



दिल्ली मेट्रो रेल कॉर्पोरेशन लि० DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का एक संयुक्त उपक्रम)
(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

दूरभाष Tel. : 23417910/12
फैक्स Fax : 23417921

No.DMRC/98/MISC/CE/XX

15th July, 2010

The Vice Chairman
Delhi Development Authority
Vikas Sadan, INA
New Delhi - 110023

Dear Sir,

Sub: Member of Technical Committee, DDA

Ref: (i) This office letter No. DMRC/20/543/05/VI, dt. 14.10.2009
(copy enclosed)

With reference to above, it was informed that that the Chief Engineer (Property Development), DMRC is now the Nodal Officer for the subject matter and to attend the meetings of Technical Committee, of DDA.

Since, this office has still been receiving the correspondence pertaining to the matter mentioned under subject. It is once again requested to make correspondence directly to Chief Engineer (Property Development), DMRC directly regarding any matter pertaining to Technical Committee of DDA and make necessary corrections in the list of Members of the Technical Committee, DDA.

Thanking you,

Yours faithfully,

सहायक कार्यलय
हाकी सं० 1811-13
दिनांक 19/7/10

Comp/1813

(R.N. Verma)
Chief Engineer (Planning)

Encl: As above

Copy to:

(i) Sh. P. V. Mahashabdey, Director (MP), Delhi Development Authority, (Master Plan Section), 6th Floor, Vikas Minar, New Delhi with reference to his letter No. F.1(10)2010-MP/215, dated 12.7.2010.

(ii) Chief Engineer (Property Development), DMRC.

23/7/10
JS (MP)

let II



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(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

2255-B
CLP/19
28/10/10

No.DMRC/20/543/05/VI

14th October, 2009

The Vice Chairman,
Delhi Development Authority,
Vikas Sadan, I.N.A,
New Delhi – 110 023

Dear Sir,

**Sub: Nomination of Chief Engineer (Property Development) as
Member of the Technical Committee of DDA in place of
Chief Engineer (Planning)**

MD, DMRC has nominated Chief Engineer (Property Development) as
Member of the Technical Committee of DDA in place of Chief Engineer
(Planning).

Henceforth, the meetings of the Technical Committee of DDA will be
attended by Chief Engineer (Property Development), DMRC. The concerned
officers of DDA may be advised to address all the correspondence in respect
of Technical Committee to Chief Engineer (Property Development), DMRC in
future.

Thanking you,

Yours faithfully,

(R.N. Verma)
Chief Engineer (Planning)

Copy to: CE (PD) and Advisor (PD)/, DMRC for information.

No. DMRC/98/Misc/CE/XX

Dt. 15.7.2010

Through Registered Post

Vice Chairman,
Delhi Development Authority,
Vikas Sadan, I.N.A,
New Delhi - 110 023.

920
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दिल्ली मेट्रो रेल कॉर्पोरेशन लि० DELHI METRO RAIL CORPN. LTD.

(भारत सरकार एवं दिल्ली सरकार का एक संयुक्त उद्यम) (A Joint Venture of Government of India & Govt. of Delhi)

मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001
Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001



दिल्ली मेट्रो रेल कॉर्पोरेशन लि०

DELHI METRO RAIL CORPORATION LTD.

(भारत सरकार एवं दिल्ली सरकार का एक संयुक्त उपक्रम)
(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

No.DMRC/98/MISC/CE/XX

15th July, 2010

The Vice Chairman
Delhi Development Authority
Vikas Sadan, INA
New Delhi - 110023

J.D. (MP)'s Office
Diary No. 953
21-7-10

Dear Sir,

Sub: Member of Technical Committee, DDA

Ref: (i) This office letter No. DMRC/20/543/05/VI, dt. 14.10.2009
(copy enclosed)

With reference to above, it was informed that that the Chief Engineer (Property Development), DMRC is now the Nodal Officer for the subject matter and to attend the meetings of Technical Committee, of DDA.

Since, this office has still been receiving the correspondence pertaining to the matter mentioned under subject. It is once again requested to make correspondence directly to Chief Engineer (Property Development), DMRC directly regarding any matter pertaining to Technical Committee of DDA and make necessary corrections in the list of Members of the Technical Committee, DDA.

