

Mtg.88

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

No. F.1(06)2010-MP /101

Date: 30/03/10

Minutes of the 3rd Technical Committee meeting held on 18.3.2010.
List of the participants is annexed.

Item No.21/10:

Sub.: Confirmation of minutes of 2nd T.C. meeting held on 25.2.10 which were sent to all the members.
Minutes were confirmed.

Item No.22/10:

Sub.: Clarification of the Industries operating in re-development of unplanned Industrial areas in Delhi.
F.17(3)2006/MP

The request of Delhi Pollution Control Committee was discussed and the following clarifications were recommended.:

- a) Those industrial units covered under 'public utility' as per MPD-2021 but are involved with the processing and treatment of the hazardous waste may be allowed to continue, provided they conform to the environmental laws, to be examined by Delhi Pollution Control Committee /concerned Environment Body.
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Action:Director (MP)

Item No.23/10:

Sub.: Readjustment of land uses in Sector 24, Dwarka Project.
F.3(17)2010/MP

The item was deferred.

Action:Director (Dwarka)

[Signature]
30.3.10
AD (MP)

Item No. 24/10:

Sub.: Proposed CLU of an area measuring 18557.82 sqm. of the Centre for Railway Information System (CRIS) office at Safdarjung, New Delhi in Planning Zone 'D' from 'Recreational' to 'Govt.' (Govt. Office).
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F.20(1)2010/MP

The Technical Committee recommended the proposal for consideration of the Authority.

Action: Director (UC) & J Zone.


Item No.26/10:

Sub.: Relaxation in prescribed setbacks of existing building at plot No.A-1/18 Janakpuri, New Delhi.
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Since the building is already constructed violating the Master Plan norms and is likely to cause Parking problems and fire risks. The request for setback relaxation is rejected.

Action.: SE(Bldg.)/HQ/MCD


The meeting ended with thanks to the Chair.


(M.Z. Bawa)
Director (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

o/c


30.3.10
AD(MP)

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

Makani
20-210
AD(MP)

List of participants of 3rd meeting for the year 2010 of Technical Committee
held on 18.3.2010.

Delhi Development Authority

S/Sh.
Ashok Kumar, Vice Chairman
A.K. Bajaj, Engineer Member
Ashok Kumar, Commr. (Plg.)
J.B. Khadkiwala, Chief Architect.
Anil Barai, Addl. Commr. (Plg.)I
B K Jain, Addl. Commr. (Plg.)II
Dr. S.P. Bansal, Addl.Comm.(Plg.)III

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Ravinder Soni, Inspector/Traffic Police, Delhi.

MCD

Shamsher Singh, Sr. Town Planner
R.K. Sharma, SE(Bldg.)/HQ.

TCPO

Sudeep Roy, Asstt.-TCP.

Special Invitees

M. Bawa, Director (Plg.)/MPPR
S.P. Pathak, Director (Plg.)/Dwarka
Director (Plg.)/UC

Handwritten:
20-3-10
AD (MP)

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(M.Z. Bawa)
Director (MP)

Copy to:

- ✓ 1. Vice Chairman, DDA ✓
 - ✓ 2. Engineer Member, DDA ✓
 - ✓ 3. Commissioner(Plg.), DDA ✓ *3/13/10*
 - ✓ 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 ✓ *3/13/10*
 - ✓ 10. Chief Engineer (Plg) DMRC ✓ *3/13/10*
 - ✓ 11. Chief Engineer (Elect) ✓ *3/13/10*
- AD(MP)*

12. Additional Commissioner(Plg.)-I, DDA

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16. Land & Development Officer, (L&DO)

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

18. Dy.Commissioner of Police(Traffic), Delhi

19. Director(Landscape), DDA

3/31/3/0/6

Noted
20/3/10
AD(MP)

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A.K. Bajaj, Engineer Member

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Director (Plg.)/UC 31/3/10

Pathak
30-3-10
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Rejected

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Director (MP)

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Technical Committee Meeting to be held on 18.03.2010.

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4.	24/10	Proposed CLU of area measuring 18557.82 sqm. of the centre for Railway Information System (CRIS) office at Safdarjung, New Delhi in Planning Zone 'D' from 'Recreational' to 'Govt.' (Govt. Office). F.20(5)2007/MP	8 to 12
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6. 26/10 Relaxation in prescribed setbacks of existing building at Plot No. A-1/18, Janakpuri New Delhi 16-18

Sub.: Clarification of the Industries operating in Re-development of unplanned Industrial areas in Delhi.

F. No. F17(03) 2006/MP

1.0 Background:

The Delhi Pollution Control Committee, GNCTD has raised following issues regarding permissibility as per MPD-2021 provisions:

Issue (i) Whether Common Bio-Medical Waste Treatment Facility, Common Effluent Treatment Plants, Treatment Storages and Disposal Facility for Hazardous Waste, Treatment and disposal Facility for Electronic Waste, Facility for construction and Demolition Waste w.r.t. S.No. 46 of Annexure III of MPD-2021, are covered under the public utility services mentioned in the Note below the Annexure III of MPD-2021 and whether these are allowed in Delhi irrespective of their location, considering the provisions of MPD-2021 i.e. non conforming areas.

Issue (ii) Whether existing units located in 20 Non Conforming clusters of Industrial concentration having more than 70% plots in the cluster with industrial activities for redevelopment as mentioned in MPD-2021, can be given license/consent or only renewal of license/consent is permitted for the existing units in these areas to whom earlier license/consent was granted by DPCC.

The references of DPCC are enclosed as Annexure-I. These issues were also discussed in the meeting under the Chairmanship of Chairman DPCC held on 08-03-10 wherein Member Secretary/DPCC, Commissioner (Plg)/DDA, Director (Plg) MP/DDA, Officials of MCD, DPCC, Deptt. Of Environment/GNCTD were present.

2.0 Examination & Observation

2.1 Issue (i) The referred treatment facilities of common bio-medical waste (listed at Sr. No. 46 of prohibited list), hazardous waste, electronic waste, construction and demolition waste and also the facility of effluent treatment are all specialized treatments of the wastes generated and are covered under the Chapter 14.0 of Physical Infrastructure of MPD-2021:

The Services for these are designated as Utility as per the land use category of MPD-2021. These activities namely Hazardous waste processing viz. hospital/medical/industrial waste are also listed under Prohibited industries at Sl. No. 46 in Annexure-III of Chapter 7 Industry of MPD-2021. However, Notes in the Annexure III provides that 'a public utility service involving any of the activities referred to above shall be permitted subject to environmental laws'.

In view of above the activities being covered under Public Utility in the footnote of page 53 of MPD-2021, it is proposed that the industrial units involved in processing & treatment of the Hazardous waste may be permitted, provided they conform to the Environmental Laws to be examined by DPCC/ concerned body.

