modify the Layout Plan.

This issues with the approval of Chief Engineer (Dwarka).

Caushy T
08/07/09

(L. Gopan)

Sr. Architect (WZ&D)

Copy to:-

1. All present.
2. Commissioner (Plg), DDA.
3. Chief Architect, DDA.

-2-
-33-

Item No
84/09. GSC
7/10

Agenda for the Technical Committee

Sub: Relaxation in set back in respect of Sri Venkateshwara College.

F.31(4)/75/Bldg./Vol.IV

Background:

Principal, Sri Venkateshwara College vide letter dated 30.7.09 addressed to Hon'ble Minister for Urban Development, GOI has requested to exempt the minimum prescribed limit of the set back line so that approval process for other proposed buildings in their campus are not hampered.

This was one of the cases discussed in a meeting held under the Chairmanship of Hon'ble LG on 27.8.09 with the concerned agencies to expedite statutory clearance to Delhi University Colleges for expansion of physical infrastructure. Copy of the minutes for this item vide Sr.No. 2(v) is Appended (Appendix-1). The decision in respect of Sri Venkateshwara College is given as under.

"The case is regarding approval of additions/alterations in the existing campus. It was informed that the same was held up due to the infringement in the set back existing from the sanctioned plan. In addition, a clearance is to be received from the L&DO for construction of hostel block in a plot area to be carved out from the playfield area. Hon'ble LG desired that the agenda note may be brought before the authority in the next meeting for its consideration".

Examination:

The college campus admeasures about 15 acres of land, which consists of various buildings spread over 8 acres of land and remaining 7 acres as play field. Building plans of various buildings have been sanctioned at various time by Building Department, DDA, while sanctioning one of its building block i.e. the Auditorium building, vide its sanction letter dated 25.5.06 has put up a condition that the college authority has to remove the infringement of the set back caused by one of the residential block on southern side of the campus, before applying next permit.

As per the approved LOP, a 6m set back is to be kept on the southern side of the campus. 4 residential buildings block have been constructed in a row on the southern side of the campus out of which block no.3 has infringed the minimum set back line to the extent of 2.37m and thereby leaving only 3.63m (Appendix-II).

As such further permit cannot be processed unless the said infringement of the set back is removed or relaxation granted by the competent authority.

As per the provisions of MPD-2021, the power of relaxation of the set back vest with the Technical Committee of the DDA.

Proposal:

In view of the request of Principal of the college, the relaxation of set back on the southern side of the campus to the extent of 2.37m thereby leaving the minimum set back as 3.63m is placed for consideration of the Technical Committee.


Director (Bldg.)


Jt. Dir. (Bldg.) & C


Asstt. Engr. (B)/L&C-III

Item No. ~~85/09~~
8/10

-22-
-32-

Agenda for Technical Committee

Sub: Revised LOP of Jawahar Lal Nehru University Campus.

F.101(01)/03/Bldg.

1.0 Background:

- 1.1 The Jawahar Lal Nehru University Campus is spread over 442 ha. of land. As per the records available, the LOP of the University was earlier approved by DDA in the year 1971, copy of the same is not available in records. However, as per the copy of the Layout Plan submitted by the Registrar, JNU vide his letter dated 30.1.09, it is evident that the part of the campus area comprising various buildings of the University was approved in the year 1971 (Annexure-I).
- 1.2 With the passing of years, the university has carved out various smaller plots ranging from 0.41 ha. to 10.93 ha. out of campus and allotted to various Institutions. Some of the plots are having the buildings constructed with or without prior approval from the DDA, including the one allotted to the University Grants Commission. While dealing with the building permits of such institutional plots, the issue of revised plan of JNU Campus was raised and accordingly, the University had submitted the revised LOP in the year 2003. After examination of these plans, the JNU was requested to comply with the various shortcomings, conveyed vide this office letters in 2003, 2005 & 2006, which have not been complied so far. The Layout Plan also did not indicate distribution of various uses, applicable for the University campus as per the provisions of Master Plan.
- 1.3 The layout plans and building plans received from UGC for an area measuring 8 ha. could not be processed, pending finalization of the layout plan of the Jawahar Lal Nehru University Campus. The University was persuaded to prepare a Master Plan indicating the land distribution of various usages in accordance with standards prescribed in MPD-2021 applicable for the university campus. Finally, the University has submitted the revised Layout Plan on 24.8.09, prepared by RITES, the consultants.

2.0 Examination:

The revised layout plan for the campus indicates land distribution, for the total land measuring 442.19 ha. as under:

- 23
31
- a) Land for University's own uses 374.89 ha.
- b) Land comprising of various smaller segments of land allotted to other Institutions 67.30 ha.
- Total: 442.19 ha.**

The proposed distribution of land under University use is as given in following table:

Table: Distribution of land for University's own uses: (374.89 ha.)

Use	Land requirement as per MPD-2021 norms.		Proposed land distribution in the Layout Plan	
	Area (ha)	%	Area (ha)	%
Academic and Administration	168.70	45	102.84	27.43
Residential	93.72	25	93.56	24.96
Sports and Cultural activities	56.23	15	53.07	14.16
Park and Landscape	56.23	15	125.41	33.45
Total	374.89	100	374.89	100

- 2.1 As per the provision of Master Plan, the minimum 15% area required as green/ park and landscape out of total land (442.19 ha.) is 66.3 ha. In the LOP an area measuring 125.41 ha. has been proposed as green/ park and landscape, which is more than the stipulated requirement. In addition, the other institutional plots, having area more than 10 ha. will have to keep minimum 15% of land component as green which will further enhance the percentage of green area.

3.0 Proposal:

Considering the above proposed land distribution, the Layout Plan is placed before the Technical Committee for consideration, with the following recommendation:

- (i) The land earmarked for green/landscape area is to be maintained as green/landscape with zero FAR.
- (ii) Approval of building plans in respect of any other building of the JNU whenever submitted, will be reviewed/examined w.r.t. the existing built up area, for which a separate exercise is to be undertaken by the JNU.

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- (iii) The building plans in respect of other institutional plots shall be governed by the development control norms for plots having more than 10 ha. and less than 10 ha. separately as per MPD-2021.
- (iv) Entry and exits from the sub divided plots shall be restricted through the internal peripheral road only as per the overall development plan.


Director(Bldg)


Jt. Dir. (Bldg)L&C


AE(B)III/ L&C

जवाहरलाल नेहरू विश्वविद्यालय 207C
JAWAHARLAL NEHRU UNIVERSITY

अवैस अहमद
कुलसचिव
AVAIS AHMAD
Registrar

New Delhi-110067

केन्द्रीय डायरी कार्यालय
प्राप्ति एवं प्रेषक (मुख्य)

नगर विकास विभाग, दिल्ली-110067
निदेशक कार्यालय
प्राप्ति सं. 551
दिनांक 1-2-09

डायरी सं.

REC'D

P-155

9-2-09

January 30, 2009

F. No. - 4(262)/2006/Engg. / 1799-A

Sh. Mahashabde
Director (Buildings)
Delhi Development Authority,
Block C-I, 1st Floor,
Vikas Sadan, IN A,
New Delhi-110003

Sub: Approval of revised Lay Out Plan (LOP) / Master Plan of the Jawaharlal Nehru University and Building Plans of UGC in JNU Campus at Nelson Mandela Road, New Delhi.

Dear Sir,

As you may kindly be aware the original Layout Plan / Master Plan of the Jawaharlal Nehru University was approved by DDA vide letter no. F-23(30) (77)/BLDG. dated 15.10.1971 (copy enclosed) approving the proposed and future expansion for the JNU Campus. Thereafter, a letter no. F-101(1)/03/Bldg./1284 dated 06.05.03 and subsequent reminder dated 19.08.03 (copy enclosed) was received from DDA for incorporating some minor changes in the plan for which the University was directed to submit a revised LOP. The University submitted the revised LOP with the required modifications as prepared by the then University Architect Sh. C. P. Kukreja to DDA vide letter no. 4(262)/2006/Engg. dated 03.11.03 (copy enclosed).

