

Mtg.87

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

No. F.1(09)2010-MP / 260.

Date: 25/06/10

Minutes of the 5th Technical Committee meeting held on 16.6.2010.  
List of the participants is annexed.

**Item No.32/10:**

**Sub.:** Confirmation of minutes of 4th T.C. meeting held on 19.5.10 were sent to all the members.  
Minutes were confirmed.

**Item No.33/10:**

**Sub.:** NOC for acquisition of land for C/o sewerage network in rural village Tikri Kalan & Ranhaula-Zone-L & K-I.  
F.3(30)2010/MP

The Technical Committee agreed to the proposal as given in the agenda item.

Action: Director (Dwarka)

**Item No.34/10:**

**Sub.:** Proposed DMRC Office Complex at 8, Jantar Mantar Road.  
F.3(51)2006/MP

The proposal was discussed in detail and it was decided that the proposed commercial office building of DMRC is located near Jantar Mantar monument. In the first instance, the requisite clearance from ASI as per their new Act be obtained and thereafter proposal be resubmitted to the Technical Committee.

Action: Director (MP)

**Item No. 35/10:**

**Sub.:** Reg. Development Control Norms for Old Police Lines at Rajpur Road (Zone- C) Bungalow area, Civil Line, Delhi.  
F.8(02)2002/MP

The Technical Committee decided that the Police Deptt. may re-examine the proposal with assessment of the actual requirement of the existing built space keeping in view the MPD-2021 Development Control Norms and re-submit the proposal for consideration of the Technical Committee.

Action: Director (Narela & C Zone)

*Sharma*  
25.6.10  
AD(MP)

Item No.36/10:

Sub.: Permissibility of liquor shop/vend in Local Shopping Centres & Convenient Shopping Centres.  
F.3(25)2009/MP.

The proposal to permit the liquor shops in Local Shopping Centres was agreed.

Action: Director (MP)

Item No.37/10:

Sub.: Permissibility for setting up Micro brewery/Brew pub at IGI Airport, Delhi.  
F.3(29)2009/MP.

The proposal as contained in the agenda note was approved.

The same be placed before the Authority for its consideration/onward submission to the Ministry of Urban Development.

Action: Director (MP)

Item No.38/10

Sub.: Proposal for the change of land use of land measuring 12 acres from 'Recreational' Use (District Park) to Public & Semi Public Use (Hospital-PS-I and other PSP facilities).  
F.20(02)2010/MP.

The proposal for change of land use from 'Recreational Use (District Park)' to 'Public & Semi Public Use (Hospital)PS-I' and other PSP facilities was approved for further processing under section 11A of DD Act, 1957.

Action: Director (AP-I)

Item No.39/10:

Sub.: Applicability of development controls for the land retained by the industrial unit as per orders of the Hon'ble Supreme Court.  
F.23(13)2005/Bldg./Vol.III.

The item was deferred.

Action: Director (MP)

Item No.40/10:

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

After detailed deliberations the proposal to swap/adjust the land use of 8.48 ha. for commercial use with Recreational use in the same sector was approved with

*Handwritten signature*  
25.6.10  
AD(MP)

the direction that the proposal be submitted to the Authority for its consideration.

Action: Director (Dwarka)

The meeting ended with thanks to the Chair.

  
(P.V. Mahashabdey)  
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
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

*Handwritten:*  
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AD(MP)

List of participants of 5th meeting for the year 2010 of Technical Committee  
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**Delhi Development Authority**

S/Sh.

Ashok Kumar, Vice Chairman

A.K. Bajaj, Engineer Member

Ashok Kumar, Commr. (Plg.)

J.B. Khadkiwala, Chief Architect.

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

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

**Delhi Police**

R.S. Chauhan, DCP (L&B)

B.S.Bamel, AC(P) L&B

Dharam Pal, Inspector

Ravinder Soni, Inspector/Traffic Police, Delhi.

**MCD**

Radha Malhotra, Architect

Anand Kumar Sharma, Asstt.Architect

**NDMC**

Ashok Malik, C.A.

**DMRC**

S. Jethwani, Chief Engineer (PD)

C.P. Singh, Dy.C.E.

Tripti Khurana, CA

R.M. Raina Advisor (PD)

A.K. Gupta, CPM

**TCPO**

Sudeep Roy, Asstt. T&C Planner

**UTES**

K.K. Sharma, A.M.

**Special Invitees**

Amil Dass, Director (NP & C Zone)

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

Vinod Sakle, Director (Plg.)/Rohini

R.K. Jain, Director (Plg.)/AP-I

Manju Paul, Dy.Dir.(Plg.)/VC office.

*Handwritten:*  
25-6-10  
ADCM



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No. F.1(09)2010-MP / 200.

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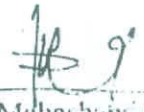
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25.6.10  
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Action: Director (Dwarka)

The meeting ended with thanks to the Chair.

  
(P.V. Mahabharata)  
Director (Dwarka)

Copy to:

- ✓ 1. Vice Chairman, DDA
- ✓ 2. Engineer Member, DDA
- ✓ 3. Commissioner(Plg.), DDA *28/6/10*
- ✓ 4. Commissioner(LM), DDA
- ✓ 5. Commissioner(LD), DDA
- ✓ 6. Sr. Town Planner, MCD
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- ✓ 9. Chief Architect, HUPW, DDA *28/6*
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✓ (20) DDA MP)

✓ (21) DDA Plg) DWK

*25-6-10*

*Pr. 4/10*  
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*AD(MP)*



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*25-6-10*  
*ADC(M)*

*25/6/10*  
*3*  
*28/6/10*  
*28/6*



42/c  
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Director (MP)

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19. Director(Landscape), DDA

*Saltun*  
AD (MR)



39/c

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

No. F.1(09)2010-MP

/178

Date: 14.06.2010

The 5<sup>th</sup> Technical Committee meeting of the DDA for the year 2010 under the chairmanship of VC, DDA will be held on 16.06.2010 at 11.30 A.M. in the Conference Hall, 5<sup>th</sup> 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.

  
 (P.V. Mahashabdey)  
 Director (MP)

Copy to:

D.D. (Plg.) VC's office ✓

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 &amp; Development Officer, (L&amp;DO) ✓

17. Sr. Architect, (H&amp;TP) CPWD ✓

18. Dy. Commr. of Police (Traffic) Delhi ✓

19. Director (Landscape) DDA ✓

20. Director (MP) ✓

SPECIAL INVITEE:

✓ Director (Plg.) DWK

✓ Director (Plg.) NP &amp; C Zone

✓ Advisor (PD) DMRC

✓ Jt. Commr. of Police

Prov. &amp; logistics Delhi

Item No.

33

35

34

35

AE (Maint), Vikas Minar ✓

AE (Elect), Vikas Minar ✓

Security office, Vikas Minar ✓

By hand  
15/6/10



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## SPECIAL INVITEE:

Director (Plg.)DWK  
Director (Plg.)NP & C Zone  
Advisor (PD)DMRC  
Jt. Commr. of Police  
Prov.& logistics Delhi

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## SPECIAL INVITEE:

Director (Plg.)DWK  
Director (Plg.)NP &C Zone  
Advisor (PD)DMRC  
Jt. Commr. of Police  
Prov.& logistics Delhi

## Item No.

33  
35  
34  
35

## NOO:

AE (Main.), DDA, Vikas Minar  
AE(Elect.), DDA, Vikas Minar  
Security Officer, Vikas Minar.



DELHI DEVELOPMENT AUTHORITY

No. F. 33(30)10/MP

Sub: N.O.C for acquisition of land for construction of sewerage network in rural village Tikri Kalan & Ranhaula – Zones- L and K-I.

1.0 Background

Pr. Commissioner (Land & Building), GNCTD vide letter dated 08.6.2009 addressed to Commissioner (LM) forwarded a list of cases for NOC. Two cases related to villages Tikri Kalan & Ranhaula were examined and a letter was sent with the request to provide the land under reference on draft Zonal Development Plans for Zones L and K-I. EE(C) DR-II vide letter dated 31.8.2009 submitted the information.