- 2 -
- 2.2 **Issue (ii)** Regarding licenses to be issued to the industrial units in GNCTD notified Non-conforming industrial clusters, it is stipulated in MPD-2021 in Para 7.6.2.1 that *Clusters which fail to complete the redevelopment proposals within the time period specified by DDA/local body, shall have to shift to other conforming industrial areas and the units functioning in non-conforming clusters shall have to close down. In such cases, the licensing authority will not renew / issue the licenses to industrial units without obtaining land use clearance from the competent authority. Further, no new licenses will be issued in non-conforming areas, without obtaining land use clearance.*


The Guidelines for Redevelopment of Clusters of Industrial Concentration in Non-conforming Areas / Unplanned Areas are in the process and not yet notified.


Observation:


In view of the provisions of MPD-2021 mentioned above as an interim measure it is proposed that DPCC may consider renewal of the licenses to such existing industrial units in notified industrial clusters upto the time specified in the Guidelines to be notified in this regard.

3.0 Proposal

The matter is put up to Technical Committee for deliberation and decision.


DD (Plg.)-I


Director (Plg.) MPPR

	DELHI POLLUTION CONTROL COMMITTEE DEPARTMENT OF ENVIRONMENT, (GOVT. OF NCT OF DELHI) 4TH FLOOR, ISBT BUILDING, KASHIMERE GATE, DELHI-6 (visit us at website : http://dpcc.delhigovt.nic.in/)
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By Speed Post

F.No. DPCC/BMW/2472

Dated: 25/2/10

2 - III R-1053

6-344
35/10

Sub:- Clarification of the Industries operating in Re-development of unplanned Industrial areas in Delhi.

The Vice Chairman
 Delhi Development Authority,
 Vikash Sadan,
 New INA Market, New Delhi.

To,

Common Bio Medical Waste Treatment Facility operator is treating Bio Medical Waste generated from Health Care Units in Delhi since 2002, in Samai Pur Industrial Area, Delhi-110042. As per MPD 2021, Samai Pur Badli is enlisted in 20 Re-development of unplanned industrial area for re-development. As per MPD 2021 "The Re-development shall be completed within the period specified by the DDA, local bodies in this regard. Cluster, which fail to complete the redevelopment proposals within the period specified as above, shall have to shift to other conforming industrial areas and the units functioning in non conforming clusters shall have to close down. In such case, the licensing authority will not renew/issue the licenses to industrial units with out obtaining land use clearance from the competent authority. Further no new licenses will be issued in non conforming area, without obtaining land use clearance".

Considering above the authorization of the operator has not been renewed. The prohibited/negative list (Annexure III of MPD 2021) also mentions the activity of Hazardous waste processing viz. hospital/medical/industrial waste with a foot note that a public utility service involving any of the activities referred to above shall be permitted subject to environmental laws. The unit has claimed that the said activity is covered under public utility services.

The case of the aforementioned unit was appraised to the Hon'ble Chief Minister of Govt. of NCT Delhi. As per the direction of Hon'ble Chief Minister the matter is to be taken up on war footing as waste management is very critical.

In view of the above it is requested to kindly clarify whether consent of such type of already existing unit could be renewed/permittted in re-development industrial areas vis-a-vis Master Plan 2021. The matter may be taken up on top priority considering the directions of Hon'ble Chief Minister Delhi.

Yours faithfully,
 (Dr. A.K. Ambashit)
 Member Secretary

Handwritten signatures and dates: 3/3/10, 4/3/10, 9/3/10

अति आ. सं. - III
 डा. सं. 4
 दिनांक 4/3/2010

1-139
19/5/10

Verdict

DELHI POLLUTION CONTROL COMMITTEE

DEPARTMENT OF ENVIRONMENT, GOVT. OF DELHI
4th FLOOR, ISBT BUILDING, KASHMERE GATE, DELHI-6

visit us at : <http://dpec.delhigovt.nic.in>

Dated: 12/03/10

To,

The Commissioner (Planning),

Delhi Development Authority, Vikas Minar,
I.T.O., New Delhi-02

Sub : Units Operating in Redevelopment of Unplanned industrial areas of Delhi, provisions regarding permissibility of public utility service (including Common Bio-Medical Waste Treatment Facility) in Delhi w.r.t Annexure III of MPD-2021 and Meeting held on 08.03.2010.- Regarding

Kindly refer meeting held on 08.03.2010 on the above mentioned subject and letter dated 25.02.2010 (copy enclosed) sent to Vice Chairman DDA. A brief note for the meeting was sent along with the meeting notice. The issues / matter on the said subject were discussed in the meeting on 08.03.2010 and as decided clarification on following points are sought :

(i) Whether Common Bio-Medical Waste Treatment Facility, Common Effluent Treatment Plants, Treatment Stages and Disposal Facility for Hazardous Waste, Treatment and Disposal Facility for Electronic Waste, Facility for Construction and Demolition Waste w.r.t S.No. 46 of Annexure III of MPD-2021, are covered under the public utility services mentioned in the Note below the Annexure III of MPD-2021 and whether these are allowed in Delhi irrespective of their location, considering the provisions of MPD-2021 i.e. non conforming areas.

(ii) Whether existing units located in 20 Non Conforming Clusters of Industrial concentration having more than 70 % plots in the cluster with industrial activities for redevelopment as mentioned in MPD-2021, can be given license / consent or only renewal of license / consent is permitted for the existing units in these areas to whom earlier license / consent was granted by DPCC.

Yours faithfully,

(Dr. A.K. Ambash) Member Secretary, DPCC

Enclosure : As above

12-3-10
12-3-10
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12-3-10

LOT

Item No 23/10

Agenda for
Technical Committee

DELHI DEVELOPMENT AUTHORITY

Sub: Re-adjustment of land uses in Sector-24, Dwarka Project.

No. F. **F3(17)2010/M.P.**

1.0 Background

In Sector-24, Dwarka, Hotel site measuring 12 Ha. is proposed along 60 m wide road. During discussions in various meetings, it was observed that 12 hectare of area is too large for the Hotel site and may be reduced to make it economically viable for the Hotel developer / buyer. This was discussed in a meeting under the Chairmanship of Vice Chairman, DDA on 11.3.2010 where following decisions were taken:

- 1.5 Ha. Commercial area out of 12 Ha. Hotel site is to be retained with land use as Commercial – Hotel.
- The balance 10.5 Ha area is to be provided as "Commercial" along 100 wide road in Sector 24, near the crossing of 100 m & 60 m wide road.