After 2½ years of submitting the revised LOP as directed by DDA, a technical team comprising of Sh. S. K. Angarwal, Executive Engineer and Sh. Singhal, Assistant Engineer visited the JNU Campus and sent a detailed letter with 44 queries vide F-101(01)/2003/BLDG./1456 dated 29.08.05 (copy enclosed). A meeting of Vice Chairman, DDA, and Registrar, JNU was also held on 19.05.06 in the office of V.C., DDA wherein the University was assured that the revised LOP shall be approved by DDA within minimum time of submitting the reply of observations and payment of Rs. 18.64 Crores towards enhanced land compensation (copy of the minutes enclosed). The University resubmitted the modified plan incorporating all suggested changes in consultation with Joint Director Building, DDA on 09.11.06 (copy enclosed). The University also paid Rs. 18.64 Crores towards land compensation to DDA and no remittance is due (copy enclosed).



जवाहरलाल नेहरू विश्वविद्यालय
JAWAHARLAL NEHRU UNIVERSITY

New Delhi-110067

254/C

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अवैस अहमद

कुलसचिव

AVAIS AHMAD

Registrar

It is also submitted that construction of several new buildings under the University's academic expansion programme including the UGC Building have been held up due to the said approval of DDA

It is requested to kindly look in to the matter personally and communicate the approval of DDA the revised Layout Plan of the University and the Building Plans for UGC at JNU Campus at the earliest possible.

Yours sincerely,

Avais Ahmad

(Avais Ahmad)

Registrar

Copy to:

- ✓ 1) Vice Chairman, DDA, Vikas Sadan, INA, New Delhi
- 2) Dr. K. Gnanasekaran, Director, UGC, Bahadur Shah Jafar Marg, New Delhi

Avais Ahmad

Registrar

Draft Agenda for Technical Committee.

Sub: Regarding Development Control Norms for old Police Lines at Rajpur Road, (Zone C) Bangalow Area, Civil Line Zone Delhi.

File no. F.8(2)2002/MP

1.0 Background:-

1.1 Dy. Town Planner (L) vide letter no. TP/G/4382/09 dated 26/10/09 has requested to clarify the Development Control Norms for each of the distributed land under Police Line with particular reference to the site u/r being located in **Bungalow area Civil Line**. This has a earlier reference also of Chief Town Planner, MCD.

2.0 Examination:-

2.1 The change of land use from 'Residential' to 'Public semi Public' for an area measuring 7.99 hact. has been processed as per S.O. no. 29(E) of 10th Jan 2007 (Notification no. K-13011/1/2004-DDIB).

2.2 In the MPD-2021, the Plot area prescribed for Police Line is 2.0 hact. No specific Development Control Norms have been prescribed except land distribution. The land distributions of police line are as under:

- | | | |
|----|----------------------|-----|
| a) | Administration: | 20% |
| b) | Residential: | 30% |
| c) | Sports & facilities: | 10% |
| d) | Open Spaces: | 40% |

2.3 In the MPD-2021 under para 11.3, 'Tall Buildings', it is stated " Restrictions on tall buildings would be necessary in important areas like Lutyen's Bungalow Zone, Civil lines and North Delhi campus".

2.4 In the MPD-2021, under para 3.3.1.1 (vii), it has been stated that **Civil Line Bungalow area shall be excluded from enhancement of FAR.**

2.5 The approved Zonal Development Plan of Zone- C/Draft ZDP of Zone-C states that Development Control norms for plots other than Residential in Bungalow Zone, Civil Lines (sub-zone C-3) shall be "worked out keeping in view the Urban forms studies within the prescribed code of MPD-2001 so as to maintain the existing character of the area".

2.6 In earlier occasions in the matter, the norms of 'Public & semi Public facilities' as per MPD-2001 has been recommended in view that their conceptual plan for higher FAR has been approved by DUAC as well Hon'ble L.G., Delhi.

2.7 Keeping in view, the land distribution as given in MPD-2021(Refer para-2.2) and para 2.4, a comparative statement is made for 2 hact. Plot (as per MPD-2021) and 8.0 hact. land already in possession with police department for police line which is as under :-

Comparative Statement of Ground coverage of the police line, Rajpur road, as per MPD-2021

Plot Size	Land Distribution	Premises level, Ground Coverage	
		MPD-2021	Area in Sqmt.
2.0 hact. (20,000 sqm.)	a) Administration 20% (4000.00 Sqm.)	30%	1200 Sqm.
	b) Residential-30% (6000.00 Sqm.)	40%	2400 Sqm.
	c) Sports facilities-10% (2000.00 Sqm.)	20%	400 Sqm.
	d) Open Space-40% (8000.00 Sqm.)	-	-
7.99 hact. (8.00 hact.) 80,000 Sqm. (Already available with police deptt.)	a) Admn.-20%- 16000.00 Sqm.	30%	4800.00
	b) Resi:-30% - 24000 Sqm.	40%	9600.00
	c) Sports-10% - 8000 Sq.mt.	20%	1600.00
	d) Open space-40% - 32,000 Sqm.	---	---

3.0 Observations:

- If the Ground coverage is given on total plot area then it increases almost 4 times of the norms of MPD-2021.
- The plot falls in Civil Lines Bungalow Zone (sub zone C-3).

4.0 Proposal:-

In view of above examination, it is suggested that the ground coverage for individual premises as per MPD-2021 may be followed for max. plot area of 2.0 hact. and height as per DUAC recommendations being the plot falls in Civil Line Bungalow Zone (sub zone C-3).

5.0 Matter is submitted for the consideration of Technical Committee.

18.12.09

Asstt Director (Plg.)
Narela Project, Zone - C

18/12/09

Jt. Director (Plg.)
Narela Project

18.12.09

Director (Plg.)
Narela Project.

***AGENDA FOR THE TECHNICAL COMMITTEE**

Sub.: Proposed change of land use of 8093.50 Sqm. (2 acres) Pocket – 4, at the junction of the Minto Road & Deen Dayal Uppadhyay Marg, New Delhi from "Residential" to "Public and Semi Public Facilities" in Planning Zone 'D'.

F.No. F20(2)2009/MP

1. BACKGROUND

Ministry vide letter dated 12.5.2009 had requested to examine the proposed change of land use measuring 2 acres (8093.50 sqm.) carved out of Pocket- 4 (15011 sqm.) at the junction of the Minto Road & Deen Dayal Uppadhyay Marg, New Delhi from "Commercial Centre" to "Public and Semi Public" as required by L&DO vide letter dated 4.5.2009. DDA vide letter dated 2.7.2009 requested MOUD to provide location plan, layout plan and boundary details etc. for examination and observation of DDA. MOUD vide letter dated 20.8.2009 forwarded the details sent by L&DO to Ministry on 12.5.2009 on the above referred proposed change of land use.

2. EXAMINATION

- I. The land use of this entire pocket 4, Deen Dayal Uppadhyay Marg as per approved Zonal Development Plan of Zone -D (Based on MPD-2001) is 'residential' (redevelopment area) and as per MPD-2021 is also 'residential'.
- II. The change of land use of the part plot measuring 2.00 acres (8093.50 sqm.) as proposed carved out of pocket 4 measuring 15011 sqm. will be required to be processed from 'Residential' to 'Public & Semi Public Facilities' instead of from "Commercial" as requested by L&DO in its letter dated 4.5.2009. The remaining area for pocket 4 A of 6917.50 sqm. is also too less than the prescribed plot size for community centre (40,000 sqm.) as per Master Plan for Delhi-2021. As such it may be appropriate that the land use of the remaining pocket continues as 'Residential' – "Local Shopping Centre".