2.0 Examination:

Tikri Kala Village :

- The site under reference is indicated on the copy of the draft Zonal Development Plan for Zone-L, enclosed as Annexure- I. The site under reference is located along the existing road near Phirni road.
- In Zonal Development Plan for Zone-L and in landuse plan following is stated, **"Green area of 100 m width around village may be use for village facilities"**.
- The land proposed to be acquired by GNCTD is 1643.07 Sq.m.
- As per the MPD-2021, sub-clause 8(2), public utilities are permitted in all use zones.

Near Ranhaula Village :

- The site under reference is indicated on the copy of the draft Zonal Development Plan for Zone-K-I, enclosed as Annexure -II. The site under reference is located along the existing road near Ranhola (Safipur).
- In landuse plan of Zonal Development Plan for Zone-K-I the following is stated, at Note No.11 **"100 m wide green area around villages provided wherever feasible, out of which 25% can be used for village facilities"**.
- The land proposed to be acquired by GNCTD is 3286.14 sq.m.
- As per the MPD-2021, sub-clause 8(2), public utilities are permitted in all use zones.


3.0 Proposal:

The pockets under reference are very small and land is required for providing sewerage network in Rural villages by Delhi Jal Board under GNCTD. In view of this NOC to GNCTD for acquisition of land was forwarded with the approval of Commissioner (Planning ) on 30.04.2010 in file no. F.1(494)09/Plg./Dwk.

The proposal is placed before the Technical Committee for information.

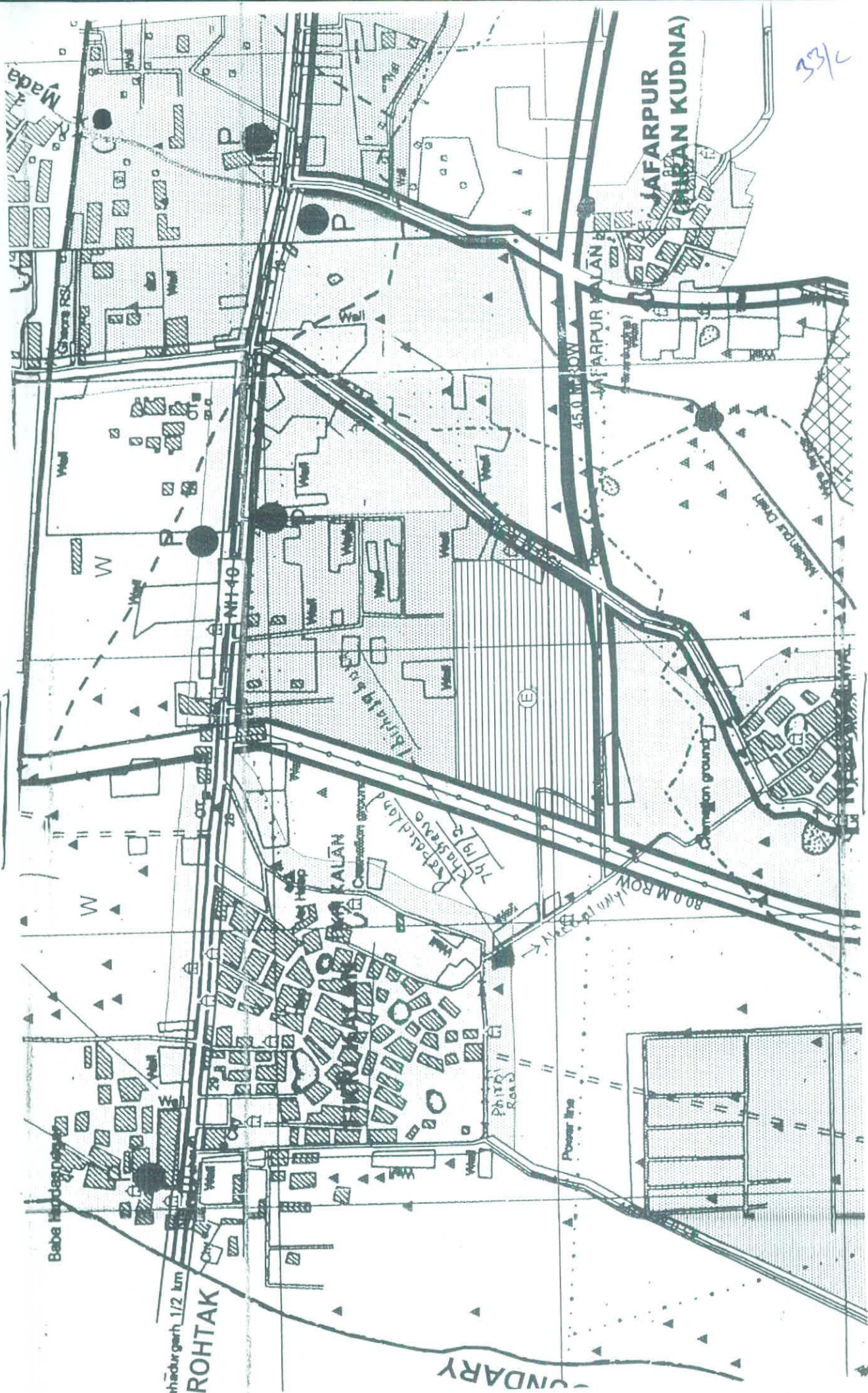
  
21/4/10  
Asstt. Director (Plg.)

  
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Jt. Director (Plg.)

  
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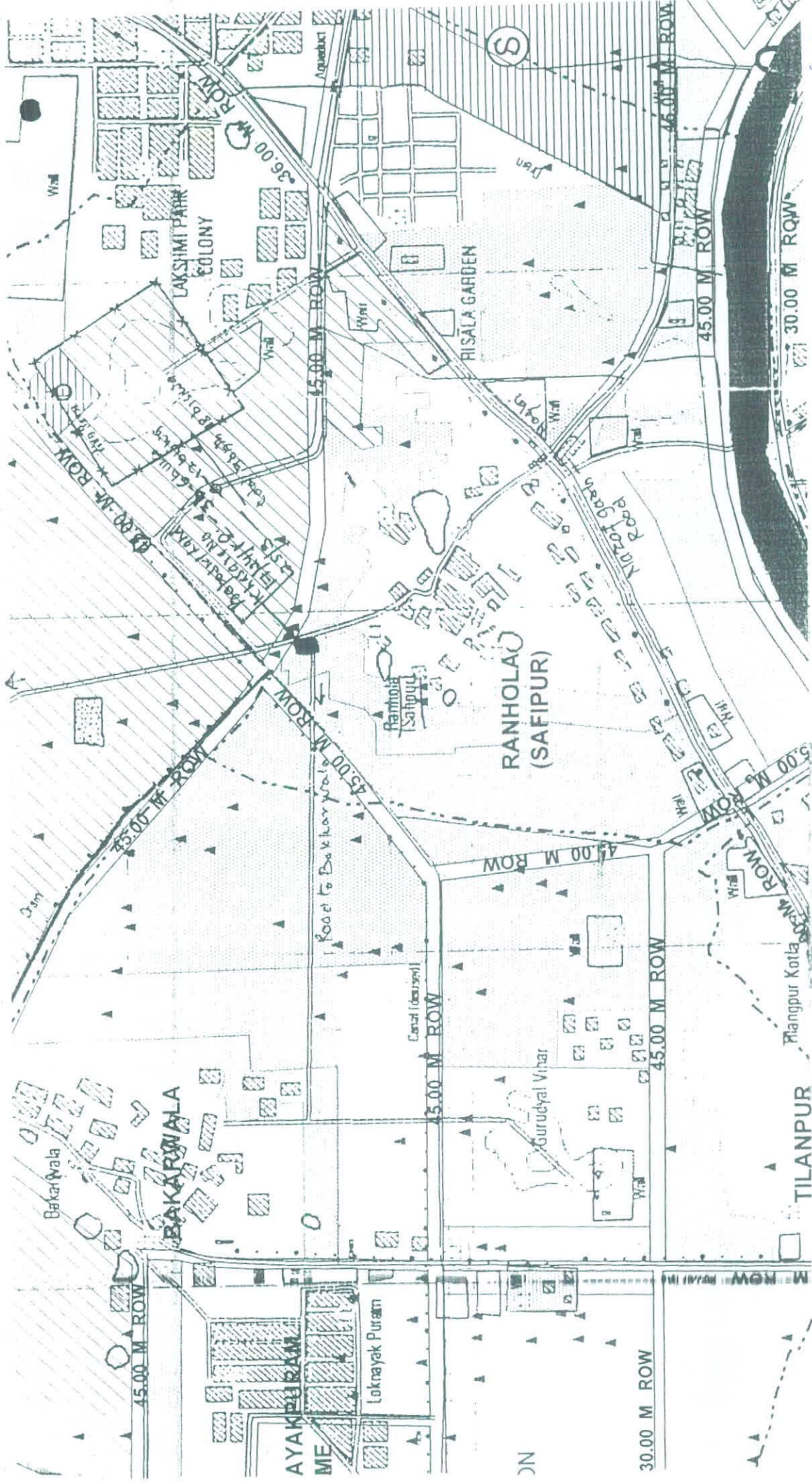
Tikri kalan



