

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

No. F.1(11)2010-MP | 273

Date: 20-08-2010

Minutes of the 7th Technical Committee meeting held on 11.08.2010.
List of participants is annexed.

Item No.44/10:

Sub.: Confirmation of minutes of 6th T.C. meeting held on 30.6.10 were sent to all the members.

The minutes were confirmed.

Item No.45/10:

Sub.: Acquisition of land by Delhi Jal Board for providing sewerage facilities in rural village in North West Distt. Delhi regarding NOC from DDA.

F.Dir.(Plg.)R/2006/SJJ/2007.

The proposal as contained in the agenda note was approved for grant of planning permission to DJB to acquire land directly, subject to the condition that DJB will get their proposed scheme suitably integrated at the time of preparation of local area plan/village development plan by the MCD.

Action: Dir. (Rohini)

Item No.46/10:

**Sub.: DMRC Property Development at Sector-21, Dwarka
F.21(01)2009/MP**

The proposal of DMRC for enhancement of FAR on the plot of land measuring 3.0 ha. (allotted for Property Development) at Sector 21 Dwarka, was presented by DMRC representative with the request for grant of 150 FAR on the said plot, based on the modified Development Control Norms with respect to notification dated 26.2.2009 and the FAR permitted to hotel sites at Indira Gandhi International Terminal. The issue was deliberated in detail keeping in view MPD-2021 provisions, observation of Hon'ble LG and the presentation made by DMRC. Following was observed:

- i. The site under reference is located in "Transportation Use Zone (T-2)" as per MPD-2021 as well as in the approved Zonal Development Plan of Zone K-II. As per MPD-2021, Property Development along Metro Station (composite development) is permissible in Transportation Use Zone, subject to approval of Technical Committee, DDA on a plot of maximum of 3ha. with maximum 25% ground coverage and 100 FAR. Accordingly, the Technical Committee approved these norms in its meeting held on 06.11.2007 and the same was conveyed to DMRC.

H/A

- ii. On request of DMRC, the Technical Committee and the Authority again reviewed the request for enhanced FAR on the plot under reference. Keeping in view the enabling provision of MPD-2021 and the allotment conditions issued on 29.8.2008 for Property Development it was clarified that the specified norms of maximum 25% ground coverage and 100 FAR would be applicable on this 3ha. plot for Property Development. Hence, the Development Control Norms for hotels as mentioned in the Notification dated 26.2.2009 on this plot, specifically allotted for Property Development are not applicable. The same was clarified to DMRC.
- iii. In case of IGI Airport the designated land use as per MPD-2021 is "Transportation (T1)". No detailed Development Control Norms are specified in the Master Plan for this Use Zone. Moreover, the hotel sites being developed by AAI are located on designated hotel plots in the approved layout plan, hence, from planning point of view, they qualify for the permissible Development Control Norms of hotels of MPD-2021 vide Notification of 26.2.2009.
- iv. The site under reference is so located that it is approachable only from 45mt. wide road in front. From planning point of view this 45mt. wide road is the only entry/exit for the proposed Metro Terminal, Directional Rail Passenger Terminal and also the ISBT, hence is likely to have very high PCUs. During discussion in the Technical Committee the representative of Traffic Police did not favour any induced high intensity development on this location as it may lead to further congestion/conflicts on the feeder road.

In view of above observations, the Technical Committee reiterated its earlier decisions based on statutory provisions of Master Plan that the Development Control Norms applicable as 25% ground Coverage and 100 FAR on a plot of 3.0 ha. allotted for Property Development in this case.

Action: Dir. (MP)

Item No.47/10:

Sub.: Change of land use in Dheerpur Residential Scheme Phase-I

- (i) From 'Residential Use' to PSP Use (University Campus+PSP use)
31.79 ha.
- (ii) From 'Residential use' to 'Recreational' – District Park (area for
Water Harvesting – 25.38 ha.),
F3(34)2002/MP

The proposal of change of land use was approved for further processing under Section 11-A of the DD Act subject to the condition that existing green/water body be retained as part of PSP use in the composite scheme of the University Campus in addition to the adjoining wet land for Recreation use.