Contd.....

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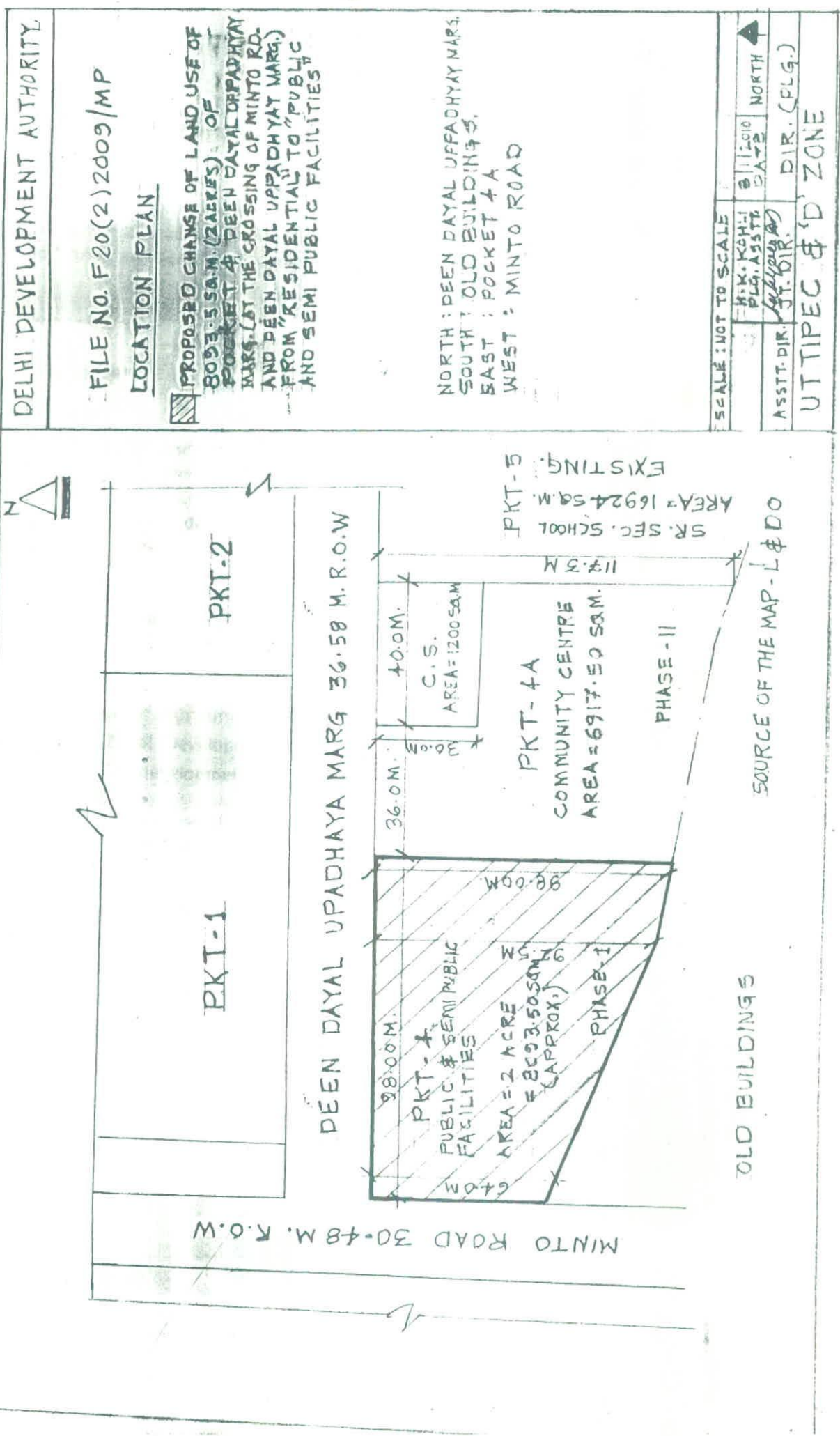
3. PROPOSAL

- I. In view of the above examination it is proposed to process the change of land use of 8093.50 sqm. (2 acres) carved out of pocket 4 at the junction of Minto Road & Deen Dayal Uppadhyay Marg, bounded on East by pocket 4 A, South by old buildings, West by Minto Road and North by Deen Dayal Uppadhyay Marg from 'Residential' to "Public and Semi Public Facilities" in Planning Zone -D under 11A of the DDA Act (Refer location plan at Annexure).
- II. The above modification of MPD-2021 shall subsequently be incorporated in the Zonal Development Plan for Zone 'D' based on MPD-2021.
- III. After the approval by Technical Committee, DDA the proposal will be placed as an agenda item for consideration by Authority.

4. RECOMMENDATION

The proposal at para 3 is submitted for consideration of the Technical Committee, DDA.

✓ Vinod Sable
8/1/2010.
(VINOD SABLE)
Dir (P&D) - UTTIPEC & D'zone
Lakshmi Sable
(S.O.O.S)
Jt Dir (P&D) UTTIPEC & D'zone



-21-

LOT
11/10

AGENDA FOR TECHNICAL COMMITTEE

Sub: Relaxation in the setbacks in the Housing Pocket, Molarbund
File no.SA/SZ/HUPW/F-1/2010

1.0 Background:

The layout plan of 690 DUs 2 room + lounge apartment in Molarbund site next to Badarpur Thermal Power station was approved in the 232nd Screening Committee held on 7.5.04 vide item no. 76/04.

Furthermore as per the feasibility report received from the Engineering Division no.4 vide letter no.F.1(2)2009/AE III/ED4/DDA/595 dt.30.4.09 wherein the setbacks do not confirm to the earlier approved layout plan and it has been reduced from 9 m. to 4.68 m at one instance.

The case was again put up in the 288th Screening Committee held on 13.1.2010, wherein the modified layout plan with enhanced parking was approved (minutes still awaited) and it was decided that the matter of relaxation in setbacks be referred for the approval of Technical Committee.

2.0 Examination & Proposal:

Due to change in the site conditions wherein the various site dimensions/angles were found changed as per the feasibility report received from Engineering Division, the following relaxation are required:

1. To maintain the total no. of dwelling units without affecting the light and ventilation of the dwelling units (already under construction) configuration of the blocks have to be retained resulting in one corner of the block protruding to the set back. The 15 m setback is available/maintained in the site in the front, however, only at one instance the front setback is reduced to 4.68 m due to the construction of one housing block of additional 10 no. of DUs.
2. The rear setback i.e. 6m is maintained as per earlier approved layout plan.

Details showing setbacks as MPD-2001 provision & approved layout plans:

Set backs	A	B	C	D
	Front	Side	Side	Rear
Permissible as per MPD-2001	15m	9m	9m	9m
Layout plan approved in 232 nd Screening Committee held on 7.5.04	15m is maintained. However to achieve the total FAR, a setback of 9m was kept in one housing block.	15m	12m	6m
Revised layout plan as approved in the 288 th SC	15m except in one housing block due to construction of 10 no.of DUs a front setback of 15m has reduced to 4.68m.	9.9m	12m	6m

Relaxation in column A & D is required.

-19-
DELHI DEVELOPMENT AUTHORITY

Sub: Route clearance for proposed 220 KV Double Circuit Over Head Tower Line by Loop in – Loop out of Kanjhawala – Najafgarh Transmission Line at 400/220KV Sub-Station, Mundka.

No:F6(3)2008/MP

1.0 Background

The proposal was placed before the 10th Technical Committee Meeting held on 19.11.2009 vide Item No. 76/2009. The agenda and minutes of the meeting enclosed as Annexure-I. Technical Committee constituted a Sub Group and the meeting was held under the Chairmanship of Engineer Member, DDA on 10.12.09 and minutes of the meeting enclosed as Annexure -II.