33/c



Ranhola



324



# AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Proposed DMRC Office Complex at 8 Jantar Mantar Road.

## 1. BACKGROUND

1.1. The proposal of DMRC for construction of Hotel on Plot No.8, Jantar Mantar Road was considered in the 7<sup>th</sup> Technical Committee meeting held on 6.11.2007 vide Item No.105/2007. NDMC & MCD made certain observations during the meeting on the proposal of DMRC.

*"Technical Committee requested Sr.Town Planner, MCD to send their views in writing so that the matter can be further examined/referred to MoUD."*

In response following observations were received from MCD vide their letter No. TP/G/3916107 dated 6.11.07:

*"In the instant case since the site is a residential plot, it would require the change of landuse if taken independent and in-isolation of Station area. The concurrence of land owning agency i.e. L&DO shall also be required."*

*The Ministry has already clarified as given in the agenda that the site falls outside LBZ boundary."*

1.2 Similarly following observations were made by NDMC vide their letter No.CA/BP/D-3248 dated 2.1.07:

- i) *The plot in question seems to be acquired by DMRC on a permanent basis for traffic integration. Therefore, if there is any surplus land, which is not require for traffic integration and running of Metro by DMRC then the said surplus land could be utilized by local bpdy who requires land for many municipal requirements like setting up of parking, ESS, housing etc, which are permissible under residential use zone ( i.e. the land use of the plot in question).*
- ii.) *Before taking any decision regarding setting up; of hotel by DMRC on the plot in question, it is to be seen whether the setting up of hotel is a integral part of traffic integration or not. Whether there is sufficient land available for setting up of a hotel, considering Gr.-Coverage, FAR, space for parking requirement or open area as per Development Control Norms in respect of hotel as stipulated in MPD-2001.*
- iii) *For setting up of any hotel on the plot in question views of DUAC and ASI should also be taken before hand.*
- iv) *The land use of plot in question is residential and the land use of the adjoining plots are either residential or govt. offices or public and semi public, therefore, change of the land use of the plot in question from residence to commercial may not be desirable from long term planning perspective.*

These views were communicated to MoUD vide letter NO.F.3 (51)2006-MP/129 dated 18.12.07.

1.3 Subsequently vide this office letter No F3(51)2006/MP/56-G dated 24.4.08 Ministry had been informed that the request of the DMRC for construction of the Hotel on plot NO.8 Jantar Mantar Road cannot be acceded to and further vide letter No.F3(51)2006/MP/191G dated 25.9.08 the following has been communicated to MoUD:

- a. It appears from the available records that the land in question was initially acquired by DMRC for traffic integration (i.e. public purpose). Now the same land is no more required for the said public purpose and is surplus.
- b. The landuse of the land remains residential and has not been changed into traffic/transportation under the control of DMRC. No influence zone along MRTS corridor has been declared in NDMC area.



- 5 -                      311/C
- C The land is not the composite part of the nearest Metro Station (i.e. Patel Chowk station) which is underground along with tracks.
- d The DMRC's proposal had not been agreed to by NDMC, MCD, DDA Technical Committee and Lt. Governor, Delhi.

1.4 DMRC vide letter No.DMRC/PD/C1/Appg/335/08 dated 20.10.2008 has proposed the same plot for construction of Commercial Office Building and subsequently vide letter No. dated 11.5.2009 had informed that DMRC was likely to adopt 150 FAR and 30% Ground Coverage for the building as per clause 3.3.2(v) of the MPD-2021. In response vide this office letter No. F3 (51)2006/MP/137 dated 24.6.09 DMRC was informed that since the land use of the land under reference is 'Residential' DMRC may adhere to the MPD-2021 norms for construction of the building on this plot.

1.5 DMRC vide their letter No.DMRC/PD/C1/Appg/441/09 dated 23.7.09 requested for the following:

- i. Change of land use of plot No.8 Jantar Mantar measuring 1.08 ha from 'residential' to 'commercial'.
- ii. Approving inclusion of this plot in the 'influence zone' along the metro alignment.
- iii. Permitting higher FAR of 1.5 for this plot.

1.6 Subsequently, MD, DMRC vide his letter No.DMRC/PD/C1/Appg/451/09 dated 12.8.2009 has stated as follows:

*"The plot on which the office building is proposed lies completely outside LBZ, and the portion of Patel Chowk Station over which this building is proposed, also lies outside LBZ. In short we are planning a composite development over a part of a metro station lying outside LBZ, on a plot of area less than 3 ha. Which also lies outside the LBZ. This is permissible under section 12.15 of MPD 2021."*

## 2. EXAMINATION

The views given in para 1.6 above were examined earlier in the Technical Committee and NDMC in their letter in response to Technical Committee decision has conveyed vide their letter dated 7.11.07 that the land is not a composite part of nearest Metro Station (i.e. Patel Chowk Station) which is underground along with tracks. Further, the land is very near to ASI protected monument Jantar Mantar based on this MoUD was communicated that the request of DMRC for construction of Hotel on the said plot cannot be acceded to. Now the DMRC has submitted the proposal for commercial office building changing the earlier proposal for Hotel.

## 3. PROPOSAL

*property development* The proposal of DMRC for construction of commercial office building is on the same site on which Hotel was proposed earlier and the same stands examined and the request of DMRC has not been acceded to. As such there is no further facts/ground on record to further re-examine the proposal.

In the Draft Zonal Plan of Zone 'D' prepared under MPD-2021, the primary planning consideration is to enlarge the scope of conservation zone around the LBZ and to declare the larger area around LBZ as "New Delhi Conservation Zone" with development control norms compatible with the existing on this site LBZ norms. Therefore, at this stage when the zonal development plan of Zone 'D' to be prepared under MPD-2021 is at draft stage, it may be premature to consider the request of DMRC for commercial office building.

5. The proposal contained in Para 3 above is put up for consideration of the Technical Committee.

*[Signature]*

*[Signature]*  
17/11/09

*[Signature]*  
Asst. Dir (DC)

-8- 30/4

Item No 35/10

Supplementary Agenda for Ist Technical Committee held on 15/01/2010  
(item no. 9/10).

**Sub: Regarding development control norms for Old Police Lines at Rajpur Road, (Zone 'C') Bungalow Area, Civil Line, Delhi.**

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

**1.0 Background:-**

Development control norms for Old Police Lines at 5 Rajpur Road were discussed in the Technical Committee on 15.01.2010 vide item no. 9/10. The decision of the Technical Committee is reproduced below:

*"The proposal was deferred and it was decided to resubmit the same after incorporating detailed comments of Joint Commissioner of Police."*


In this regard Joint Director (MP) vide letter no. F.8(2)2002/MP dated 29.01.2010 had informed special Commissioner of Police to resubmit the proposal. Joint Commission of Police (Prov & Logistics), 5 Rajpur Road, Delhi vide letter no. /GENL.(I)P&L, dated 28.04.2010 had submitted the proposal for consideration/approval of Technical Committee of DDA. (Annexure-'A').