2.0 Examination:

- The status of Hotel site in Sector-24 is given below :

Sr. No.		Land Use
a	Approved Plan of Sector-24	Commercial – Hotel (area 12 Ha)
b	Zonal Development Plan for Zone K-II approved in 2006	Commercial – Hotel
c	Master Plan for Delhi - 2021	Commercial, C3 Hotels
d	Draft Zonal Development Plan for Zone K-II as per MPD-2021	Commercial

- Integrated Freight Complex is proposed in Sector-25 & 26, Dwarka Project with Commercial Land Use and approach from 100 m wide Urban Extension Road No.-II. This road connects NH-8, NH-10 and NH-1 and passes through Dwarka, Rohini and Narela Projects.
- The area on the western side of IFC Dwarka / I.T. Park abutting 100 m & 60 m wide road is proposed as recreational use and is part of Sector-24. As per the discussions in meetings with Engineering Wing and site inspection, the recreational area is not developed and land is acquired by DDA.
- The status of Recreational area, to the South of 100 m road in Sector-24 is given below :

Sr. No.		Land Use
a	Approved Plan of Sector-24	Recreational
b	Zonal Development Plan for Zone K-II approved in 2006	Recreational District Park
c	Master Plan for Delhi - 2021	Recreational
d	Draft Zonal Development Plan for Zone K-II as per MPD-2021	Recreational

- 6-
- v) The proposed Golf course in Sector 24 is indicated under the category, "proposed for change of land use in MPD-2021 under 11-A of DD Act" in draft Zonal Development Plan for Zone-K-II as per MPD-2021. MOUD, Govt. of India vide letter dated 8.3.2010, communicated approval of the Central Government to the Zonal Development Plan (ZDP) for Zone K-II. As per the letter, the process of change of land use under 11-A of DD Act is to be initiated.

3.0 Proposal:

- i) In view of above background and examination it is proposed to change the location of 10.5 Ha. of commercial use without changing the area in terms of Ha. Thus the details of modifications of the land uses are given below :-

Modification proposed - A:

a	Area & Location -	10.5 Ha in Sector-24, Dwarka, facing 60 m wide road
b	Existing Land Use as per MPD-2021	Commercial, C3 Hotels
c	Proposed Land Use	Public & Semi-public facilities, PS3 Sports facilities
d	Boundaries -	
	North	Recreational (proposed as PS3 Sports facilities as part of draft ZDP for Zone K-II)
	East	Commercial, C3 Hotels
	South	60 m wide road, Sector-24
	West	Recreational (proposed as PS3 Sports facilities as part of draft ZDP for Zone K-II)

Modification proposed - B:

a	Area & Location -	10.5 Ha in Sector-24, Dwarka, facing 100 m wide road
b	Existing Land Use as per MPD-2021	Recreational P-2 City Park, District Park, Community Park
c	Proposed Land Use	Commercial, C-1
d	Boundaries -	
	North	100 m wide urban extension road No. II.
	East	60 m wide road, Integrated Freight Complex / I.T. Park
	South	Recreational
	West	Recreational

- ii) The modifications A and B proposed above requires processing for change of Landuse under section 11-A of Delhi Development Act. 1957.

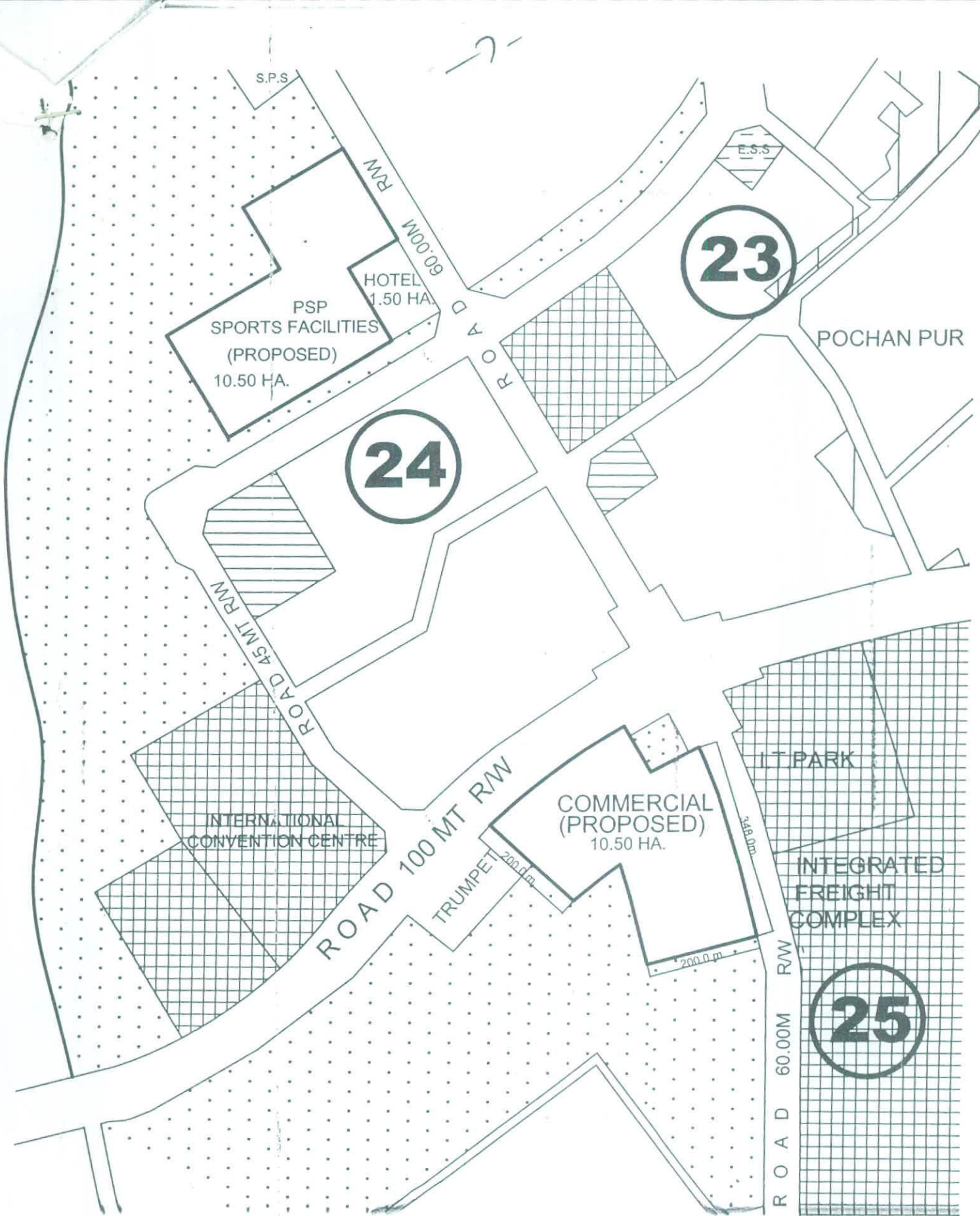
4.0 Recommendation:

The proposal in Para 3.0 above is placed before the Technical Committee for consideration.

[Signature]
16/3/10
Asstt. Director (Pig.)