The sub group decided that precious land can be saved by using Multi- Circuit transmission line where each tower can hold four circuits. This will require only one right of Way. Further Land can be saved by use of Narrow base towers in place of wide base towers. Based on this the Delhi TRANSCO will submit the revised proposal for placing before Technical Committee for consideration.

The Delhi TRANSCO submitted the revised proposal in the office of Engineer Member which was discussed during the meeting with Engineer Member on 11.01.2010 where Commissioner (Plann.), Addl. Comm. (Plg)- III, Director Plg DWK were present. It was decided that decision of the Sub Committee and revised proposal submitted by Delhi TRANSCO to be placed before the Technical Committee for taking appropriate decision.

As discussed Delhi Transco vide letter dt. 13.1.2010 submitted revised proposal of the route clearance for 220 KV D/C O/H T/L by LILO of Kanjhawala – Najafgarh T/L at 400/220KV S/Stn. Mundka for placing before the Technical Committee.

2.0 Examination:

The over head route alignment proposed is superimposed on the draft Zonal Development Plan for Zone-L, in the process of approval. Copy of the plan showing proposed route is enclosed as Annexure-III.

Landuse & status of ZDP.

- (i) The proposed route under reference is part of Zone-L as per Master Plan for Delhi. This area was not proposed for urban extension in MPD-2001 and UER-I proposed was from NH-1 to NH-10 (Rohtak Road) and thus 80 m wide proposed road under reference was not part of urban extension roads.
- (ii) There is no approved Zonal Development Plan for Zone-L. Draft ZDP for Zone-L is approved by DDA in December 2008 and recommended to MOUD, GOI for final notification.
- (iii) 400 KV Sub-station at Mundka is earmarked as utilities in landuse plan of MPD-2021. The rest of the area under reference between proposed 100 & 80 mtrs wide roads is shown as urbanizable area.

2.2 Proposed Route

The proposal is to link existing 400 KV Mundka ESS with 220 KV D/C T/L Kanjhawala Najafgarh. The proposed line is shown in the plan (Annexure-III) is parallel to proposed 80 Mtrs. wide road and existing drain. The proposed route is divided into two separate lines and details are given below :-

ROUTE -I

Segment- I (along 45 mtr. ROW road) : Mundka ESS to 80 Mtr. ROW proposed road.

In draft Zonal Development Plan for Zone-L, 45 Mtr. wide road is proposed with 10 mtrs. green belt on both sides. DTL will ensure that the line to the south of this road will be part of the green belt. In approved cross section of 45.00 mtrs. ROW road followed in Dwarka, there is no provision for H.T. line.

Segment- II (along 80 mtr. wide road) : Parallel to existing 400KV D/C T/L.

In Zonal Development Plan, 80 Mtrs. R/W road is proposed with T/L in the centre. 20 Mtr. wide green belt is proposed on both sides. However, the exact alignment of this road will depend upon the actual detailed project report etc.

As per approved cross section of 80 Mtrs. wide road, 400 KV existing D/C Tower Line will be on the western side of the road. The proposed 220 KV T/L will be part of the proposed 20 m wide Green Belt to the east of 80 mts. R/W. DTL will ensure that the line to the east of this road will be part of the green belt. The proposed cross section is enclosed as Annexure - IV.

Segment III : Parallel to drain in between proposed 80 & 100 Mt. roads.

This alignment is parallel to the existing drain as indicated in the plan in Annexure-III. DTL will ensure that towers will be located touching the R/W of drain to be obtained from Irrigation and Flood Deptt. GNCTD by DTL, ensuring the towers / safe distance zone to remain within the green belt along the drain.

ROUTE -II

Segment- I (along 45 mtr. R/W road) : Mundka ESS to 80 Mtr. R/W proposed road.

In draft Zonal Development Plan for Zone-L, 45 Mtr. R/W road is proposed with 10 mtrs. wide Green Belt on both sides. DTL will ensure that the line to the north of this road will be part of the green belt. In approved cross section of 45.00 mtrs. R/W road followed in Dwarka, there is no provision for H.T. line.

Segment- II (part of green belt as per MPD -2021)

The proposed High Tension line will cross 80 mtr. R/W proposed road and existing 400 KV HT line by means of a Gantry proposed by DTL so that further alignment will be part of the Green Belt as per MPD- 2021. DTL proposed height of the gantry is 10 mtr. which is not adequate.

-17-

It is suggested that :

- i) The Gantry proposed over 80 m R/W road shall be in such a way that vertical safety distance is available (after assuming minimum 15 mtrs. height above ground level) / as per Electricity Rules.
- ii) The proposed HT line is passing in between existing PVC market and proposed PSP area where the width of Green Belt is only 50 to 60 mtr. DTL will ensure the safety distance of the T/L near PVC market as per the Electricity rule.

Segment III : Parallel to drain in between proposed 80 & 100 Mt. roads.

This alignment is parallel to the existing drain as indicated in the plan in Annexure-III. DTL will ensure that towers will be located touching the R/W of drain to be obtained from Irrigation and Flood Deptt. GNCTD by DTL, ensuring the towers / safe distance zone to remain within the green belt along the drain.

2.3 Constraints :

- i) The proposed circulation network as per draft ZDP is in approval stage and may undergo minor modifications at the time of finalizing the road alignment.
- ii) The approved cross sections may change due to the change in requirements, site conditions, land policy under formulation etc.
- iii) The execution with reference to proposed urban extension road network, location of towers etc. needs to be jointly monitored by a team consisting of officers from Delhi TRANSCO and Electrical & Civil Engineering Deptt. of DDA.

3.0 Proposal:

The alignment proposed by Delhi TRANSCO Ltd., if considered, for approval DTL will ensure following at the time of detail design and implementation:-


- i) The minimum distance of gantry and tower from the road intersection of existing / proposed roads shall be as follows :-
 - For minor roads having less than 30 mtr ROW – 50 mtrs.
 - For roads of ROW 30 mtrs or more – 100 mtrs.
- ii) The area is proposed for urbanization and likely to have flyovers, proposed MRTS by DMRC, Utility structures etc. Thus the gantry and towers may be located in such a way that vertical safety distance is available (after assuming minimum 15 mtrs. height above ground level) / as per Electricity Rules.
- iii) As suggested by Sub- committee the narrow base towers will be used.

4.0 Recommendation:

The minutes of the sub - Committee and the proposal submitted examined in para 2.0 and 3.0 above is submitted before the Technical Committee for appropriate decision.


Asstt. Director (Plg.)


Jt. Director (Plg.)


Director (Plg.)

ITEM NO 76/2009
Draft Agenda for 19.11.2009.

Technical Committee

DELHI DEVELOPMENT AUTHORITY

Sub: Route clearance for proposed 220 KV Double Circuit Over Head Tower Line by Loop in - Loop out of Kanjhawala - Najafgarh Transmission Line at 400/220KV Sub-Station, Mundka.

No: F6(3)2008/MP

1.0 Background

Dy. General Manager (TL), Construction, Delhi Transco vide letter dt. 19/08/2009 has requested for permission for construction of 220 KV D/C O/H T/L by LILO of Kanjhawala - Najafgarh T/L at 400/220KV S/Stn. Mundka. The route alignment proposed is superimposed on the draft Zonal Development Plan for Zone-L, in the process of approval. Copy of the plan showing proposed route is enclosed as Annexure-I.