**2.0 Examination**


In the Agenda which was discussed in the Technical Committee dated 15.01.2010 vide item No. 9/10, all the aspects as indicated in the letter of Joint Commission of Police (Prov & Logistics), 5 Rajpur Road, Delhi dated 29.03.2010/4.5.10 have been addressed. However, regarding request for adopting development controls for integrated office complex (Government Offices), it is to mention here that the change of land use for 7.99 ha land from Residential to Public and Semi-public (Police Headquarters and Police Lines) was notified by MOUD vide notification dated 10.01.2007. Hence, the development controls for Police Lines as per MPD-2021 norms are to be followed in this instant case and not that of Integrated Office Complex (Government Offices).

**3.0** The earlier agenda is enclosed. (item no 9/10)

**4.0** Matter is resubmitted for consideration of the Technical Committee.

  
Asstt. Director (Plg.)  
Zone 'C'

  
Jt. Director (Plg.)  
Narela Project & 'C' Zone

  
Director (Plg.)  
Narela Project & 'C' Zone



**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 10<sup>th</sup> 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 (vji), 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.



27/10 - 9 - 17/10

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

Director  
Narela Project (B.G.)  
Dated: 15/6/10  
28/11/10

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 10<sup>th</sup> 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.-I

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

*AD(Pt.)*  
AD(Pt.)

*for further action Pl.*  
28/01/10

*AD/C*

*Please put up in file no.*

*F.3(2)2002/MP*

*L.D.C*

*28.1.10*

26/2 40  
Item No.5/10:

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

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/Pl.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)



27/c 196/c

OFFICE OF THE JOINT COMMISSIONER OF POLICE : PROV & LOGISTICS,  
5 RAJPUR ROAD : DELHI

3464 /GENL.(I)/P&L, DATED DELHI THE 28/4/2010.

✓ The Joint Director (MP),  
Delhi Development Authority,  
Vikas Minar, I.P. Estate,  
New Delhi

524  
4-5-10

Subject:- Regarding Development Control Norms for Police Lines at Rajpur Road (Zone-e), Bungalow Area, Civil Lines, Delhi – Redevelopment of OPL Complex.

\*\*\*\*\*

Sir,

With reference to your office letter No.F.8(2)/2002-NP/37, dated 23.01.2010 and PHQ's letter No.2636/L&B Cell (PHQ(DA-I)), dated 29.03.2010, on the subject cited above, I am to inform that the Lay Out Plan regarding re-development of Old Police Lines Complex at Rajpur Road, Delhi has been held up for a long time for want of the clarification on the development control norms as asked for vide Chief Town Planner, MCD, Town Planning Deptt., Nigam Bhawan, Kashmere Gate Delhi's letter No.TP/G/1012/09, dated 16.03.2009.

It is, therefore, requested that the clarification with regard to Development Control Norms of Govt. Building as stated on page 55 of MPD 2021, may please be conveyed to the Chief Town Planner, MCD, Town Planning Deptt., Nigam Bhawan, Kashmere Gate Delhi under intimation to DCP/L&B Cell/PHQ as well as to this office as early as possible.

However, the copy of PHQ's letter No.2636/L&B Cell/PHQ(DA-I)), dated 29.03.2010 and its enclosures are again being sent herewith for ready reference.

Yours faithfully,

(M.S. SANDHU)

JOINT COMMISSIONER OF POLICE  
PROV & LOGISTICS, DELHI.

Encls:- As Above.

NO. — /GENL.(I)/P&L, DATED DELHI THE — /2010.

Copy forwarded to:-

1. Shri Amit Dass, Director Narela Projects, 11<sup>th</sup> Floor, Vikas Minar, I.P. Estate, New Delhi alongwith its enclosures for information and similar necessary action.
2. The DCP/L&B Cell/PHQ, New Delhi with reference to PHQ's memo No.3041/L&B Cell/PHQ(DA-I), dated 12.04.2010 for information and necessary action. It is also informed that Sh. Vijay Kumar, ACP/MT/P&L, Delhi has been deputed to pursue the matter in DDA/MCD to resolve the issue.

Handwritten signature  
5/5/10

Let I.

12-24/4-1957  
C. Chief K.K. Sharma, Project Engineer, M/s. RITES Ltd. w.r.t. PHQ's endorsement 3037/L&B Cell/PHQ (DA-I), dated 29.03.2010 and 3042/L&B Cell/PHQ (DA-I), dated 12.04.2010, for information and to pursue the matter with DDA/MCD officials to resolve the issue, as early as possible.

A. Chief Jyoti Kumar, COO/AT/P&L, Delhi for information and with the direction that the matter be pursued with the concerned DDA/MCD officials along with the staff of M/s. RITES Ltd., regularly to resolve the issue. A weekly report mentioning the result of discussion with concerned DDA/MCD officials may also be sent to this office, to enable us to take up the matter with concerned authority accordingly.

Encl:- As Above (for S. No.1 only).

(M.S. SANDHU)  
JOINT COMMISSIONER OF POLICE  
PROV & LOGISTICS, DELHI.



21/c  
L.O.T.

Item No 36/10

Agenda for Technical Committee

**Subject:** Permissibility of liquor shop / vend in Local Shopping Centers & Convenient Shopping Centers.

**File No.:** F-3 (25)2009/M.P.

**1.0 Background:**

Dy. Director (CE), DDA has requested to confirm the permissibility of liquor shop in Local Shopping Centers (LSC) and Convenient Shopping Centers (CSC) vide letters dated 8/4/10 and 6/5/10.

Similar reference has also been received from Commissioner (Excise, Entertainment & Luxury Tax), GNCTD vide D.O. No. 321 & 322 dated 12/1/10 regarding permissibility of running liquor vend in LSC/ CSC. As informed in the references of GNCTD, quite a few number of existing retail vends are located at such places and RWA's challenging permissibility of opening of liquor vends in LSC/ CSC. In a certain matter pending before Public Grievance Commission, the Commission has desired to know about the DDA's views on the clarification.

**2.0 Examination:**

As per the provisions of MPD-2021, LSC is defined as a group of shops in residential area serving a population of 10,000 persons and a CSC is defined as a group of shops in residential area serving a population of about 5,000. Both LSC and CSC will cater to the day-to-day needs of the local population and retail shops are permitted but there is no specific mention of liquor shops.

The similar issue regarding permissibility to continue the existing retail liquor shops on notified commercial streets/areas was examined earlier and the matter was discussed in the meeting held under the Chairmanship of Hon'ble L.G. on 09/04/2009 and the following decision was taken:

*"As per provisions of para 15.12.3 of Delhi Master Plan 2021, on notification of a commercial street/ area, such street/ area shall be considered as a local shopping center. The plot owners/ allottees of the commercial street/ area shall have to pay special conversion charges at rate approved by the Central Government, in respect of the built up area used for commercial purpose. Commissioner (Plg.) stated that there was no negative list for local shopping centers. It was further observed that license to a liquor shop under the excise*

no/c

rules is granted with due regard to location of places of worship, schools etc. Accordingly, it was felt that the licensed liquor shops located on notified commercial streets/ areas may continue to function at their present location."

In view of the decision of Hon'ble LG the licensed liquor shops are permissible in notified commercial streets considered as LSC under Mixed Use Regulations. A reply was also sent to MoUD vide letter dated 29/5/09 (copy annexed as Annexure - I) and a copy of this reply sent to Addl. Secretary to LG, and Minister of Finance, Planning and Urban Development, GNCTD vide letter dated 28/8/09.

### 3.0 Proposal:

In view of LG's decision of permitting licensed liquor shops under notified commercial streets <sup>these</sup> may also be permitted in LSC under the category of retail shopping. However, from the planning point of view such shops are not to be permitted in CSC as they primarily cater to the day to day needs of residential cluster / area.

The above proposal is put up for consideration in the Technical Committee.

Asstt. Director (Plg.)

  
Dy. Director (Plg.)

  
Director (Plg.)

1099/100

19/6

Annexure - I

227/lett.