Thanking you,

Yours faithfully,

(R.N. Verma)

Chief Engineer (Planning) 5/7/201

Encl: As above

Copy to:

(i) Sh. P. V. Mahashabdey, Director (MP), Delhi Development Authority, (Master Plan Section), 6th Floor, Vikas Minar, New Delhi with reference to his letter No. F.1(10)2010-MP/215, dated 12.7.2010.

(ii) Chief Engineer (Property Development), DMRC.

No DMRC/98/Misc/CE/XX
DT. 15-7-2010

Through Registered Post

921
1617

Recd Central Dy. No ... 10
19/7/10
Delhi Development Authority
Deputy Asstt

Sr. P. B. Mahashabdey
Director (M.P.),
Delhi Development Authority
Master Plan Section
6th Floor, Vikas Minar,
New Delhi



दिल्ली मेट्रो रेल कॉर्पोरेशन लि० DELHI METRO RAIL CORPN. LTD.

(भारत सरकार एवं दिल्ली सरकार का एक संयुक्त उद्यम) (A Joint Venture of Government of India & Govt. of Delhi)

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Metro Bhawan, Fire Brigade Lane, Barakhamba Road, New Delhi-110001

Mtg.108

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

No. F.1(10)2010-MP

1215

Date: 12/07/10

Minutes of the 6th Technical Committee meeting held on 30.6.2010.
List of the participants is annexed.

Item No.41/10:

Sub.: Confirmation of minutes of 5th T.C. meeting held on 16.6.10 were sent to all the members.

No. F.1(09)2010-MP

The DCP Traffic proposed the following addition to the minutes on Item No.34/10 regarding proposed DMRC Office Complex at 8, Jantar Mantar Road. The capacity of Ashoka Road is already saturated and any additional traffic if generated in the vicinity will choke this road. Comments from Traffic Police, therefore, be formally obtained before taking final decision in the matter.

VC, DDA advised that the amendment be included in the Minutes of the Meeting held on 16.6.10. The minutes were confirmed with this addition.

Action: Director (MP)

Item No.42/10:

Sub.: Redevelopment of musical fountain park area (touching Africa Avenue) at Netaji Nagar
F.3(107)2006/MP.

Proposal was explained by the Chief Architect NDMC. It was informed that the proposed built up space measuring 1200 sqm. in the District Park will be used for Exhibitions, display of Handicrafts, Souvenirs etc. The Technical Committee approved the proposal with the observations that the existing trees shall be retained and, adequate provision for parking shall be made within the area. The Traffic circulation plan for the area shall be forwarded by NDMC to the DCP Traffic for examination before execution of the proposal.

Action: Director (MP)

KIND ATTENTION
DY DIR (P&V) OFFICE

Item No.43/10:

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

The Technical Committee after detailed deliberations decided that proportionate enhancement in the density of dwelling units may not be mandatory for the enhanced FAR. However, it should conform to provisions of MPD-2021. Further for provision of DU's for Community Service Personnel/EWS & Lower Category Housing, clause no. (v) of 4.4.3 (B) under Residential Plot - Group Housing, of MPD-2021 be followed.

Action: Jt. Director (MP)

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

List of participants of 6th meeting for the year 2010 of Technical Committee
held on 30.6.2010.

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.)

Savita Bhandari, Director (Landscape)

Delhi Police

Sharat Kr. Sinha, DCP/Traffic

NDMC

Ashok Malik, C.A.

Sudhir Vohra, Prod.Adviser

Special Invitees

P.M. Parate, Director (TYA/RYP)

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

No. F.1(10)2010-MP | 215

Date: 12/07/10

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List of the participants is annexed.

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Action: Director (MP)



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Action: Jt. Director (MP)

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

✓ 20 Smt Manjula, DD (Plg) VC's office

13 *13/7/10*

List of participants of 6th meeting for the year 2010 of Technical Committee
held on 30.6.2010.

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.)

Savita Bhandari, Director (Landscape)

Delhi Police

Sharat Kr. Sinha, DCP/Traffic

NDMC

Ashok Malik, C.A.

Sudhir Vohra, Prod. Adviser

Special Invitees

P.M. Parate, Director (TYA/RYP)

L.P.Sy
13-7-10

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

No. F.1(10)2010-MP

Date:

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Action: Director (MP)

Shelly
2-7-10
ADC(MP)

Item No.43/10:

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Action: Director (MP)

The meeting ended with thanks to the Chair.