2.0 Examination:**2.1 Landuse & status of ZDP.**

- (i) The proposed route under reference is part of Zone-L as per Master Plan for Delhi. This area was not proposed for urban extension in MPD-2001 and UER-I proposed was only up to Rohtak Road and thus 80 m wide proposed road under reference was not part of urban extension roads.
- (ii) There is no approved Zonal Development Plan for Zone-L. Draft ZDP for Zone-L is approved by DDA in December 2008 and recommended to MOUD, GOI for final notification.
- (iii) 400 KV Sub-station at Mundka is earmarked as utilities in landuse plan of MPD-2021. The rest of the area under reference between proposed 100 & 80 mtrs wide roads is shown as urbanizable area.

2.2 Proposed Route

The proposal is to link existing 400 KV Mundka ESS with 220 KV D/C T/L Kanjhawala Najafgarh. The proposed line is shown in the plan (Annexure-I) is parallel to proposed 80 Mtrs. wide road and existing drain. The proposed route is divided into three segments and details are given below :-

Segment- I 400 KV Mundka ESS to 80 Mtr. wide proposed road.

In draft Zonal Development Plan for Zone-L, 45 Mtr. wide road is proposed with 10 mtrs. green belt on both sides, along 400 KV Mundka ESS. This line will be part of green belt as shown in the cross section of 45 mtrs. road submitted by Delhi Transco Ltd (Annexure-II). In approved cross section of 45.00 mtrs. wide road followed in Dwarka, there is no provision for H.T. line.

Segment- II Parallel to existing 400KV D/C T/L.

The proposed cross section submitted by Delhi Transco is enclosed as Annexure-III. In Zonal Development Plan, 80 Mtrs. R/W road is proposed with T/L in the centre. However, the exact alignment of this road will depend upon the actual detailed project report etc. Copy of the provisions related to this in para 2.8 of draft Zonal Development Plan for Zone - L reproduced below :-

Circulation Network: The Zonal Plan indicates circulation network, which is based on secondary source data. The actual detailed alignment will be with reference to the actual detailed project report/site survey and thus may undergo minor modifications at the time of finalizing the road alignment which will be incorporated in the sector plans/layout plans. A Realistic strategy of compensation & rehabilitation of project affected persons is recommended under these Plans / areas.

40
- 15 -

As per approved cross section of 80 Mtrs. wide road, 400 KV existing D/C Tower Line will be on the western side of the road. The proposed 200 KV D/C T/L will have two lines running in parallel at 40 Mtrs. distance between two. The proposed line will be part of the proposed facility corridor as per draft ZDP as it is not possible to accommodate three H.T. lines (one existing & two proposed) in 80 mts. ROW.

Segment 3 Parallel to drain in between proposed 80 & 100 Mt. roads.

This alignment is parallel to the existing drain as indicated in the plan in Annexure-I.

The above planning observations were forwarded to Chief Engineer (Electrical Division) for examination & observations. Chief Engineer (Electrical) vide note dated 3/10/2009 has given no objection for sending to the Competent Authority for necessary action.

2.3 Constraints :

- i) The proposed circulation network as per draft ZDP is in approval stage and may undergo minor modifications at the time finalizing the road alignment.
- ii) The approved cross sections may change due to the change in requirements, site conditions, land policy under formulation etc.
- iii) The execution with reference to proposed urban extension road network, location of towers etc. needs to be jointly monitored by a team consisting of officers from Delhi Transco and Electrical & Civil Engineering Deptt. of DDA.

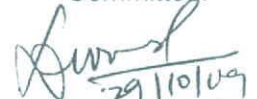
3.0 Proposal:

The proposed route alignment as proposed by Delhi Transco may be considered for approval with following guidelines for location of towers.

- i) The minimum distance of tower from the road intersection of existing / proposed roads shall be as follows :-
 - For minor roads having less than 30 mtr ROW – 50 mtrs.
 - For roads of ROW 30 mtrs or more – 100 mtrs.
- ii) The area is proposed for urbanization and likely to have flyovers, elevated MRTS, Utility structures etc. Thus the towers may be located in such a way that vertical safety distance is available (after assuming minimum 15 mtrs height above ground level) as per Electricity Rules.

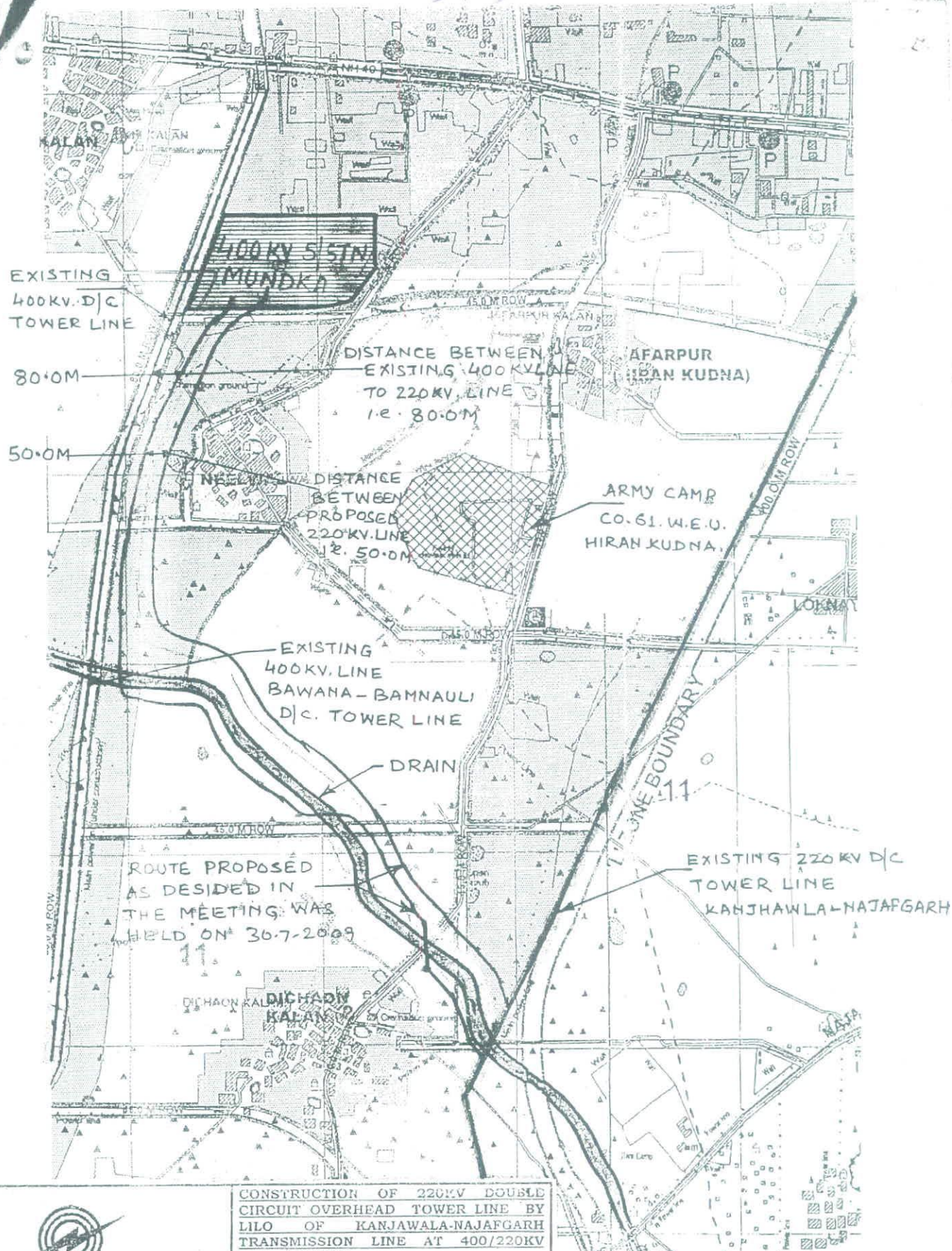
4.0 Recommendation:

The proposal in para 3.0 above is submitted for consideration of Technical Committee.


Asstt. Director (Plg.)