No. F-3(25)/2009/100/1000

H.S. Dhillon  
Jt. Director (MP)Director (C&PG)  
Government of India  
Ministry of Urban Development,  
Nirman Bhawan,  
New Delhi.Sub: Regarding permissibility to continue existing retail liquor shops on notified  
Commercial streets/areas.  
Ref: D.O.No.DOURD/P/2008/00067.

Sir,

Kindly refer your above mentioned letter dated 17.02.2009 regarding permissibility to continue existing retail liquor shops on notified commercial streets/areas. In this context, I am directed to inform that a meeting was held on 09.04.2009 under the chairmanship of Hon'ble L.G. regarding allowing of functioning of licensed liquor shops located on notified commercial streets/areas are placed opposite. Decision of the meeting is as follows:

"As per provision of para-15.12.3 of Delhi Master Plan 2021, on notification of a commercial street/area, such street/area shall be considered as a local shopping centre. The plot owners/allottees of the commercial street/area shall have to pay special conversion charges at rates approved by the Central Government, in respect of the built up area used for commercial purpose. Commissioner (Plg.) stated that there was no negative list for local shopping centers. It was further observed that license to a liquor shop under the excise rules is granted with due regard to location of places of worships, schools etc. Accordingly, it was felt that the licensed liquor shops located on notified commercial streets/areas may continue to function at their present locations".

Thanking you.

Yours faithfully,

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

N.O.O.

Copy for information to:

(1) Director (MPPR), DDA, D-6, Vasant Kunj, New Delhi.

Jt. Director (MP)

1099/100  
19/6  
2/6/09



18/10

L.O.T.  
Item No 37/10

Agenda for Technical Committee

**Subject:** Permissibility for setting up Micro brewery / Brew pub at IGI Airport, Delhi.

**File No.:** F3 (29)2009/M.P.

**1.0 Background:**

Director, GMR, vide letter No. DAIL/2008-09/SPG/3199(B)/1 dated 23/4/10 has requested for permissibility for setting up of microbrewery / brew pubs at IGI Airport.

Similar reference has also been received from Commissioner (Excise) vide letter No. F.10(86)/Ex./IMFL/09-10/65 dated 21/04/10 regarding permissibility for setting up of microbrewery / brew pubs at IGI Airport. As mentioned by the Excise Deptt., the Excise Policy for 2010-11 also includes establishment of Microbrewery in Delhi and it has been receiving requests from interested persons.

**2.0 Examination:**

The previous references received from Commissioner (Excise) vide dated 19/05/09 was examined and comments sent vide letter dated 2/7/09 in which it was advised that the matter may be referred to Central Govt. after getting clearances from DPCC, CPCB and Dept. of Industries, GNCTD.

With reference to DDA's response, the Excise Department has obtained comments from the concerned departments and the extracts are as under:

1. Department of Industries has suggested to kindly obtain the desired clarification from the DDA as the activity of manufacturing of brewery and potable spirits is included in the list of industries prohibited in the NCT of Delhi (copy enclosed as Annexure - I).
2. DPCC in its letter dated 18/5/10 referred to CPCB's opinion that a Micro Brewery is a brewery which produces 1-2 KLD of beer and its process does not include filtration, bottling and pasteurization units. Also, Micro Breweries as proposed one at IGIA, Delhi is comparatively less polluting than breweries. The effluent generated shall be about 3 KLD from the Microbrewery which can be treated in the existing Sewage Treatment Plant at the Airport. It would be more appropriate to install a separate treatment system such as RO plant than to treat the waste water. However after the treatment it should be reused/ recycle. As far as permitting such activity, the decision lies with the government (copy enclosed as Annexure -II).



- 17/c
3. CPCB suggested in their comments dated 25/3/10 that for treatment of waste water generation it would be more appropriate to install separate treatment system such as RO plant then to treat the waste water in the STP (copy enclosed as Annexure – III).

**3.0 Observations:**

As per MPD-2021 provisions, the Microbrewery is not mentioned in the list of industries permitted in NCTD, whereas Breweries & Potable Spirits have been kept in prohibited and negative list of industries under Serial No. 20. As per the Notes (ii) *"further additions/ alterations to the list of prohibited industries could be made, if considered appropriate and in public interest by the Central Govt. to do so."*

The proposed 'microbrewery' that produces upto 1 KLD of beer may be considered for Airport and 5 star & above hotels for internal consumption with restriction on production capacity, separate waste treatment facility subject to other conditions as prescribed by the concerned departments.

**4.0 Proposal:**

In view of above, it is proposed that the Ministry of Urban Development, GOI may be requested to consider addition of the following under the provision given in the Notes of Annexure III (Prohibited / Negative list of industries) in Chapter 7 Industry of MPD-2021:

**"(iii). Microbrewery upto 1 KLD of beer for internal consumption only, with installation of separate waste water treatment system, RO, STP etc. ~~shall~~ be permitted at Airport and hotels (5 star and above as categorized by the Tourism Department), subject to clearance of concerned departments. i.e. Airports Authority of India, Delhi Pollution Control Committee, Central Pollution Control Board and Government of National Capital Territory of Delhi."**

The above proposal is put up for consideration in the Technical Committee.

  
Dy. Director (Plg.)

  
Director (Plg.)

सचिव, उद्योग आयोग  
Dharmendra - IAS  
Secretary-cum-Commissioner



64 24/4  
ANNEXURE - I.  
राज्य विभाग  
राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार  
उद्योग सदन, प्लॉट नं. 419  
पटपड़गंज, दिल्ली - 110 092  
Department of Industries  
Govt. of National Capital Territory of Delhi  
"UDYOG SADAN", Functional Indl. Estate,  
Patparganj, Delhi - 110 092  
Tel. : 22157011, Fax No. : 22157022  
E-mail : comind@nic.in

D.O. Letter No. : ADVISORY (DTE) / C1 /  
Dated. 26<sup>th</sup> May, 09 2009/62

Dear Mr. Pillai

Kindly refer to your D.O. letter No. F.10(86)/Ex/IMFL/09-10/1205 dated 20<sup>th</sup> May, 2009, regarding setting up of Micro Brewery in Delhi.

In this connection, it is informed that the activity of manufacturing brewery and potable spirits is included in the list of industries (at Sl.No.20 of Annexure - III of 7.8 of MPD - 2021) which are prohibited in the NCT of Delhi. The Master Plan for Delhi - 2021 has been prepared by the DDA and notified by the Government of India.

You are, therefore, requested to kindly obtain the desired clarification from the DDA.

With  
i.e, Entt  
NCT, Delhi  
1.8.....  
P.....

Yours wishes

1494/DCE  
3/6/8

Yours sincerely,  
Dharmendra  
(DHARMENDRA)

SHRI R.M.PILLAI  
Commissioner (Excise),  
Government of NCT of Delhi  
'L' Block, Vikas Bhawan, I P Estate,  
New Delhi - 110002



187c  
DELHI POLLUTION CONTROL COMMITTEE  
4<sup>TH</sup> & 5<sup>TH</sup> FLOOR, ISBT BUILDING, KASHIMERE GATE, DELHI-6  
visit us at <http://dpccdelhi.govt.nic.in>

F. No. DPCC/CMC-IV/2010

16506 4007

Dated

18/5/10

To,

THE COMMISSIONER (EXCISE),  
DEPARTMENT OF EXCISE,  
ENTERTAINMENT & LUXURY TAX,  
L & N BLOCK, VIKAS BHAWAN, L.P. ESTATE,  
NEW DELHI

Sub: Permissibility under the MPD-2021 for setting up of micro brewery in NCT of Delhi.

Sir,

This has reference to your letter dated 25.08.2009 on the above mentioned subject. In this regard, it is to be mentioned here that DPCC had sent a letter to CPCB on dated 28.01.2010 to seek their opinion in the matter as decided by consent Management Committee in its meeting held on 05.01.2010. CPCB has opined vide letter no. B-275/PCI-III/2009-10/13280 dated 25.03.2010 that Micro Breweries as proposed one at IGIA, Delhi is comparatively less polluting than breweries. Copy of the opinion of CPCB is enclosed herewith for ready reference please.