(P.V. Mahashabdey)
Director (MP)

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
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5. Commissioner(LD), DDA
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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

halku
2.7.10
AD(MP)

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

No. F.1(10)2010-MP

Date:

Minutes of the 6th Technical Committee meeting held on 30.6.2010.
List of the participants is annexed.

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VC, DDA advised that the amendment be included in the Minutes of the Meeting held on 16.6.10. *The minutes were confirmed with this addition.*

Minutes of the Technical Committee held on 16.6.10 were confirmed with this addition.

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Action: Director (MP)

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
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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

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

No. F.1(10)2010-MP

Date:

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Shalini
1.7.10
A.D.(MP)

20/c
units and carpet area mentioned in the agenda note for LIG housing may also be considered for EWS houses.

provisions of DUs & ~~Agenda~~ for community service ~~Personnel~~ / EWS &
Lower category housing, clause no (vi) of Action: Director (MP)
4.4.3 (B) under residential plot - a map may be followed.

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
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15. Secretary, DUAC
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17. Sr.Architect(H&TP), CPWD
18. Dy.Commissioner of Police(Traffic), Delhi
19. Director(Landscape), DDA

Adarsh
1.7.10
AD(MP)

19/C

Mtg.84

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

No. F.1(10)2010-MP/202

Date: 28.06.2010

The 6th Technical Committee meeting of the DDA for the year 2010 under the chairmanship of VC, DDA will be held on 30.06.2010 at 12.00 noon in the Conference Hall, Vikas Sadan, 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:

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

85/mtg

INDEX

Technical Committee Meeting to be held on 30.6.2010.

| Sl.No. | Item No. | Subject | Page No. |
|--------|--------------------------|--|----------|
| 1. | 41/10 | Confirmation of minutes of 5th T.C. meeting held on 16.06.2010 which have already been sent to all the Members. | |
| 2. | 42/10 | Redevelopment of musical fountain park area (touching Africa Avenue) at Netaji Nagar F.3(107)2006/MP | 1 to 3 |
| 3. | 43/10 Old No.39/10 | 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. | 4 to 5 |

17/c -12

Item No. 42/10
Dated: 30/06/10

AGENDA FOR THE TECHNICAL COMMITTEE

Sub : Redevelopment of Musical Fountain Park area (touching Africa Avenue) at Neta Ji Nagar.

File No. : F.3 (107)2006/MP

1.0 BACKGROUND

Chief Architect, NDMC vide their letter no. CA/BP/Musical Fountain/D-1074-78 dated 21.05.2010 has sought the clarification regarding District Park on ring road, opposite Bhikaji Cama Place. In response the landuse of the area and development control norms/activities permitted as per the MPD-2021 were conveyed to NDMC vide office letter no. F.3(107)/2006/MP/105 dated 31.05.2010. The Chief Architect NDMC vide his letter dated 7.06.2010 has stated as follows:

- i)
 - a) "NDMC has a park area at Netaji Nagar commonly known as Musical Fountain Park extending right up to Africa Avenue. This land parcel is located on the northern side of the inner ring road opposite Bhikaji Cama Place. The musical fountain in the park was developed in 1997 and was being maintained and operated by the private agencies over the years. Due to wear and tear and other technical reasons, this musical fountain is not functional for the last many years. The area at one point of time was a popular destination till the musical fountain became non-functional and required replacement/ capital input.
 - b) The land parcel is strategically located on the inner ring road and is prominently visible from the road. As per the MPD-2021/Zonal Development Plan of Zone 'D' , the landuse of the under reference is 'District Park'. The total area is about 20,200 sqm.
 - c) Keeping in view, the strategic location of the area which also happens to be one of the entry point for NDMC area and with a view to create a good public space keeping in view the ensuring Common Wealth Games, 2010, a scheme for the redevelopment of this whole area was approved by the Council vide Resolution No. 19(L-1) dated 22.07.2009. New Delhi Municipal Council consists of Public Representative(s), Public Servants and other representatives from the society.
- ii) As per the aforesaid decision taken and conceptual layout plan for the area, it is envisaged that the musical fountain would be revived as a state of the art facility, with other components like Amusement Park/ Play area, Open air food Court and other public amenity structure. The intention is to make this area a public destination, while retaining all the existing trees, in the park, and adding to the green cover.