Jt. Director (Plg.)


Director (Plg.)



CONSTRUCTION OF 220KV DOUBLE
CIRCUIT OVERHEAD TOWER LINE BY
LILO OF KANJAWALA-NAJAFGARH
TRANSMISSION LINE AT 400/220KV
S/Stn MUNDKA:

	Route length	TOWERS
Loop In = 5.5Km		27 nos
Loop Out = 5.5Km		27 nos.

LEGEND:

EXISTING TOWER LINE.

PROPOSED TOWER LINE:

DELHI TRANSCO LIMITED

(A Govt. of NCT of Delhi Undertaking)
Room No. 09, Shakti Deep Building, Anandali Market
Complex, Jhandewalan exin, New Delhi-110055

~~LM(T)~~

MANAGER(T)

Dyck M(T)

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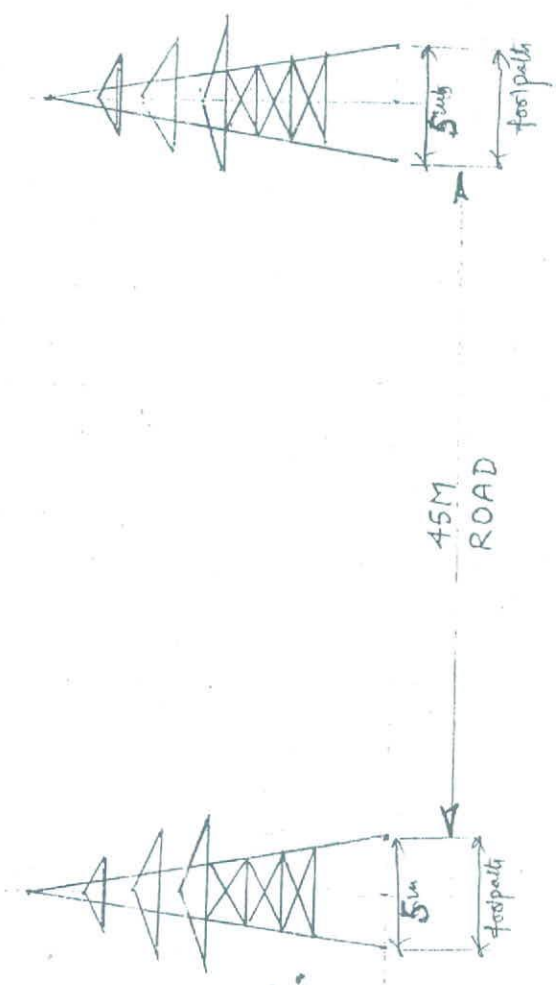
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DELHI DEVELOPMENT AUTHORITY
 DWARKA PROJECT
 MANGLA PURI, PALAM, NEW DELHI
 (Fax No. 25036216 Ph. No. 25036238)

No. F.6(3)2008/MPI / 761

Dated: 29.12.2009

Sub: Minutes of the meeting held on 10.12.09 under the Chairmanship of Engineer Member, DDA regarding Route clearance for proposed 220 KV Double Circuit Over Head Tower Line by Loop in – Loop out of Kanjhawala – Najafgarh Transmission Line at 400/220 KV Sub-Station, Mundka.


The proposal was discussed in the 10th Technical Committee of DDA meeting, held on 19.11.09 vide Item No.76/2009. The meeting of Sub-group constituted by Technical Committee was held under the Chairmanship of Engineer Member, DDA on 10.12.09. Following were present:

- Engineer Member, DDA (In chair)
- Director, Central Electricity Authority.
- General Manager (Constn.), Delhi TRANSCO Ltd.
- Chief Engineer (Elct.), DDA
- Director (Plg.)Dwk., Member Secretary
- Jt. Director (Plg.)Dwk.
- Asstt. Director (Plg.)Dwk.

The proposal placed before the Technical Committee was discussed in detail with reference to proposed development along proposed roads / High Tension Line. Proposed overhead 220 KB double circuit transmission lines will require right of way of two transmission lines. It was felt that the land required to be kept recreational (including safe distance under Electricity Rules) will be substantial. Officers from Delhi TRANSCO suggested that underground lines will be expensive and will require more time for execution.

Thus it was decided that precious land can be saved by using Multi- Circuit transmission line where each tower can hold four circuits. This will require only one right of Way. Further Land can be saved by use of Narrow base towers in place of wide base towers. Based on this the Delhi TRANSCO will submit the revised proposal for placing before Technical Committee for consideration.

This issued with the approval of the Chairman of Sub-Group/ Engineer Member.

o/c  22/12/2009
 (S.P. Pathak)
 Director (Plg.)Dwk.
 Member Secretary

Copy to:

All present.

Copy for information to:

- Commissioner (Plg.)
- Addl. Commr.(Plg.)III.

PROPOSED
220 KV. T/L
ROUTE NO.2

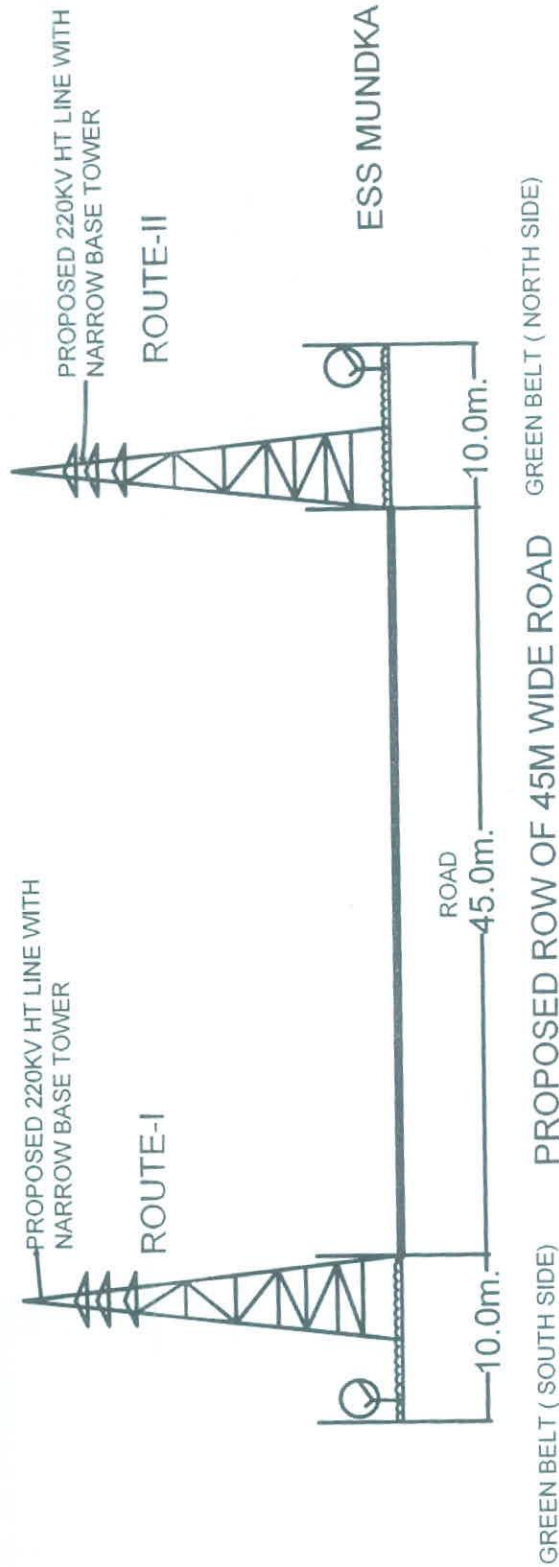
400 KV S/STN
MUNDKA

EXISTING 400KV LINE
BAWANA-BAMNAUKI
D/C TOWER LINE

PROPOSED 220 KV. T/L
ROUTE NO.1

EXISTING
220 KV. T/L
KANJHAWLA-
NAJAFGARH

----- EXISTING 400 KV D/C TOWER LINE
- - - - - PROPOSED 220KV T/L ROUTE NO.1
- PROPOSED 220KV T/L ROUTE NO.2



**Subject: Proposed Guidelines for processing Building Plans of Hotels.
PA/DD/C&I/Hotel/07/304/Pt./Bldg.**

1.0 Technical Committee vide Item No.4/2008 dated 31.1.08 has approved the guidelines for processing building plans by the Building Department, based on the recommendations of the Sub Committee under the Engineer Member, DDA (Annexure I). The guidelines pertaining to hotels require to be deliberated / considered for examining the cases further in the Building Department.