In accordance with aforesaid CPCB opinion letter, a micro brewery is a brewery which produces 1-2 KLD of beer and its process does not include filtration, bottling and pasteurization units and therefore there will be less pollution load as compared to the brewery units.

The DIAL has proposed that the effluent generated shall be about 3 KLD from the Micro Brewery which can be treated in the existing Sewage Treatment Plant at the Airport. However, CPCB has suggested that it would be more appropriate to install a separate treatment system such as RO plant than to treat the waste water. However after the treatment it should be reused/ recycle. As far as permitting such activity, the decision lies with the Government. Further as far as pollution angle is concerned same has been explained above.

Yours faithfully

  
(Dr. A.K. Ambasth)  
Member Secretary

Enclosure: As Above

Copy to:

✓ Sh. M.K. Pani, General Manager, DIAL, New Udaan Bhawan, Terminal-3, IGIA, New Delhi-110037





केन्द्रीय प्रदूषण नियंत्रण बोर्ड  
CENTRAL POLLUTION CONTROL BOARD  
(पर्यावरण एवं वन मंत्रालय, भारत सरकार)  
(MINISTRY OF ENVIRONMENT & FORESTS, GOVT OF INDIA)

By Speed Post

March 25, 2010

No. B-275/PCI-III/2009-10/ 328

To

Shri R.M. Pillai  
Commissioner (Excise)  
Department of Excise, Entertainment and Luxury Tax  
Govt. of NCT of Delhi  
L&N Block, Vikash Bhawan, I.P. Estate  
New Delhi

Subject: Permissibility under the Master Plan of Delhi, 2021 for  
setting up of micro brewery in NCT of Delhi

Sir,

With reference to your letter No. 10(86)/IMFL/EX/2009-10/4093 dated  
25.08.2009 and 29.01.2010 on the above mentioned subject, the comments of  
CPCB on the proposal are enclosed.

Yours faithfully,

(A.B.Akolkar)  
Additional Director

Copy to:

✓ Dr. A. K. Ambasht, Member Secretary, Delhi Pollution Control Committee,  
4<sup>th</sup> Floor, ISBT Building, Kashmere Gate, Delhi - 6  
The General Manager, DIAL, New Udaan Bhawan Terminal - 3, IGI, A,  
New Delhi - 11037  
PS to MS

(A.B.Akolkar)

13/c

## INSPECTION REPORT

Comments for setting up of Microbrewery plant by GMR, a joint venture with Delhi International Airport Pvt. Ltd. (DIAL)

A microbrewery is a brewery which produces 1-2 KLD of beer. It does not include filtration unit, bottling unit and pasteurization hence, pollution load will be quite less as compare to brewery. DIAL has proposed to set up a microbrewery with installed production capacity of 1KL/day. The unit will produce beer (batch wise) using malted barley as a raw material. The manufacturing process involves the following operations:

1. Malt milling
2. Mashing and boiling (MWK)
3. Lauter tun and whirlpool (Combitank)
4. Wort boiling and Cooling
5. Fermentation
6. Maturation before being served to the customers.

The major sources of pollution are as follows:

1. Waste water generation.
  - (i) Cleaning in Process water (CIP)
  - (ii) Lauter tun filter wash (dewatering through perforated mesh)
  - (iii) Wort cooling water
  - (iv) Fermenter yeast drain
  - (v) RO Reject
2. Solid waste i.e. spent grain generation from lauter tun
3. Air emissions from steam generation system
4. Noise pollution from refrigeration and compressors

DIAL has proposed the following :

Sl. No.	Sources of pollution	Remedial measures proposed
1.	<b>Waste water generation</b>  The water consumption in microbrewery is 3-4 lit/lits of beer production and effluent generation is <del>about 3 times of the beer production.</del>	The proposed unit is likely to generate about 3 KLD (or 125 L/hour) of effluent, which is proposed to be treated in the existing STP at Airport of having capacity of 5 MLD. The effluent <del>generation of microbrewery will</del>

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	BOD value is waste water likely to be generated during production varies from 600-1200 mg/l.	<p>be <math>(3/5000 \times 100)</math> 0.06%. The STP is under expansion to a capacity of 13 MLD, i.e. effluent contribution after expansion will be 0.023%. The treatment units at the STP are Bar Screen, Collection Tank, Aeration Tank, Clarifier, Sludge Collection tank and sludge drying beds.</p> <p>The BOD contribution of Micro Brewery would be <math>3000 \times 1200 / 13 \times 10^6 =</math> (approx.) 0.28 mg/l. Hence the pollution load from the Microbrewery would be very negligible.</p>
2.	Spent grain generation from lauter tun	The spent grain (approx. 230 Kg with 80% moisture from the Lauter tun will be dewatered and 90-100 kg with <del>wet</del> spent grain will be collected and sold as cattle feed.
3.	Emissions from steam generation system	It has been proposed to install electric steam generation system hence there is no likelihood of generation of emissions.
4.	Noise pollution from refrigeration and compressors	It is proposed to install the refrigeration and compression unit in the closed room hence there is no likelihood of generation of noise pollution.

The DIAL had proposed for treatment of waste water in the STP. However, for treatment of waste water generation it would be more appropriate to install separate treatment system such as RO Plant then to treat the waste water in the STP.

CH



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L.O.T.

**AGENDA FOR THE TECHNICAL COMMITTEE**

F20(02)2010/MP

Item No.....38/10  
Technical Committee No.....

**Subject:** Proposal for the change of land use of land measuring 12 acres from 'Recreational' Use (District Park) to Public & Semi Public Use(Hospital-PS-1 and other PSP facilities).

**1.0 Background:-**Ministry of Health, Govt. of India has forwarded the request to DDA for allotment of land measuring 35 acres to All India Institute of Medical Science for upgrading facilities by change of land use for the pocket of land existing on Southern side of the Trauma Centre Complex of Safdarjung Hospital. OSD to Lt. Governor Delhi has conveyed the approval of Competent Authority for processing the change of land use for expansion of Trauma Centre & Hospital for National Institute of Arthroscopy and Sports Medicine available in File No.F.22(5)06/IL. Also a site of Police Post measuring an area of 1000 Sqm. near National Dairy Development Board site for Safdarjung Enclave Residential Scheme is to be accommodated.

**2.0 Master Plan for Delhi- 2021 / Zonal Plan Provisions**

- i) As per MID-2021 and Zonal Development Plan of Zone 'F' approved on 8.3.2010 the land use of the pocket has been indicated as Recreational Use (District Park).
- ii) Hospital (PS-1) is part of Public & Semi Public land use.
- iii) As per MPD 2021, the requirement of land for Hospital for category 'A' is 6.17 acres to 11.11 acres. (2.5 ha to 4.5 ha) and for Police Post is 1000 Sq. M. (0.24 acres) which is permissible in PSP Use & Residential Use.

**3.0 Examination:**

- i) As per report of Land Management Deptt. the total area available at site is approximately 31 acres, while area as provided by Survey Unit it is 42 acres.. Out of this land, District Court has granted stay in a suit tiled Chaudhary Bhagat Singh Vs. DDA & Ors. for approximately 5500 sq.yds. (0.45 ha) and efforts are being made by LM Deptt. of DDA to get the stay vacated in respect of said land. The remaining land which is under litigation pertaining to the case of Ismaili Devi & Ors. Vs. DDA, Legal Deptt. of DDA has given opinion to Land Management Deptt. in file bearing No. F22(5)06/IL which is reproduced below:-

"CLA has intimated that Hon'ble Delhi High Court in the case Ismaili Devi & Ors. Vs. DDA has passed an order on 24.8.2009 whereby the

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prayer of the plaintiff for restraining DDA and Union of India from interfering with their possession of the land has been declined. By the above order only an application for an interim relief has been disposed off. The main suit is still pending. In the main suit, plaintiffs have prayed for declaration that they are owner of land. Thus, theoretically, the issue is still open and the plaintiffs by leading cogent evidence can establish themselves to be owner. However, detailed discussion in the above referred order and conflicting stand taken by the plaintiffs with regard to their rights over the land indicate that the chances of their success are extremely remote. CLA has concluded that in view of the above circumstances it shall be safe to mention in the allotment letter that the same is subject to the final decision of the civil suit(QS No. 1075 of 2000).