16) C - 2-

iii) As mentioned above, as per Zonal Development Plan (ZPD) of Zone 'D' this land parcel is a 'District Park'. According to table 9.4 of MPD-2021 which provides for activities permitted in a District Park are- 'Amusement Park', Amenity Structure, Open air Food Court, Children Park, Specialized Park, Sports Activity, Play Ground etc. Further MPD-2021 defines the term Amusement Park as an activity which may be established in an area upto 10 hectares with stipulated development control norms.

iv) Section 9.5 and Table 9.4 of MPD-2021 read together, makes it clear that the land parcel in question defined as District Park in the ZPD could be allowed to be used for above activities as specified in MPD-2021 including, an amusement park. The area is less than 10 hectares therefore, Development Control Norms for the amusement park may be applied to the said land parcel.

NDMC has requested to examine and confirm the Development Control Norms applicable to this area to implement the project, and to make at least the musical fountain in this park operational before the Commonwealth Games."

2.0 EXAMINATION

i. In the MPD-2021 following activities are permitted in the District Park:

" District Park, Theme park, Recreational Club, National Memorial , Open air food court, Children Park, Orchard, Plant Nursery, Area for water harvesting, Archaeological Park, Specialized Park, Amusement Park, Children Traffic Park, Sports activity, Playground, Amenity structures".

ii. Restaurant in a District Park having an area of above 25 Ha. is permissible subject to following :

- a. "Area of the restaurant plot shall not be more than 0.8 Ha or 1% of the District Park, whichever is less.
- b. Restaurant plot shall have no physical segregation from the rest of the District Park area.
- c. The building shall be a single storey structure with max. FAR of 5 and height not more than 4m without any residential facility and to harmonize with the surroundings.
- d. In case there is no parking lot in the vicinity, parking should be provided at a reasonable distance from the restaurants. Parking area should not form part of the restaurant complex / greens.
- e. 30% of the area shall be developed as dense plantation"

15/c

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iii. AMUSEMENT PARK

Amusement Park up to 10 Ha. is permitted in District Park with following development controls shall be applicable:

- i. Max Ground Coverage- 5%
- ii. Max. FAR- 7.5
- iii. Max. Height- 8 mt
- iv. Parking- 3 ECS/100 sqm. of floor area with the stipulation to provide min. parking for 100 cars.

- iv. MPD 2021 provides for a District Park of 25 ha. for a population of 5 lakh and an amusement park up to 10 ha. is permitted in District Park. The area of pocket under reference is 20,200 sqm. NDMC's request to revive the musical fountain in this park could be considered within the above provisions of Master Plan.

3.0 PROPOSAL

The matter is put to the Technical Committee for deliberation/consideration.


15/6/10


15/06/10
H. Singh

Prate
15/06/2010
Asst. Dir (Plg.)

14/C-472
New Item No 43/10

Item No

Dated : 16.06/10

old No
39/10

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).

197c - 52

- iv. The applicant Ms. Negolice India Limited had appeared in the public hearing of VC 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.


15/6/10


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


15.06.2010
Asst. Dir (Plg.)

12/c

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

No. F.1(10)2010-MP/202

Date: 28.06.2010

The 6th Technical Committee meeting of the DDA for the year 2010 under the chairmanship of VC, DDA will be held on 30.06.2010 at 12.00 noon in the Conference Hall, Vikas Sadan, 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:

- ✓ 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
- ✓ 7. Chief Town Planner, TCPO
- ✓ 8. Chief Architect, NDMC
- ✓ 9. Chief Architect, HUPW DDA *28/6/10*
- ✓ 10. Chief Engineer (Property Development), DMRC *13/28-6-10 by 28/6/10*
- ✓ 11. Chief Engineer (Elect) DDA
- ✓ 12. Addl. Commissioner (Plg.) I DDA
- ✓ 13. Addl. Commissioner (Plg.) II, DDA *28/6/10*
- ✓ 14. Addl. Commissioner (Plg.) (III) DDA *28/6/10*
- ✓ 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 *28-6-10*

Director (MP)

✓ *DDC (Plg) VC's office*

11/c

85/mtg

INDEX

Technical Committee Meeting to be held on 30.6.2010.