(on leave)
Asstt. Director (Pig.)

[Signature] 16/3/2010
Asstt. Director (Pig.)



READJUSTMENT OF LAND USES- SECTOR- 24 DWARKA PROJECT

(DRAFT FOR APPROVAL OF TECHNICAL COMMITTEE)

8
L.O.T

Item No. 24

T.C. meeting held on 18-3-2010

AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Proposed change of landuse of the area measuring 18557.82 sq.m. of the Centre for Railway Information Systems (CRIS) office at Safdurjung, New Delhi in planning Zone 'D' from 'Recreational' to 'Government (Government Office)'.

File No. F20(5)2007/MP

1. BACKGROUND

DDA has received a letter from Ministry of Urban Development vide letter no. 512 & 513-D/09 dated 25.03.2009 enclosed with a letter no. CRIS/FAC/9196 dated 23.03.2009 of Centre for Railway Information Systems (CRIS). The request of CRIS is for necessary incorporation of CRIS office building site at Safdurjung in the draft Zonal Development plan of Zone 'D' (as per MPD 2021). MOUD has requested DDA for examination of the request of CRIS and submission of a report.

2. EXAMINATION

- (i) In response to the above mentioned reference of MOUD, the DDA issued a letter no. F20(5)2007/MP/99-G dated 25.05.09 to Under Secretary, MOUD, requesting CRIS to provide the detail information / map regarding the area and the boundary description for this proposed change of landuse. Copy of this letter was enclosed to Chief Architect, NDMC.
- (ii) On DDAs above mentioned request dated 25.05.09, Chief Architect, NDMC vide letter dated 29.09. has clarified the reasons and circumstances for sanctioning the building plan of the office building existing at that time. As per the completion certificate dated 25.4.1988, the completion was issued for the office building for Operation Information System at Delhi Safdurjung Railway station, New Delhi (first floor). As per the sanctioned plan dated 3.4.1986 for a building with ground coverage of 1537.57 sqm.
- (iii) CRIS vide letter dated 10.11.09 supplied the maps / drawings / copy of the sanctioned plan dated 3.4.1986 for a covered area of 1537.57 sq.m. with this plot under reference. The total area of the CRIS office is 18557.82 sq.m. with the following boundary description:
 - a) Czech and Slovak Embassies on the North;
 - b) Road leading to the footover bridge of the Safdurjung Railway station from Akbar Bhawan along the Czech Embassy on the East.
 - c) Railway track on the South;
 - d) Shanti Path on the West.

Contd.....page 2

- 9-
- 2-
- (iv) As a follow up action this request was forwarded to MOUD by DDA vide letter dated 04.12.2009 for seeking advice regarding this processing of change of landuse. In response, MOUD vide letter dated 01.01.2010 conveyed that the proposed change of landuse has to be forwarded to MOUD for seeking approval.
- (v) As per MPD-2021 and Zonal Development Plan of Zone 'D' (as per MPD 2001), the landuse is 'Recreational (District Park)'.
- (vi) The proposal for change of landuse of railway land measuring 18557.82 sq.m. has been requested by CRIS from 'Recreational' to 'Government' (Government office). As a case of fait accompli, first the necessary modification shall be made in MPD 2021 and then the same shall be incorporated in Zonal Development Plan of Zone 'D' as per MPD 2021.
- (vii) The site under reference falls in the south west of Rashtrapati Bhawan for which the provision of approved Zonal Development Plan of Zone 'D' in para 7.3 (approved under MPD-2001) is as under :-

FOREIGN MISSIONS & STATE GUEST HOUSES

"This zone is beautifully planned towards the south west of Rashtrapati Bhawan which accommodates various foreign missions in a sylvan and prestigious environment. There are also a number of developments in these areas. MPD-2001 norms applicable for Foreign Mission and based on urban design studies should be followed considering to maintain a pleasant garden city character of this sub-zone."

3. PROPOSAL

- i. In view of the above request of the CRIS (Ministry of Railways) & subsequent clarification by NDMC, It is proposed to change of landuse, the following modification is submitted for consideration of the Technical Committee. After approval by Technical Committee the matter will be placed before Authority for consideration and approval. Based on Authority approval the MoUD will be requested to grant the permission for inviting objections/suggestion u/s 11A of DD Act.

In view of the above request of the CRIS (Ministry of Railways) & subsequent clarification by NDMC, CRIS (Ministry of Railways) has requested for change of landuse of an area measuring 18557.82 sq.m. of the Centre for Railway Information Systems (CRIS) office, Ministry of Railways, Government of India at Safdurjung, New Delhi in planning Zone 'D' from 'Recreational' to 'Government (Government Office)' with the following boundary description:

Contd.....page 3

- 10
- a) Czech and Slovak Embassies on the North;
 - b) Road leading to the footover bridge of the Safdurjung Railway station from Akbar Bhawan along the Czech Embassy on the East.
 - c) Railway track on the South;
 - d) Shanti Path on the West.

(Refer Annexure)

- ii. As per the provisions of the ZDP of Zone 'D' 2001 given in para 7.3, norms applicable for Foreign Mission based on urban design studies are to be followed.

4. RECOMMENDATION

The proposal at Para-3 is put up for consideration of the Technical Committee, DDA.

H. B. Bhanu
Dir (M&A)

(Signature)
17/03/10
Jt. Secy (M&A)

Amali
17/03/2010
AD (Plg).

ANNEXURE -

DELHI DEVELOPMENT AUTHORITY

FILE NO. F20(5)/2007/MP

LOCATION PLAN

PROPOSED CHANGE OF LANDUSE OF
AREA MEASURING 18557.82 SQM.
NEAR SAFDARJUNG RAILWAY
STATION IN PLANNING ZONE 'D' FROM
'RECREATIONAL' TO 'GOVERNMENT
(GOVERNMENT OFFICE)'

BOUNDARY

NORTH : SLOVAK AND CZECH EMBASSY
EAST : FOOT OVER BRIDGE OF
SAFDARJUNG RAILWAY STATION
FROM AKBAR BHAWAN
SOUTH : RAILWAY TRACK
WEST : SHANTI PATH