- ii) In this pocket one cremation ground of an area measuring 3 acres (approx) is existing and land measuring 1.93 acres (approx.) is under the possession of Airport Authority of India and few Radio/Telecommunication signal Towers are also existing in the area.
- iii) The physical Survey of this area has been up dated on 3.11.09 by the Survey Unit of Planning Deptt., out of the total area of the site measuring 31 acres including the proposed pocket of 12 acres land for Change of land use is indicated. It is observed that at site bushes and trees are existing, and the site is a undeveloped park.
- iv) Boundary description of land measuring 12 acres is as under:

**Boundaries:**

North	:	Existing Trauma Centre
South	:	Land owned by Airport Authority
West	:	Ch. Jhandu Singh Marg
East	:	Safdar Jung Hospital

- v) The layout plan of this area under the titled of Therapy Park was prepared by the Landscape Unit which was approved by the Vice Chairman, DDA on,23.6.04 as per directions of 231<sup>st</sup> Screening Committee
- vi) The observations of the Landscape Unit and Land Department are recorded in the file. The same are reproduced here ;.



9/c

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- vi) The observations of the Landscape Unit and Land Department are recorded in the file. The same are reproduced here :.

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"Director (Landscape) has mentioned that Landscape Plan of this area was approved by the Screening Committee in 2004 but was not taken up due to stay etc. The land use of the site is 'Recreational' and it is the only Distt. Park in the vicinity. Pr. Commr., DDA noted "This is not factually corrected. There is already a Deer Park / District Park in the vicinity in the Safdarjung Development Area / Hauz Khas."

- vii) Ministry of Urban Development in letter No. K-13011/11/92/DDIB dated 11.1.1996 has directed that the area actually developed as 'Green' in the Regional / District / Neighbourhood Park or in other 'Recreational' Zones in the city will not be allowed to be converted into any other use.
- viii) Area proposed for Change of land use from 'Recreational' Use to Public & Semi Public Use can not be compensated in the Zone elsewhere.

3. **Proposal(a)** It is proposed to change the land use of the land measuring 12 acres (4.85 ha) from 'Recreational' Use (District Park) to 'Public & Semi Public (Hospital-PS-I) having the following boundary description.

**Boundaries:**

North	:	Existing Trauma Centre
South	:	Land owned by Airport Authority
West	:	Ch. Jhañdu Singh Marg
East	:	Safdar Jung Hospital

This pocket will accommodate Hospital, Police Post, Dharamsala, Parking etc.

(b) Remaining land out of 31 acres shall be developed as wooded land.

The proposal is subject to the following:-

- i) Land Management Deptt. to intimate the status of the Court Cases and the land under the possession of Airport Authority
- ii) Necessary clearance for retaining or cutting of the existing trees in the pocket shall be taken by the concerned agency.

4. **Recommendation:** The proposal as given in Para 3 is put up for consideration of the Technical Committee, after the approval the same shall be processed under Section 11(A) of DD Act which would require modification in the MPD-2021 as well as in the Zonal Plan of Zone 'F'. The proposal shall be put up for consideration of the Authority accordingly.

Asstt. Dir.(AP)I

Jt. Director(AP)I

Director(AP)I

## AGENDA FOR THE TECHNICAL COMMITTEE

Sub : Applicability of development controls for the land retained by the Industrial unit as per orders of the Hon'ble Supreme Court.

File No. : F.23 (13)2005/Bldg./Vol.III.

### 1.0 BACKGROUND

The representation of M/s. Negolice India Ltd. dated 15.04.2010 in the context of pending revised sanction of Group Housing Project at Ajudhia Textile Mills, Azadpur on surrendered Industrial land is under consideration with the Building Department, DDA. The following clarifications have been sought by the Bldg. Deptt. to process the case further:

- i. Whether the proportionate enhancement of the density norms would be applicable or not.
- ii. Whether housing of plinth area of 42.6 sqm. and 46.5 sqm. can be considered as EWS housing, keeping in view that there is no definition of carpet area in the Master Plan/BBL.

### 2.0 EXAMINATION

- i. As per records of Bldg. file, the building plans for the same project were earlier sanctioned in the year 2008 on the basis of 1.5 times of the prescribed FAR of 167 as per MPD-2001 as per the Hon'ble Supreme Court of India order dated 10.05.1996.
- ii. The Technical Committee held on 16.06.2008 vide item no. 62/2008 decided that In the event of development of retained land as an individual plot, the FAR shall be increased by 50% (of the FAR envisaged in MPD-2021) as per the permissible land use of the plot. Appropriate levies for increased FAR over and above which was permissible in 1996 shall be charged from the beneficiaries by the competent authority as per prevailing orders.
- iii. The Technical Committee held on 1.05.2009 vide item no. 60/09 decided that the proportionate enhancement in the density /Dwelling Unit Norms may also be allowed subject to following:
  - Density of EWS component shall remain as per MPD-2021 that is 500 DU/s per Ha.
  - 15% of FAR or 35% of the enhanced DU's (whichever is more) are to be constructed for community service personnel /EWS.
  - NOC/Clearance from local Municipal body/authority for availability of services / infrastructure (such as water supply, sewerage, power etc.)
  - Adequate parking spaces as per prescribed norms of MPD-2021 are to be provided within the site area.(i.e. retained land).



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- iv. The applicant Ms. Negolice India Limited had appeared in the public hearing of V on 10/12.05.2010 and submitted that they are not interested in proportionate enhancement of density. They have further submitted that neither MPD-2021 envisages any mandatory increase in the density with increase in the FAR nor the Supreme Court judgment envisages so. The request of the applicant is for not to insist the enhanced proportionate density (1.5 times) over and above the stipulated density of MPD-2021 for respective categories.
- v. The contentions given in para 2(iv) arise out of Supreme Court judgment and not MPD-2021 provisions. It is also to mention that as per MPD-2021 provisions Central Government may relax density and other norms in consultation with DDA for public housing and projects of National Importance.

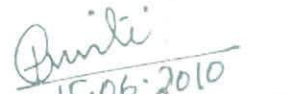
### 3.0 PROPOSAL

- i. The matter is put to the Technical Committee for deliberation/consideration, of the applicability of proportionate enhancement of density/DU's norms as per MPD-2021, in view of the Technical Committee decision dated 11.05.2009 vide item no. 60/09 which stipulates that the proportionate enhancement of the density/Dwelling Unit norms may also be allowed subject to conditions given in para 2(iii) above.
- ii. As regards plinth area of the EWS Housing referred to in para 1(ii), the applicant must follow the MPD-2021 provisions for the same.

4.0 The proposal contained in para 3.0 above is put up for the consideration of the Technical Committee.

  
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15/06/10  
H. Dir (Plg.)

  
15.06.2010  
Asst. Dir (Plg.)

## DELHI DEVELOPMENT AUTHORITY

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

No. F.3(17)/2010/MP/

### 1.0 Background:

The proposal with reference to the discussion held in the meeting under the chairmanship of Vice Chairman, DDA on 11.03.2010 was placed before the 3<sup>rd</sup> Technical Committee meeting held on 18/3/2010 vide item No. 23-2010. The item was deferred.

A meeting was held on 20/5/2010 in the room of Vice Chairman, DDA where Finance Member, Commr.(Plg.), Chief Engineer (Dwk), Addl.Commr.(Plg.)-III & Director (Sports) were present. As discussed in the meeting, Sports Wing has forwarded following observations on 4/6/2010 in file No. F.4(24)Plg./Dwk/Pt.-III :

*"In accordance with the decision taken, 3.511 Ha. of land marked Commercial has been identified in the plan placed opposite. This would be required for construction of the Club House and the Golf driving range. Rest of the commercial area is to be swapped as had been indicated. The case may now be placed before the Technical committee and a decision intimated so that work on development of the Golf Course could be taken up at the earliest".*

*In approved Sector plan of Sector-24, following modifications are suggested by Sports Wing:-*

- a) 3.511 Ha plot out of Hotel site
- b) 0.453 Ha plot to the north of Sewage Pumping Station-III facing 60 mtr wide road for maintenance purpose, out of recreational use.