| Sl.No. | Item No. | Subject | Page No. |
|--------|--------------------------|--|----------|
| 1. | 41/10 | Confirmation of minutes of 5th T.C. meeting held on 16.06.2010 which have already been sent to all the Members. | |
| 2. | 42/10 | Redevelopment of musical fountain park area (touching Africa Avenue) at Netaji Nagar F.3(107)2006/MP | 1 to 3 |
| 3. | 43/10 Old No.39/10 | 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. | 4 to 5 |

10/C - A -

Item No. 42/10
Dated: 29/06/10

AGENDA FOR THE TECHNICAL COMMITTEE

Sub : Redevelopment of Musical Fountain Park area (touching Africa Avenue) at Neta Ji Nagar.

File No. : F.3 (107)2006/MP

1.0 BACKGROUND

Chief Architect, NDMC vide their letter no. CA/BP/Musical Fountain/D-1074-78 dated 21.05.2010 has sought the clarification regarding District Park on ring road, opposite Bhikaji Cama Place. In response the landuse of the area and development control norms/activities permitted as per the MPD-2021 were conveyed to NDMC vide office letter no. F.3(107)/2006/MP/105 dated 31.05.2010. The Chief Architect NDMC vide his letter dated 7.06.2010 has stated as follows:

- i)
 - a) "NDMC has a park area at Netaji Nagar commonly known as Musical Fountain Park extending right up to Africa Avenue. This land parcel is located on the northern side of the inner ring road opposite Bhikaji Cama Place. The musical fountain in the park was developed in 1997 and was being maintained and operated by the private agencies over the years. Due to wear and tear and other technical reasons, this musical fountain is not functional for the last many years. The area at one point of time was a popular destination till the musical fountain became non-functional and required replacement/ capital input.
 - b) The land parcel is strategically located on the inner ring road and is prominently visible from the road. As per the MPD-2021/Zonal Development Plan of Zone 'D', the landuse of the under reference is 'District Park'. The total area is about 20,200 sqm.
 - c) Keeping in view, the strategic location of the area which also happens to be one of the entry point for NDMC area and with a view to create a good public space keeping in view the ensuring Common Wealth Games, 2010, a scheme for the redevelopment of this whole area was approved by the Council vide Resolution No. 19(L-1) dated 22.07.2009. New Delhi Municipal Council consists of Public Representative(s), Public Servants and other representatives from the society.
- ii) As per the aforesaid decision taken and conceptual layout plan for the area, it is envisaged that the musical fountain would be revived as a state of the art facility, with other components like Amusement Park/ Play area, Open air food Court and other public amenity structure. The intention is to make this area a public destination, while retaining all the existing trees, in the park, and adding to the green cover.

iii) As mentioned above, as per Zonal Development Plan (ZPD) of Zone 'D' this land parcel is a 'District Park'. According to table 9.4 of MPD-2021 which provides for activities permitted in a District Park are- 'Amusement Park', Amenity Structure, Open air Food Court, Children Park, Specialized Park, Sports Activity, Play Ground etc. Further MPD-2021 defines the term Amusement Park as an activity which may be established in an area upto 10 hectares with stipulated development control norms.

iv) Section 9.5 and Table 9.4 of MPD-2021 read together, makes it clear that the land parcel in question defined as District Park in the ZPD could be allowed to be used for above activities as specified in MPD-2021 including, an amusement park. The area is less than 10 hectares therefore, Development Control Norms for the amusement park may be applied to the said land parcel.

NDMC has requested to examine and confirm the Development Control Norms applicable to this area to implement the project, and to make at least the musical fountain in this park operational before the Commonwealth Games."

2.0 EXAMINATION

i. In the MPD-2021 following activities are permitted in the District Park:

" District Park, Theme park, Recreational Club, National Memorial , Open air food court, Children Park, Orchard, Plant Nursery, Area for water harvesting, Archaeological Park, Specialized Park, Amusement Park, Children Traffic Park, Sports activity, Playground, Amenity structures".

ii. Restaurant in a District Park having an area of above 25 Ha. is permissible subject to following :

- a. "Area of the restaurant plot shall not be more than 0.8 Ha or 1% of the District Park, whichever is less.
- b. Restaurant plot shall have no physical segregation from the rest of the District Park area.
- c. The building shall be a single storey structure with max. FAR of 5 and height not more than 4m without any residential facility and to harmonize with the surroundings.
- d. In case there is no parking lot in the vicinity, parking should be provided at a reasonable distance from the restaurants. Parking area should not form part of the restaurant complex / greens.
- e. 30% of the area shall be developed as dense plantation"

- 4 - 7/c

New item no 43/10

Item No

Dated : 16.06/10

old No
39/10

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.
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 - 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).