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

Handwritten signature

Item No.48/10:

**Sub.: Permissibility for setting-up of new Educational Institutions in Lal Dora/
Extended Lal Dora/Green Area and Agricultural Land.
F.20(19)96-MP/Pt.**

As per MPD-2021, the landuse of village abadi (laldora/firni) located in any Use Zone is Residential, where schools upto Senior Secondary level are permitted, subject to approved layout plan. Further, Higher Education Institutions are permitted only in designated Public and Semi public use zone and facility corridors.

In view of the organic character of villages and generally narrow road network, setting up of new higher Educational Institutions in such areas will have serious implications from the point of view of traffic congestion, additional load on physical infrastructure, fire and seismic risks and other related aspects. Keeping this in view, the proposal was not agreed to.

Action: Dir. (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 7th meeting for the year 2010 of Technical Committee held on 11.08.2010.

Delhi Development Authority

S/Sh.
Ashok Kumar, Vice Chairman
A.K. Bajaj, Engineer Member
Ashok Kumar, Commr. (Plg.)
Anil Barai, Addl. Commr. (Plg.)-I
B.K. Jain, Addl. Commr.(Plg.)-II
S.P. Bansal, Addl. Commr.(Plg.)-III
Savita Bhandari, Director (Landscape)

Delhi Police

Prabhakar DCP/ Traffic
Ravinder Soni Inspector

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Sudeep Roy, Asstt. T & CP

DMRC

S. Jethwani, Chief Engineer (PD)

L&DO

Ravinder Singh, Building Officer

Delhi Jal Board

M.P. Singh E.E(P) SRI
Daulat Ram A.E.(PR)SRI

Special Invitees

Vinod Sakle, Director(Plg.) Rohini
Director(Plg.) NP & C-Zone

HLA

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The proposal as contained in the agenda note was approved for grant of planning permission to DJB to acquire land directly, subject to the condition that DJB will get their proposed scheme suitably integrated at the time of preparation of local area plan/village development plan by the MCE.

Action: Dir. (Rohini)

Item No.46/10:

Sub.: DMRC Property Development at Sector-21, Dwarka
F.21(01)2609/M22

The proposal of DMRC for enhancement of FAR on the plot of land measuring 3.0 ha. (allotted for Property Development) at Sector 21 Dwarka, was presented by DMRC representative with the request for grant of 150 FAR on the said plot, based on the modified Development Control Norms with respect to notification dated 26.2.2009 and the FAR permitted to hotel sites at Indira Gandhi International Terminal. The issue was deliberated in detail keeping in view MPD-2021 provisions, observation of Hon'ble LG and the presentation made by DMRC. Following was observed:

- i. The site under reference is located in "Transportation Use Zone (T-2)" as per MPD-2021 as well as in the approved Zonal Development Plan of Zone K-II. As per MPD-2021, Property Development along Metro Station (composite development) is permissible in Transportation Use Zone, subject to approval of Technical Committee. DDA on a plot of maximum of 3ha. with maximum 25% ground coverage and 100 FAR. Accordingly, the Technical Committee approved these norms in its meeting held on 06.11.2007 and the same was conveyed to DMRC.

HLA

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In view of above observations, the Technical Committee reiterated its earlier decisions based on statutory provisions of Master Plan that the Development Control Norms applicable as 25% ground Coverage and 100 FAR on a plot of 3.0 ha. allotted for Property Development in this case.

Action: Dir. (MP)

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31.79 ha.
- (ii) From 'Residential use' to 'Recreational' – District Park (area for
Water Harvesting – 25.33 ha.).
F3(34)2002/MP

The proposal of change of land use was approved for further processing under Section 11-A of the DD Act subject to the condition that existing green/water body be retained as part of PSP use in the composite scheme of the University Campus in addition to the adjoining wet land for Recreation use.

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

Handwritten signature

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Action: Dir. (MP)

The meeting ended with thanks to the Chair.