### 2.0 Examination:

- i) In approved plan of Sector-24, Dwarka, Commercial - Hotel site measuring 12 Ha. is proposed along 60 m wide road. The site is surrounded by recreational area.
- ii) As decided in meeting on 20/5/2010 and informed by Sports Wing, 3.511 Ha. Commercial area is to be retained as commercial out of 12 Ha. hotel site and utilized for Club House and the Golf Driving Range. As per MPD-2021, these activities are permitted in Commercial – Hotel land use.
- iii) The balance 8.489 Ha area is to be swapped with the recreational area in the adjoining area along 100 m wide road as shown in the plan as "Commercial".

- i) 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	Zonal Development Plan for Zone K-II as per MPD-2021 notified on 10/6/2010.	Commercial

- ii) 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.
- iii) 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 in possession of DDA.
- iv) 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	Zonal Development Plan for Zone K-II as per MPD-2021 notified on 10/6/2010.	Recreational

- 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 Section 11-A of DD Act is to be initiated. The Zonal Development Plan for Zone K-II as per MPD-2021 has been notified on 10/6/2010.

### 3.0 Proposal:

- i) In view of above background and examination it is proposed to swap / adjust the land use / location of 8.489 Ha. of commercial use with recreational in the same sector with details given below without changing the area in terms of Hectors.

#### Modification proposed – A:

a	Area & Location -	8.489 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 after Land use adjustment	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



**Modification proposed –B:**

a	<b>Area &amp; Location -</b>	8.489 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 after Land Use adjustment	Recreational P-2 City Park, District Park, Community Park. As per MPD-2021 Recreational (Sports Complex / Stadium / Recreational Clubs etc.) are permitted in all use zone).
d	<b>Boundaries -</b>	
	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)

The modification / adjustment of land uses above as at A and B is put up for consideration and further processing under section 11-A of Delhi Development Act, 1957.

**Modification proposed – C:**

a	<b>Area &amp; Location -</b>	0.453 Ha in Sector-24, Dwarka, facing 60 m wide road
b	Existing Land Use as per MPD-2021	Recreational P-2 City Park, District Park, Community Park
c	Existing Land Use as per Zonal Development Plan for Zone K-II as per MPD-2021 notified on 10/6/2010.	District Park / MP Green
d	<b>Proposed Land Use</b>	<b>Utility</b>

As per MPD-2021, 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), note (i), **"Utilities are permitted in all use zones"**.

The part Sector Plan indicating above modifications is enclosed as Annexure-I.

**4.0 Recommendation:**

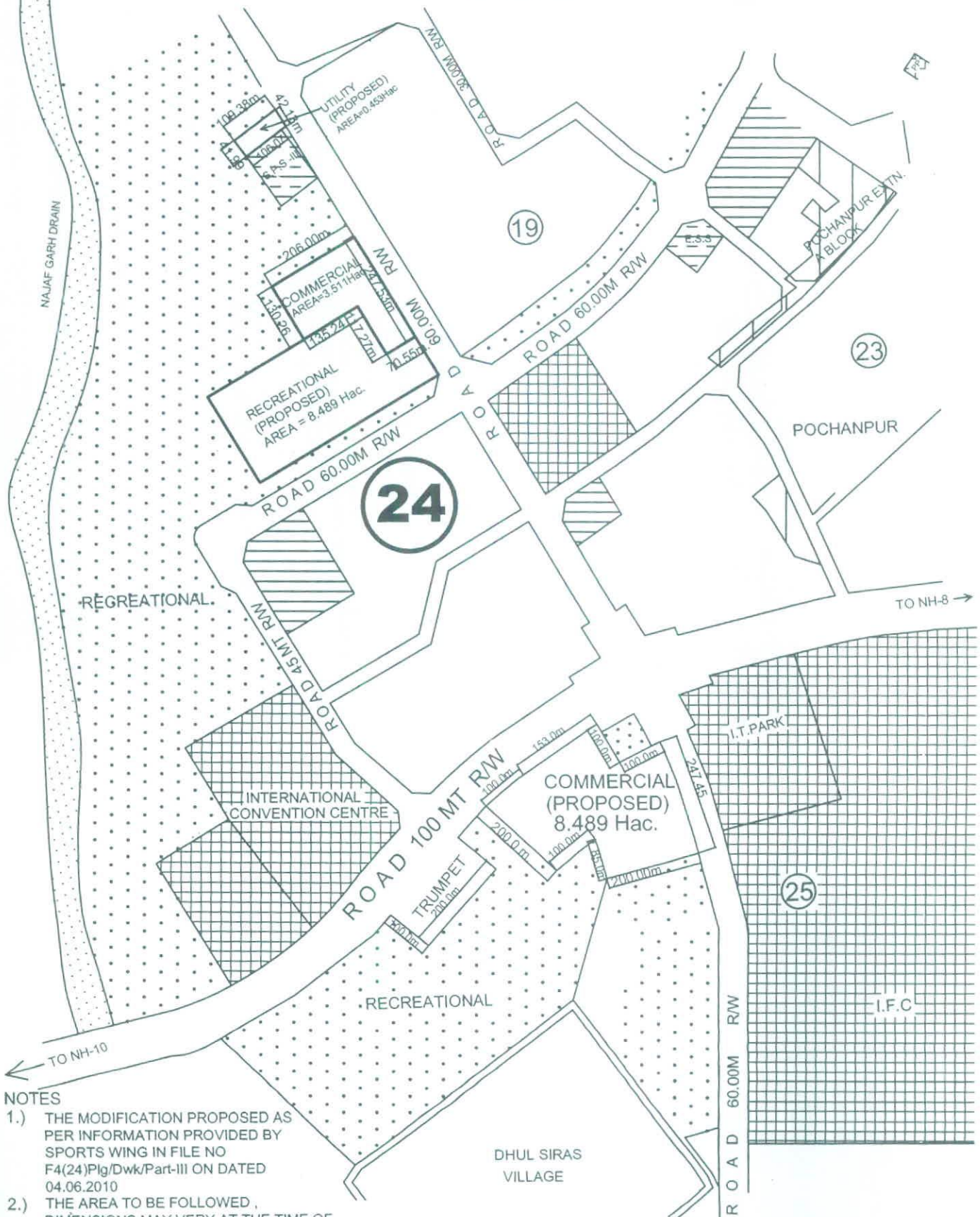
The proposal in Para 3.0 above is placed before the Technical Committee for consideration.

  
Asstt. Director (Plg.)

  
Jt. Director (Plg.)

  
Director (Plg.)

( DRAFT FOR APPROVAL OF TECHNICAL COMMITTEE )



NOTES

- 1.) THE MODIFICATION PROPOSED AS PER INFORMATION PROVIDED BY SPORTS WING IN FILE NO F4(24)Plg/Dwk/Part-III ON DATED 04.06.2010
- 2.) THE AREA TO BE FOLLOWED. DIMENSIONS MAY VARY AT THE TIME OF DETAIL FEASIBILITY AS PER SITE CONDITION.

**RE - ADJUSTMENT OF LAND USES  
SECTOR - 24 , DWARKA**

SCALE :		DRG. NO.	
PLG. ASSTT.	PLG. ASSTT.		
ASSTT. DIR. ( PLG.)	JT. DIRECTOR (PLG.)	DIRECTOR ( PLG.)	
<b>DELHI DEVELOPMENT AUTHORITY</b>			



4/mn

1/c  
DELHI DEVELOPMENT AUTHORITY  
(Master Plan Section)  
6<sup>th</sup> Floor, Vikas Minar, N. Delhi.

No.F.1(9)2010/MP/ 169

Dated: 7.6.2010

**CIRCULAR**

The 5<sup>th</sup> Technical Committee meeting of the DDA is scheduled to be held on 16.6.2010 at 11.30 A.M. All Directors (Plg.) are requested to send the Agendas timely on Top Priority so that further action to place the same before the TC may be taken.

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

Copy to:

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

H.S. Dhillon  
Jt. Director (MP)