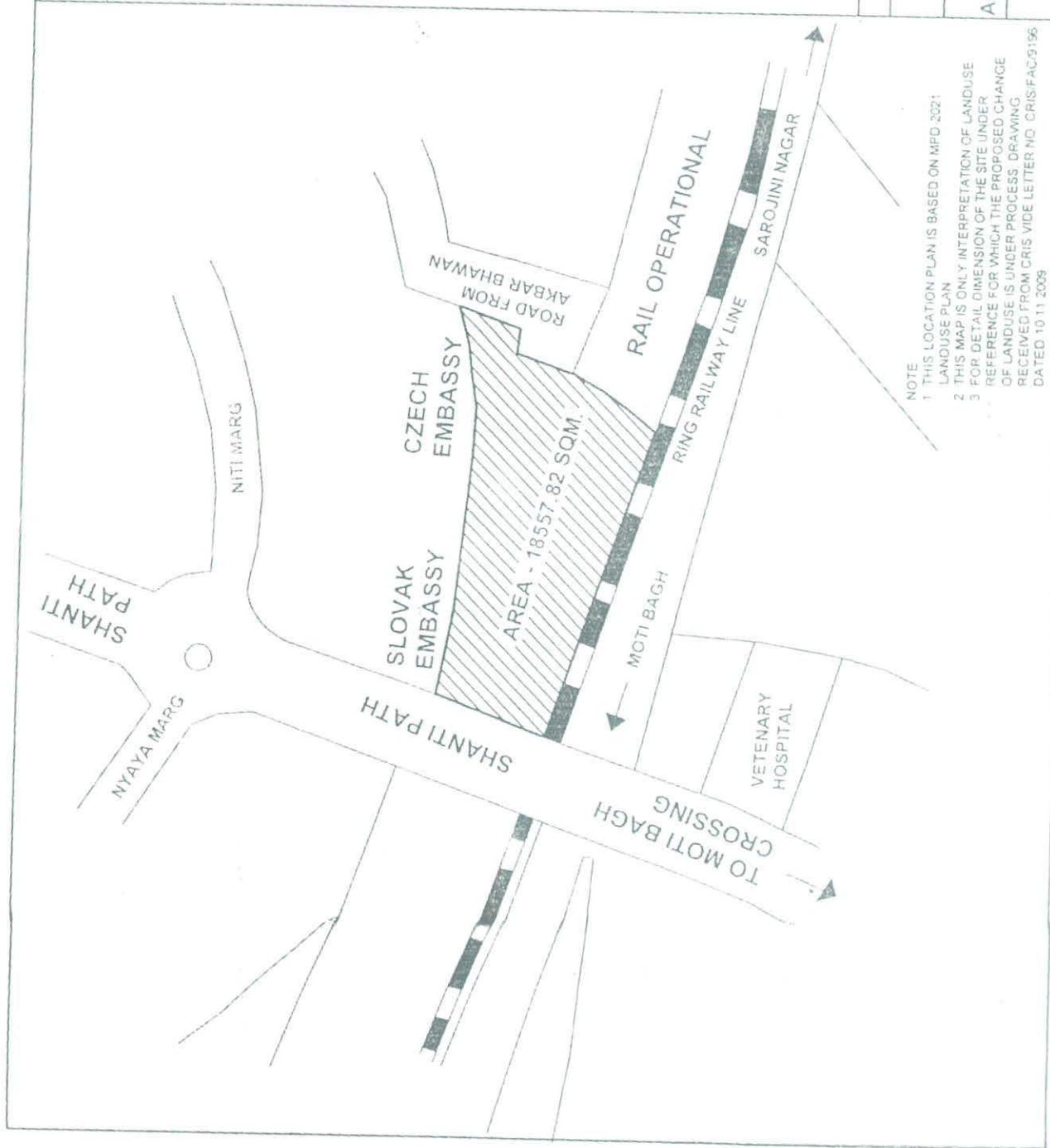
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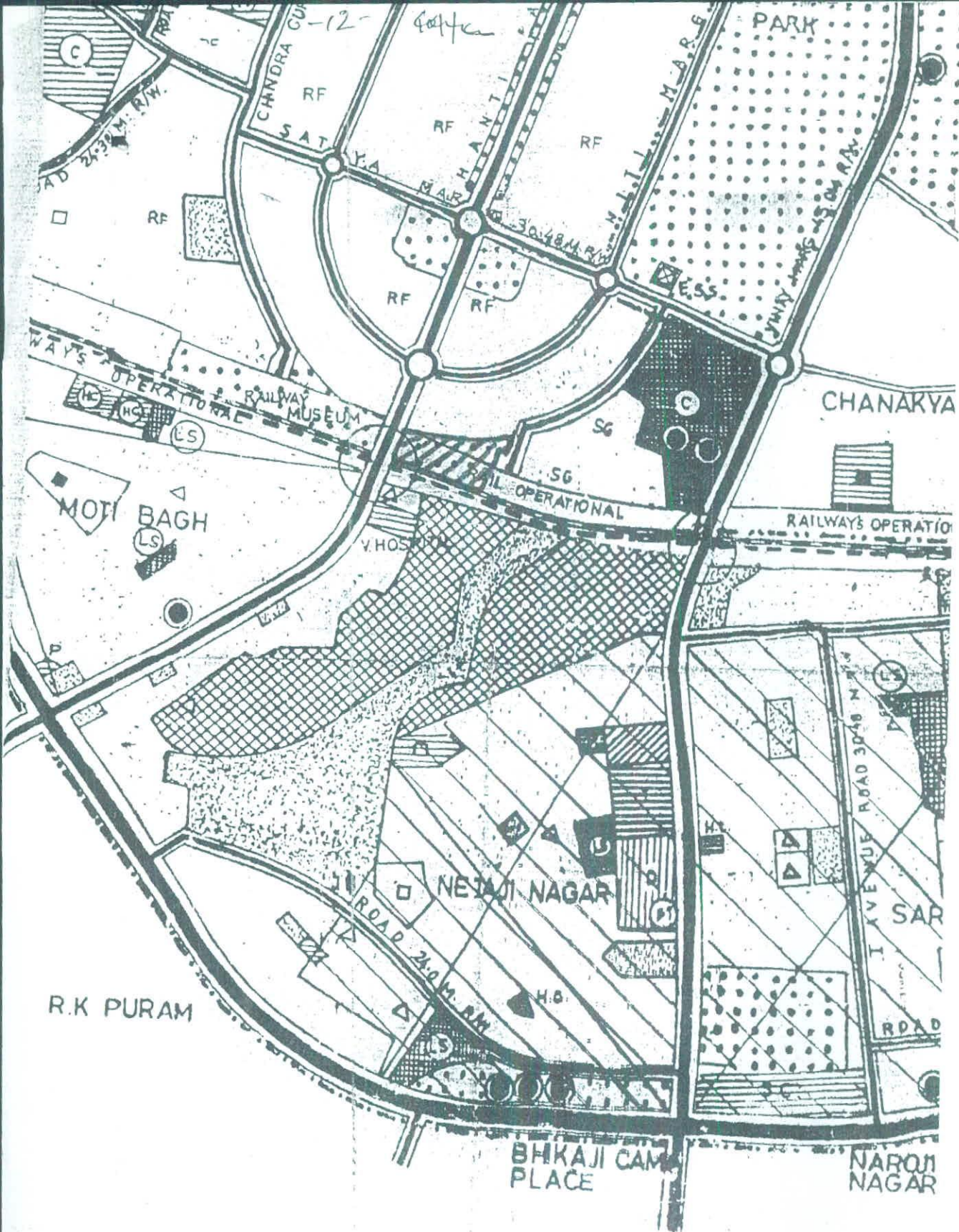
DRG. NO.