2.0 Background:

2.1 DDA had auctioned 33 plots in the year 2006 for Hotels, forming part of the Comm. Centres / Distt. Centres, for providing accommodation for the Commonwealth Games 2010. The building plans of these hotels were sanctioned based on 150 FAR and the norms of MPD 2021. Consequent upon the modification of the Master Plan, the FAR for hotels has been enhanced from 150 to 225. Accordingly, some of the hotel owners have submitted the revised building plans with additional FAR, which are in the process of scrutiny. In order to ensure accommodation and facilitate expeditious construction of these hotel projects, permission up to plinth level, pending DUAC clearance and waiver of prior to sanction charges for construction beyond plinth level have been granted by the Hon'ble Lt. Governor.

2.2 The progress of CWG related projects is being monitored by the Ministry of Urban Development, Ministry of Tourism and other concerned on regular basis. Monthly site inspections are being carried out by the field staff to assess the physical progress of these hotels, which is presented in these meetings by the DDA.

2.3 During these site inspections, deviations from the sanctioned plans have been noticed for which show-cause notices have been issued to the hotel owners, so that necessary corrective measures can be taken by them during the process of construction. The revised building plans have not been forwarded to the DUAC & CFO due to non discharge of the show cause notices. It has recently been decided that the proposals having compoundable deviations be forwarded to the DUAC & CFO, whereas the non compoundable deviations need to be rectified by the owners.

3.0 Examination:

3.1 It is observed that the compounding of some of the deviations from sanctioned plans are not covered in the BBL / approved guidelines, which need deliberation and appropriate decision, so that the building plans can be forwarded to DUAC & CFO, pending discharge of the Show Cause Notices. However, the approval of the statutory agencies will not form basis for

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However, the approval of the statutory agencies will not form basis for sanction of the plans, which will be subject to conformity of the proposals to the Master Plan / BBL provisions.

4.0 Proposal:

- 4.1 The issues and the proposal as given in the following Table are placed before the Technical Committee for deliberation and consideration.

Sr. No.	Issue	BBL provision / Guidelines approved by the Technical Committee	Proposal
1	Max. Floor Height: Height of Entrance area / Foyer / Reception has been increased beyond the sanctioned height of 5.0 m from floor to base of beam by some hotel owners, by citing examples of existing hotels, aesthetic and design requirements, for which exemption from FAR calculations is sought.	In case of Hotels, maximum height of 5.0 m from the floor to bottom of beam in Restaurants, Lounges and public gathering spaces is permitted. In case of other use premises, except hotels, the Guidelines stipulate that <i>'Wherever the clear max. height is not specified in BBL/NBC, the height of the area shall be governed as per functional requirement of the 'Use' and accordingly FAR of such area shall be counted one time only.'</i>	The provision of Technical Committee for allowing maximum height, based on functional requirements may be applicable in case of hotels for various areas. (except for commercial area, offices, guest rooms, toilets and service floors), subject to submission of undertaking by the owners for adhering to the permitted use.
2	Basement Height: The basements have been constructed in some cases beyond the sanctioned height (4.2 m.) up to 6 m., citing the requirement for Services and Stack parking. Deviation in basement height, in case of Hotel Grand Hyatt at Vasant Kunj has earlier been approved by the Hon'ble LG.	Minimum height permitted for basement is 2.4 m. Maximum height is not stipulated. In case of other use premises, except hotels, the Guidelines stipulate that <i>'Wherever the clear max. height is not specified in BBL/NBC, the height of the area shall be governed as per functional requirement of the 'Use' and accordingly FAR of such area shall be counted one time</i>	Height of basement shall be governed as per the functional requirement of the 'Use' subject to submission of undertaking by the hotel owners for adhering to the permitted use.

		only. "	
3	Cut-outs in floors: In some of the hotels, double / triple heights have been created by providing cut-outs in floors in public areas, restaurant etc. citing the aesthetic and design requirements, for which exemption from FAR is being sought.	No provision in the BBL Guidelines for dealing with such areas.	To be deliberated.
4	Floor to floor height: Height in guest rooms, public areas and restaurants increased by some of the hotel owners beyond the sanctioned heights and the compounding limits as per BBL.	Increase in sanctioned heights up to 10% can be compounded as per stipulated rates. There is no provision for compounding heights beyond 10%.	To be deliberated.


Director (Bldg.)


Dy. Director(Bldg.) C & I


Asstt. Engineer(Bldg.)I

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SUB: MINUTES OF THE MEETING OF THE SUB-COMMITTEE UNDER THE CHAIRMANSHIP OF EM. DDA AS PER DECISION OF TECHNICAL COMMITTEE (ITEM No.76/07); dated 13.09.07.
w.r.t. Guidelines for Processing of Layout Plans and Building Plans as per MPD-2021

The above proposal was put up before the Technical Committee Meeting held on 3.9.07. The Minutes of the Technical Committee Meeting dated 13.9.07. "in the first instance the proposal and, be discussed in a meeting under the Chairmanship of EM/DDA with the representative of MCD, NDMC, DDAs, HUPW / Legal Department) and submit recommendations within 10 days.

In accordance 3 meetings were held under the Chairmanship of EM. DDA. - on 6.10.07, 12.10.07 & 29.10.07.

At the outset SE (Bldg.) HQ, MCD & Sr. Town Planner, MCD expressed that an early decision is required as MCD- Building Section is also facing difficulties in number of cases. They also handed over an office order dated 21/12/00 issued by Building Department, MCD notifying the decision of Building Plan Committee (BPC) of MCD along with a minutes of meetings (held on 10.9.00 & 11.9.00; dated 21.11.00 of Addl. Secretary (UD), MOUD issued consequence upon Notification of MPD-2001 dated 1.8.00, which has also been considered / discussed.

The recommendations of the Sub-Committee are given as under:-

Issue / Item	Sub-Committee recommendations
<p>CATEGORY-I</p> <p>With regard to pending cases received in the Authority for sanction prior to 07.02.07 (i.e., Date of Notification of MPD-2021)</p> <p>(a) Cases where the decision/observation of the Competent Authority (Layout / Building Plan sanctioning Authority) had been communicated to the applicant / Architect</p> <p>(b) Cases where the approval had been given by the Competent Authority on file but the same had not been communicated to the applicant</p>	<p>(ii) It should continue to be dealt with in accordance with the Development Control Norms / Building Bye-Laws applicable prior to 07.02.07, i.e., as permissible under the MPD-2001.</p> <p>(b) Building Plans should be released on the basis of the sanction / approval already given</p>