- 8 - - 6/c


- iv. The applicant Ms. Negolice India Limited had appeared in the public hearing of VC 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.
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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.
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15/6/10


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


15.06.2010
Asst. Dir (Plg.)

SLC

Addl. Information

Document No. A-1999
Date 28/6/10

NEW DELHI MUNICIPAL COUNCIL
PALIKA KENDRA: NEW DELHI

No. D1316-18/CM/RS

Dated: 28/06/2010

The Commissioner (Planning)
Delhi Development Authority
5th Floor, Indraprastha Estate
Vikas Minar
New Delhi.

Sub: Redevelopment of Musical Fountain Park area (touching Africa Avenue at Netaji Nagar).

Sir,

In continuation to our letter of even No. dt. 07.06.2010 on the subject cited above, proposed note on the subject for forthcoming meeting of the Technical Committee is enclosed.

Yours faithfully,


(ASHOK MALIK) 28/6/10
CHIEF ARCHITECT

JD (MP)
28/6/10

4/c

NOTE FOR DDA'S TECHNICAL COMMITTEE

NDMC has a park area at Netaji Nagar commonly known as Musical Fountain Park extending right upto Africa Avenue. This land parcel is located on the northern side of the inner Ring Road opposite Bhikaji Cama Place. The musical fountain in the park was developed in 1997 and was being maintained and operated by the private agencies over the years. Due to wear and tear and other technical reasons, this musical fountain is not functional for the last many years. The area at one point of time was a popular destination till the musical fountain became non-functional and required replacement/capital input.

The land parcel is strategically located on the inner ring road and is prominently visible from the road. As per the MPD, 2021/Zonal Plan of Zone 'D', use of the area under reference is "District Park". The total area is about 20,200 sq. mtrs.

The site is derelict and disused, and has become a location often misused by vagabonds and beggars. There has been efforts to put shunties quite a times on part of this area which of course has been taken care of by NDMC. It is surrounded by the Govt. Housing colonies of Sarojini Nagar, Moti Bagh and there are no private residential areas near by. On the Southern side of the park, there are three fuel stations which open out on to the Inner Ring Road. Some service structures meant for pump houses and for public conveniences etc. already exist within the Musical Fountain Park.

Keeping in view the strategic location of the area which also happens to be one of the entry point for NDMC area and with a view to create a good public space keeping in view the ensuing Commonwealth Games, 2010, a scheme for the redevelopment of this whole area was approved by the New Delhi Municipal Council in July 2009, with a thrust on making the musical fountain operational and creating some temporary structures including necessary facilities, so as to make the project viable. This would of course

3/c

not only revive this park but also rejuvenate it and would become an asset to the Council and the city.

To do so, an area of approximately 1200 square metres needs to be built, so as to provide opportunities for generation of revenue needed to maintain and run the Musical Fountain. The larger objective is of course to revive the Musical Fountain, while creating a method for its maintenance and upkeep.

There is adequate parking area available in the immediate vicinity of the park which would be used. A traffic circulation plan for parking and vehicular movement has already been worked out according to which there will be no opening on Ring road side or Africa Avenue except one near the bus stop on Ring Road.

2/c

Mtg.84

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

No. F.1(10)2010-MP/202

Date: 28.06.2010

The 6th Technical Committee meeting of the DDA for the year 2010 under the chairmanship of VC, DDA will be held on 30.06.2010 at 12.00 noon in the Conference Hall, Vikas Sadan, 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:

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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

85/mtg

INDEX

Technical Committee Meeting to be held on 30.6.2010.

| Sl.No. | Item No. | Subject | Page No. |
|--------|--------------------------|--|----------|
| 1. | 41/10 | Confirmation of minutes of 5th T.C. meeting held on 16.06.2010 which have already been sent to all the Members. | |
| 2. | 42/10 | Redevelopment of musical fountain park area (touching Africa Avenue) at Netaji Nagar F.3(107)2006/MP | 1 to 3 |
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