PLG. ASSTT. PLG. ASSTT. DATE

Asstt. DIR. (PLG.) Jt. DIR. (PLG.) DIR. (PLG.)

UTTIPEC & D-ZONE





Agenda for Technical Committee Meeting

Sub: Permission of use premises in use zones as per Clause 8(2) of MPD .2021 in respect of DDA Institute of Human Resource Development-cum-Club (PSP) at Sector-D Pkt. 4&5 Vasant Kunj from residential use zone.

F. No. F.20(01)/2010/MP

Background :

Facilities for various activities in the form of Club for the DDA employees was discussed in several meetings and it was felt that DDA's officer's club could be developed in similar line of Institute as followed in other clubs of Delhi., with sports facilities added on it.

The layout of DDA Human Resource Development Institute at Sector-D, Pocket 4&5 Vasant Kunj was approved in the 284th Screening Committee meeting held on 26.10.2009 vide Item No. 140:2009. The landuse of the site under reference is gross residential. Subsequently, a meeting was held under the chairmanship of VC, DDA on 12.03.2010 where the proposal of DDA Institute of Human Resource Development cum Club at Sector-D, Pkt. 4&5 Vasant Kunj was discussed and it was decided that the requisite change of landuse for the site under reference be processed.

Location:

North : Mehrauli Mahipalpur Road
 South : 13 Mtr. wide approach road
 East : Pkt. D-4 Housing Scheme
 West : Pkt. D-5 Housing Scheme

Examination :

The site under reference falls to the Southern site of Mehrauli Mahipalpur Road at Sector-D, Pkt. 4 & 5 Vasant Kunj which is part of Zone "J" South Delhi - II. The site under reference falls within the composite plan of residential scheme of Vasant Kunj. As per the total station survey conducted by Engineering Department, the total area for Institute of Human Resource Development cum Club is 2.49 ha. as against 1.68 ha. earlier indicated in the 284th Screening Committee meeting held on 26.10.2009 vide item No. 140:2009. However, as per sub-clause 8 (2) permission of use premises in use zones, page 125 Gazette Notification of Master Plan 2021, Public-semi-public facilities are permitted in Residential use zone as a part of approval of layout plan or as a case of special permission from the authority.

Conclusion :

As per layout plan approved in 284th Screening Committee meeting held on 28.10.2009 vide item No. 140:2009, the landuse of site under reference is residential. Therefore, as per MPD 2021 **sub-clause 8 (2) permission of use premises in use zones, page 125 Gazette Notification of Master Plan 2021, Public-semi-public facilities are permitted in Residential use zone as a part of approval of layout plan or as a case of special permission from the authority.** Therefore, matter may be placed before the Authority for special permission. The Architectural and design parameters shall be worked out by HUPW separately.

The matter is placed before the Technical Committee for its consideration.

Handwritten notes:
 Approved by
 28.10.2009
 28.10.2009 (10)

PS1 Hospital, Education and Research University / University centre, College, Social - Cultural, Socio Cultural Complex/ Centre, Police/ Police Headquarter/ Police Lines, Fire Stations / Disaster Management Centres, Religious, Burial Ground / Cremation.

PS2 Transmission Site/ Centre

PS3 Sports Facilities/ Complex / Stadium/ Sports Centre.

• GREEN BELT/ AND WATER BODY

A1 Plant Nursery

A2 Green Belt / Agricultural Green

A3 River and Water body

Mixed Use Zone

A use zone in the Land Use Plan could be indicated as consisting of more than one use zones.

CLAUSE 5.0 USE PREMISES DESIGNATED

The use premises and Uses/Use Activities with similar nomenclature are given with the controls of specific premises in the respective chapters.

CLAUSE 6.0 LOCATION AND BOUNDARIES FOR USE ZONES

6(1) Any one of the use zones may be located at one or more than one places as shown in the Land Use Plan.

6(2) The boundaries of various pockets of use zones are defined in land Use Plan by features like roads, railway tracks, drains etc.

CLAUSE 7.0 LOCATION AND BOUNDARIES OF USE PREMISES

7(1) The location and boundaries of each use premises shall conform to as specified in the layout plan with reference to important bench mark like road, drain or other physical features.

7(2) Any change in the location, boundaries and predominant use of use premises due to any reason whatsoever and duly approved shall be incorporated in layout plan.

CLAUSE 8.0 SUB DIVISION OF USE ZONES, PERMISSION OF USE PREMISES IN USE ZONES AND CONTROL OF BUILDINGS

8(1) SUB-DIVISION OF USE ZONES INTO USE PREMISES

The objective of these regulations is to guide the preparation of layout plants for residential and industrial use zones. These regulations include norms for provision of facilities and circulation system. The service plans corresponding to these layout plans for provision of physical infrastructure like water supply, sewerage drainage, etc., shall conform to municipal byelaws.

The use zone other than residential and industrial shall have integrated plans governed by respective building control regulations.

Integrated plan differs from customary layout plan as in the former the regulations are for the total plot and sub-divisions are done for the development purpose. The norms for sub-division of residential and manufacturing use zone into use premises are given in respective chapters.

SUB/CLAUSE 8 (2) PERMISSION OF USE PREMISES IN USE ZONES

(As part of approval of layout plan or as a case of special permission from the Authority)

Permission of selected Use Premises in Use Zones RD, C₁, C₂, M, PS

S.No.	Use Premises	Use Zones				
		RD	C ₁	C ₂	M	PS
RD	RESIDENTIAL					
(i)	Residential plot - Plotted Housing	P	P**	NP	NP	NP
(ii)	Residential plot - Group Housing	P	P	NP	NP	NP
(iii)	Residence - cum - Work Plot	P	P	NP	NP	NP
(iv)	Foreign mission	P	P	NP	P	P
(v)	Hostel / Old age home	P	P	NP	P	P