	<p>The balance area shall be to accommodate the green area, play ground, parking etc.</p> <p>(b) The provision of MPD-2021 with respect to "Play-Ground-on-Pool-basis" shall be applicable only for new Schools, where allotment has been done likewise / & where playground- on-pool-basis has been shown in approved area LOP.</p>								
<p>Low Income Housing</p> <p>IS-8888 of BIS</p>	<p>Sub-Committee has recommended to add in MPD-2021 the following under 4.4.3 (B) RESIDENTIAL PLOT - GROUP HOUSING after Sl. No. (xi) on page P-28 of Gazette Notification dated 7.2.2007-</p> <p>(xii) The Norms of IS: 8888 issued by Bureau of Indian Standard (BIS) shall be applicable for low income housing".</p> <p>Necessary modification in the MPD-2021 as per DD Act be processed.</p>								
<p>5</p> <p>CSP (Community Service Personnel)</p> <p>Area</p>	<p>Subcommittee recommended for consideration that the cases as stated in column 3 (detail below) be processed as per their Hon'ble LG Orders in (Galib Memorial CGHS & Geya Sampada CGHS) dated 8.5.96 subject to the condition that the same may not be taken as precedence.</p> <p>[Column 3 in two (2) such cases (namely Galib Memorial Apartment & Geya Sampada CGHS), the procedure of regularization / approval by depositing a "penalty", calculated on land premium basis on account of DUs constructed in the area earmarked for CSP Housing, was approved by Hon'ble LG. These cases are however, pending due to on-going Court cases challenging the Compounding Charges / Penalties fixed by concerned department of DDA, non-compliance of requisite formalities as per BBL etc. In the case of Galib Memorial CGHS, Land Branch, DDA was requested to estimate the amount of the said "penalty" to be levied to the CGHS. Land Branch has observed that no conversion area should be entertained in the No F23(23)01/Bldg. of Galib Memorial CGHS) by stating that Ministry of UD has filed an affidavit in the case of Yograj Krishna vs DDA & others that we should not entertain any increase or decrease in Group Housing Societies but in this case 16 dwelling units have already been constructed.</p> <p>It is pertinent to mention that both the CGHS have submitted building plans for regularization / revised sanction which have been taken into consideration in the respective cases in Hon'ble Court.]</p>								
<p>Maximum Floor Height: relaxation in buildings other than Residential Office and Shops</p>	<p>Sub-Committee has recommended to consider the following.</p> <p>The minimum / maximum clear height (from floor to ceiling) is proposed as per following table:-</p> <table><tr><th>SIN</th><th>Land use</th><th>Min. ht. (m)</th><th>Max. Ht. (m)</th></tr><tr><td>1</td><td>(a)Residl (Habitabl</td><td>2.75m (As per NBC). 2.40m(Head Room)</td><td>(b) 4.0m</td></tr></table>	SIN	Land use	Min. ht. (m)	Max. Ht. (m)	1	(a)Residl (Habitabl	2.75m (As per NBC). 2.40m(Head Room)	(b) 4.0m
SIN	Land use	Min. ht. (m)	Max. Ht. (m)						
1	(a)Residl (Habitabl	2.75m (As per NBC). 2.40m(Head Room)	(b) 4.0m						

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293/C

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		Standard / Guidelines	
	11. Commercial Buildings	As per NBC or Architectural Standard / Guidelines	
	<p>Wherever the clear max. ht. is not specified in BBL / NBC, the ht. of the area shall be governed as per functional requirement of the 'Use' and accordingly FAR of such area shall be counted one time only.</p> <p>Necessary modification in the Building Bye-Laws be processed, accordingly.</p>		
Adoption of National Building Code or Deem NBC.	<p>Sub-Committee recommended that National Building Code (NBC) can be referred where building Bye-Laws are not specific or do not have the provisions.</p>		
Atrium.	<p>The Sub-Committee recommended as under:-</p> <p>(a) In Table 5.4: of MPD-2021 Development Controls - Commercial Centre: Para (c) Hotel, (on page 38), of Gazette Notification dated 7.2.2007 a correction in para (i) at column B by deleting "8" is proposed for modification MPD-2021 as under:-</p> <p>"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."</p> <p>(b) Further recommended that sky light on top of atrium be mandatory as per its definition of - "a sky-lighted Central Court in contemporary buildings or houses."</p> <p>- with following specifications:</p> <p>(I) Atrium portion should have natural sky-light.</p> <p>(II) No floor / activity over the top Atrium be allowed.</p> <p>(III) Minimum height be restricted up to 12 mt.</p> <p>Maximum height of atrium may be as per architectural design requirement.</p> <p>Necessary modification in the MPD-2021 as per the recommendation be processed.</p>		
Religious	<p>The Sub-Committee proposes to consider as under:-</p> <p>(i) "Religious use-activity", may also be included in the list contained in Sl.No. (iii) of B-Residential Plot - Group Housing of 4.4.3 of MPD-2021 at page 20 of Gazette Notification dated 07.02.07</p>		

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F1(01)2008-MP / 65

Date: 31/01/08

Minutes of the 1st Technical Committee meeting held on 16.1.2008.
List of the participants is annexed.

Item No. 1/2008

Sub: Proposal of Ring Road bypass from Hanuman Setu (Salimgarh Fort)
along Mughal Bund passing through Velodrome Road
F5(04)2006-MP

The proposal was explained by Project Manager, PWD, GNCTD and it was informed that an attempt has been made to make Ring Road signal free and to minimize the disturbance to Raj Ghat area. In order to facilitate north south traffic on Ring Road shall be turned along Old Bela Road and after passing through railway embankment joins Western Bund Road which is proposed to be widened to 8-lane carriageway. The Western Bund Road shall be a bypass road for existing Ring Road from Raj Ghat to Salimgarh Fort. The present traffic coming from Old Railway - cum road bridge will be diverted. The bypass shall cross new bridge behind Shanti Van and is proposed to be developed as full cloverleaf interchange. The Western Bund Road shall be slightly elevated between Raj Ghat Power Station to cross the railway line meant for feeding coal supply to Raj Ghat Power Station and shall meet Velodrome Road for smooth disbursement of traffic in the area. It was informed that a bridge over river Yamuna (Geeta Colony) is under construction which has to be linked with Ring Road. This bridge will be completed by April 2008. Clearances from ASI, Sports Authority of India and DUAC have already been obtained. After detailed discussion, following was decided:

- i) The proposal was approved in principle, subject to the following:
 - a) The Golden Jubilee Park being developed by the DDA be incorporated with the proposal,
 - b) Approval of Hon'ble L. G. in view of U O No. F 557 dated 23.8.2007
 - c) Clearance be obtained from Yamuna Committee.
- ii) The 'S' curves super elevation etc. in the ROB alignment shall conform to IRC guidelines which shall be checked by the engineers before the executing the proposal.
- iii) All other clearances from various agencies / authorities including EIA, shall be obtained by executing agency.
- iv) 10 times number of trees shall be planted against the number of trees proposed to be cut after obtaining approval of the Competent Authority.

Action: Director (TI) / PWD, GNCTD.

Item No. 4/2008

Sub: Guidelines for processing of Layout Plan & Building Plans as per MPD 2021
notified dated 7.2.2007
F.7(1)2003-Bldg.

The proposal was presented by Joint Director (Layout) Bldg. It was informed that in accordance with the decision of Technical Committee held on 3.9.2007 vide item no. 75/2007, the proposal was discussed in the Sub-Committee meetings held on 5.10.2007, 12.10.2007 & 29.10.2007 under the chairmanship of EM, DDA. The recommendations of the Sub Committee for 11 items out of 26 items were discussed and the remaining items are adjourned for the next meeting. After detailed deliberations, the Technical Committee decided as under :

i) SL No. 1,3,4,5,6,7,9,10 of the recommendations of the Sub Committee are approved.

ii) SL No. 2,8, & 11 are approved subject to following:

a) In paras 2 (3) the provision of parking charges is to be reconsidered.

b) The conversion of community service personnel (CSP) area for general housing may not be permitted. Accordingly, the cases of Ghalib Memorial CGHS and Geva Sampada CGHS may be examined.

c) SL No. 11 (b) (iii) (Minimum height) be deleted.

Action: Director (Bldg.)

majw