	P	P	P	NP	P
(vi) Guest House, Boarding and Lodging House	P	P	NP	NP	P
(vii) Dharamshala and its equivalent	P	P	NP	NP	P
(viii) Community Hall / Bara Ghar	P	P	P	P	P
(ix) Night Shelter	P	P	P	P	P
(x) Community / Recreational Hall, Library, Reading Room, Society Office, Crèche and Day Care Centre.					
C COMMERCIAL	P	P	P	P	P
(i) Local Level (Convenience / Local shopping centre)	NP	P	P	P*	NP
(ii) Cinema / Multiplexes	P	P	P	P	NP
(iii) Service markets / Informal Bazaars	NP	P	P	NP	NP
(iv) Wholesale Trade	NP	NP	P	P	NP
(v) Storage, godown and warehousing, cold storage & Ice factory, gas godown.					
R RECREATIONAL	P	P	P	P	P
Recreational (Park, Play grounds, Swimming Pool)/ Sports Complex/ Stadium/Amusement parks/ Recreational Clubs etc.					
M INDUSTRY	NP	NP	NP	P	NP
(i) Industrial plot, flatted group industry	NP	P	P	P	NP
(ii) Service centre & Service industry					
T TRANSPORTATION	P	P	P	P	P
Circulation (Road network with street furniture, Bus terminal, MRTS stations, Parking etc.)	NP	NP	NP	P	NP
Bus depot & Workshop					
G GOVERNMENT	P	P	P	P	P
(i) Local / Government maintenance Offices	P	P	P	P	P
(ii) Offices of utility services providing agencies					
PS PUBLIC AND SEMI PUBLIC FACILITIES	P	P	NP	NP	P
(i) Hospital (upto 100 beds)	P	P	NP	P	P
(ii) Primary Health Centre/Family Welfare Centre/ Maternity Home/dispensary etc.					
(iii) Nursing Home/poly clinic/clinic/clinical laboratory etc.	P	P	NP	P*	P
(iv) Dispensary for pet and animals	P	P	P	P	P
(v) Primary school / Middle school	P	NP	NP	NP	P
(vi) School for Mentally / Physically Challenged	P	NP	NP	NP	P
(viii) Technical Training centre (ITI / Polytechnic/Vocational/ Training Institute/ Management institute/Teacher Training Institute, etc.)	P	P	NP	NP	P
(ix) Facilities - Bus terminal, taxi stand, milk / vegetable booths, religious premises, vending booth, petrol / CNG filling pump, recreational club, police post, police station, fire station, post office, & telegraph office and telephone exchange.					
	P	P	P	P	P

P: Permitted

P*: Permitted only in Commercial Centres

NP: Not Permitted P**: Special permission as per Mixed use / Special Area Regulations

- (ii) Limited remunerative uses may be permitted for making environmental protection of social upliftment projects such as covering of drains, in-situ rehabilitation schemes etc. The activities and extent of the use permitted to be decided by DDA.
- (iii) Property development in area around Metro Stations (composite) upto a maximum area of 3.0 Ha., shall be

-16-

LOT

Item No 26/10

MUNICIPAL CORPORATION OF DELHI
OFFICE OF THE SUPERINTENDING ENGINEER (BLDG.)
TOWN HALL : CHANDNI CHOWK : DELHI-06

559
8-370

No. D/231/SA 110/09

Dated 20/10/09

Sub.: RELAXATION IN PRESCRIBED SETBACKS OF EXISTING BUILDING
AT PLOT NO. A-1/18, JANAKPURI, NEW DELHI.

The owner of the abovementioned plot has applied for regularization of existing building constructed on the plot and could not avail the permissible ground coverage by maintaining mandatory set backs for the plot size as per Provisions of MPD-2021 even by taking setbacks of the preceding category. The owner has, therefore, requested for allowing the set backs of preceding to preceding category to enable him to achieve the permissible ground coverage.

As per the minutes of the Second Technical Committee meeting held on 30.01.2009 vide Item No. 11, individual matters is to be referred to the Technical Committee of DDA for concurrence / consideration.

Accordingly, S.E. (Bldg) West Zone, MCD has prepared an Agenda and is enclosed for kind perusal and further necessary action please

S.E. (Bldg.) HQ

Encl.: As above.

DIRECTOR BUILDING
Delhi Development Authority,
C-1 Block, Vikas Sadan, INA,
New Delhi.

Recd. by hand today from
S.E. (HQ) MCD.

Further reference was forwarded to Master
Plan Section for consideration in TC.

8/3/10

A. checks for
earlier letter

11/3/10 Dn (APPR)

PS/40

Earlier letter has been sent to JD(MPD) on 5.3.10 vide Dir(MPD) No E-145.

Dir(MPD)

A. check for putting up as agenda in the TC.

UE 5

JD(MPD)

10/3/10

15.3.10

16.3

- 17 -

TC Agenda

**MUNICIPAL CORPORATION OF DELHI,
BUILDING DEPARTMENT
WEST ZONE.**

Sub:- Relaxation in permissible setbacks for existing building at P. No. A-1/18 Janak Puri measuring 666 sqr. mtr.

The plot in question measuring 666 sqr. mtr. falls on 200 feet wide road which is notified as commercial street. The Building Plan for construction of Basement to Third floor was sanctioned in the year 2001. The sanctioned ground coverage and FAR are 37.43% and 149.72 against the permissible of 40 % and 160 as per MPD 2001 and its modification vide notification dt. 23/07/98. The sanctioned setbacks as per the approved layout plan are 25'.0" (7.62 m.) in front and 10'.0" (3.05 m) in all other sides.

The existing construction was completed prior to enforcement of MPD 2021 i.e. 07/02/2007. The property consist of Basement to Third floor and is being used for coaching centre as permissible on notified commercial street. The existing ground coverage and FAR are 61.67 % and 217.37 against the permissible of 75 % and 225 as per MPD 2021. The applicant has maintained only the front setback as per sanctioned building plan i.e. 25'.0" (7.62m.) and carried out the excess coverage in side and rear setbacks within the permissible limit of MPD 2021. The position of setback as per the provision of MPD 2021 is as under:-

(i) The details of setback for the plot size:-

Front	6.00 Mtr.
Rear	3.00 Mtr.
Side-I	3.00 Mtr.
Side-II	3.00 Mtr.

(ii) But by the maintaining the above mandatory set back the owner could not get the permissible Ground Coverage even in the preceding category which stipulated the following setback:-

Front	3.00 Mtr.
Rear	3.00 Mtr.
Side-I	3.00 Mtr.
Side-II	0.00

(iii) Accordingly the applicant has claimed the benefits of further preceding category which is as following:-

		Existing Setback
Front	3.00 Mtr.	7.62 Mtr.
Rear	--	--
Side -I	--	--
Side -II	--	--

As per clause No. 17.1 (IV), MPD 2021, the Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances. A general matter on the subject was considered by Technical Committee of DDA vide item No. 07/2009 and it was decided that each individual will be considered by Technical Committee in which the relaxation is required. It was also decided by Technical Committee that "the parking space shall be provided within the plot @ 2ECS/100 sqr mtr of the proposed built up area will be provided at time of sanction of Building Plan" and "In case of properties which are already built up and on commercial streets, parking area shall be provided within the built up area as per notification dated 22nd June 2007, till an amendment is issued in this regard".

PROPOSAL:-

(1) The Building was completed prior to enforcement of MPD 2021 i.e. 07/02/2007 and is being used for coaching centre as permissible on notified Commercial Street. The applicant has deposited the compounding fee under the self assessment scheme, for excess coverage beyond the sanction but within the permissible limit of MPD 2021. The existing setbacks upto preceding to preceding (2nd preceding category) may be allowed since the permissible coverage can not be achieved with the prescribed setbacks and even not with the setbacks of preceding category.

(2) The parking requirement as per notification dt. 22/06/2007 is @ 2 ECS per 100 sq. mtr. of plot area i.e. 666 sq. mtr. which comes to 13.32 ECS. The available parking is 10.32 ECS. The parking charges for deficient parking with respect to notification i.e. $(13.32 - 10.32 = 3)$ 3 ECS have already been deposited. As per MPD 2021 the parking requirement is @ 2 ECS per 100 sq. mtr. of total built up area of the plot i.e. 1447.50 Sqr. mtr which comes out to 28.95 ECS. As such the parking charges for balance deficient parking i.e. $28.95 - 13.32 = 15.63$ ECS with respect to MPD 2021 may be recovered since it is the case of regularization of building which was completed prior to enforcement of MPD 2021 i.e. 07/02/2007.

The above proposal is put up before Technical Committee for consideration.

[Signature]
A.E. (B) WZ

[Signature]
16.9.09
EE (B) WZ

S.E. WZ *[Signature]*
174
S.E. (B) HA

KIND ATTENTION OF MEMBER SECRETARY
DPCC

Mtg. 8-1

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

No. F.I(06)2010-MP / *at*

Date: 16/03/2010

The 3rd Technical Committee meeting of the DDA for the year 2010 under the chairmanship of VC, DDA will be held on 18.03.2010 at 3.00 P.M. in the Conference Hall, 5th floor, Vikas Minar, New Delhi. A list of items alongwith agenda to be discussed will be laid on table.

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

M. Z. Bawa
(M.Z. Bawa)
Director (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 (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Addl. Commissioner (Plg.) I DDA
13. Addl. Commissioner (Plg.) II, DDA
14. Addl. 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

Spl. Invitee

1. chairman, DPCC
2. Member secy, DPCC

KIND ATTENTION OF CHAIRMAN DPCC

Mtg. 84


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

No. F.1(06)2010-MP / 46

Date: 16/03/2010

The 3rd Technical Committee meeting of the DDA for the year 2010 under the chairmanship of VC, DDA will be held on 18.03.2010 at 3.00 P.M. in the Conference Hall, 5th floor, Vikas Minar, New Delhi. A list of items alongwith agenda to be discussed will be laid on table.

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


(M.Z. Bawa)
Director (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 (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Addl. Commissioner (Plg.) I DDA
13. Addl. Commissioner (Plg.) II, DDA
14. Addl. 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

Spl. Invitee

1. chairman, DPCC
2. Member secy, DPCC

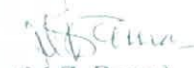
DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6th Floor Vikas Minar, New Delhi
Telephone No.23370507

No. F.1(06)2010-MP

Date: 16/03/2010

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Spl. Invitee

1. chairman, DPCC
2. Member secy, DPCC
3. Director (MPPR)
4. Director (DWC)
5. Dir. U.C)

Item No 22

Item No 22

Item No 22, 24

Item No 23

Item No 25

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

No. F.I(06)2010-MP / *alt*

Date: 16/03/2010

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18. Dy. Commr. of Police (Traffic) Delhi
19. Director (Landscape) DDA

Spl. Invitee

1. Member Secy, DPCC
2. Chairman, DPCC

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6th Floor Vikas Minar, New Delhi
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No. F.1(06)2010-MP / *alg*

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19. Director (Landscape) DDA

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6th Floor Vikas Minar, New Delhi
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No. F.1(06)2010-MP / 466

Date: 16/03/2010

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5. Commissioner (LD) DDA
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7. Chief Town Planner, TCPO
8. Chief Architect, NDMC
9. Chief Architect, HUPW DDA *sent 16/3/10*
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Addl. Commissioner (Plg.) I DDA *15/3/10*
13. Addl. Commissioner (Plg.) II, DDA *16/3/10*
14. Addl. Commissioner (Plg.) (III) DDA *16/3*
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17. Sr. Architect, (H&TP) CPWD
18. Dy.. Commr. of Police (Traffic) Delhi
19. Director (Landscape) DDA

o/c

16/3/10

Dir MP

16/3/10 16-3-10

A.E. (Main) DDA Vikas Minar

A.E. (Elect) DDA Vikas Minar

Security cell Vikas Minar

16/3/10

दिल्ली विकास प्राधिकरण, नई दिल्ली

DDA Press/04

चपरासी पंजी. PEON BOOK

200.....

दिनांक Date	संख्या No.	नाम तथा पता Name and Address	व्योरा या विवरण Contents	पत्र वाहक का नाम By Whom Delivered	पावती या प्राप्ति स्वीकृति Acknowledgement
		CD F-1(06) 10/MB/86		Chief Town Planner T.C. No. 1, Vikas Bhawan Jhansi Surl 16/3/10	

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6th Floor Vikas Minar, New Delhi
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No. F.1(06)2010-MP

196

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17. Sr. Architect, (H&TP) CPWD -
18. Dy. Commr. of Police (Traffic) Delhi -
19. Director (Landscape) DDA -

12
16/3/10
at 2-45 PM.

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


No. F.1(06)2010-MP

/86

Date: 16.3.2010

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18. Dy.. Commr. of Police (Traffic) Delhi
- 19. Director (Landscape) DDA

NOO.:

- 20. AE (Main.), DDA, Vikas Minar
21. AE (Elect.), DDA, Vikas Minar
- 22. Security Officer, Vikas Minar

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

No. F.1(06)2010-MP/84

Dated: 15-3-2010

CIRCULAR

The 3rd Technical Committee meeting of the DDA is scheduled to be held on 18.3.2010 at 3.00 P.M. All ~~Plg.~~ Directors are requested to send the Agendas on 'Top Priority' so that further action to place the same before the TC may be taken timely. ~~well before time~~

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

Copy for information to:

1. AC (Plg.)-I
2. AC (Plg.)-II
3. AC (Plg.)-III
4. OSD (Plg.) (RMCL)
5. Director (MPPR)
6. Director (AP-I)
7. Director (AP-II)
8. Director (NP & 'C' Zone)
9. Director (UC & 'J' Zone)
10. Director (Plg.)/Rohini
11. Director (Plg.)/Dwarka
12. Director (TYA)
13. P.S. to Commr.(Plg.) for information.

by Hand
15-3-10

15/3

L.P. Su
15/3

84
15-3-10

15/3/10

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6th Floor Vikas Minar, New Delhi
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No. F.1(06)2010-MP

Dated: .2010

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

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9. Director (UC & 'J' Zone)
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11. Director (Plg.)/Dwarka
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Jt. Director (MP)