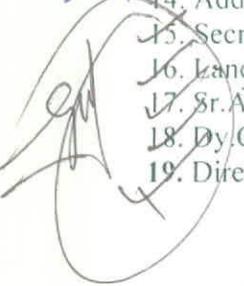

(P.V. Mahashabdey)
Director (MP)

4/20 etc

Copy to:

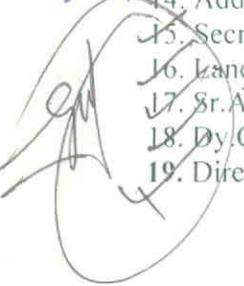
1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA-^{8/23-8-10}
4. Commissioner(LM), DDA
5. Commissioner(LD), DDA
6. Sr. Town Planner, MCD
7. Chief Town Planner, TCPO
8. Chief Architect, NDMC
9. Chief Architect, HUPW, DDA
10. Chief Engineer/Planning, DMRC
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15. 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


23/8/10


23/8/10

Copy to
23/8/10

23/8/10



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Delhi Development Authority

S/Sh.
Ashok Kumar, Vice Chairman
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Ashok Kumar, Commr. (Plg.)
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B.K. Jain, Addl. Commr.(Plg.)-II
S.P. Bansal, Addl. Commr.(Plg.)-III
Savita Bhandari, Director (Landscape)

Delhi Police

Prabhakar DCP/ Traffic
Ravinder Soni Inspector

TCPO

Sudeep Roy, Asstt. T & CP

DMRC

S. Jethwani, Chief Engineer (PD)

L&DO

Ravinder Singh, Building Officer

Delhi Jal Board

M.P. Singh E.E(P) SRI
Daulat Ram A.E.(PR)SRI

Special Invitees

Vinod Sakle, Director(Plg.) Rohini
Director(Plg.) NP & C-Zone

4/15

21/c

Draft

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- (ii) From 'Residential use' to 'Recreational' – District Park (area for Water Harvesting – 25.38 ha.).

F 3 (34) 2002/MP

The proposal of change of land use was approved for further processing under Section 11-A of the DD Act subject to the condition that existing green/water body be retained as part of PSP use in the composite scheme of the University Campus in addition to the adjoining wet land for Recreation use.

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

440

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**Sub.: Permissibility for setting-up of new Educational Institutions in Lal Dora/
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As per MPD-2021, the landuse of village abadi (laldora/firni) located in any Use Zone is Residential, where schools upto Senior Secondary level are permitted, subject to approved layout plan. Further, Higher Education Institutions are permitted only in designated Public and Semi public use zone and facility corridors.

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Action: Dir. (MP)

The meeting ended with thanks to the Chair.

(P.V. Mahashabdey)
Director (MP)

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UFA

18/c

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Special Invitees

Vinod Sakle. Director (Plg.) Rohini
Amit Das Director (Plg.) NP & C Zone

17/c

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110

- ii. On the request of DMRC, the Technical Committee and the Authority again reviewed the request for enhanced FAF on the plot under reference. Keeping in view the enabling provision of MPD-2021 and the allotment conditions issued on 29.8.2008 for Property Development it was clarified that the specified norms of maximum 25% ground coverage and 100 FAR would be applicable on this 3ha. Plot for Property Development. Hence, the Development Control Norms for hotels as mentioned in the Notification dated 26.2.2009 on this plot specifically allotted for Property Development are not applicable. The same was repeatedly clarified to DMRC.
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In view of above observations, Technical Committee ^{reiterated} in its earlier decisions based on statutory provisions of Master Plan did not favour applicability of ~~Development Control Norms of hotels on this Property Development premise in Sector 21, Dwarka~~

that Dev control norm applicable on this site as 25% ground coverage & 100 FAR on a plot of 3 Hac allotted for proper develop ie 3 Hac only in this case. Action: Dir. (MP) *in this case.*

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

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How ever it will require change in land use

Action: Dir. (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(I.M), DDA
5. Commissioner(I.D), DDA
6. Sr. Town Planner, MCD
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17. Sr. Architect(H&IP), CPWD
18. Dy. Commissioner of Police(Traffic), Delhi
19. Director(Landscape), DDA

4/10
+ *not in land use of Lal Dora as per MPD 2021. provision is Residential*

14/8

Mtg.84

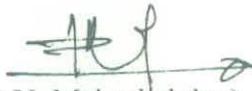
DELHI DEVELOPMENT AUTHORITY
(Master Plan Section)
6th Floor, Vikas Minar, New Delhi.

No.F.1(11)2010-MP/251

Date: 09-08-2010

The 7th Technical Committee meeting of the DDA for the year 2010 under the chairmanship of VC, DDA will be held on 11-08-2010 at 11:30 A.m. in the Conference Hall, B-Block, 1st Floor, Vikas Sadan, INA, 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
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8. Chief Architect, NDMC
9. Chief Architect, HUPW, DDA
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Electrical)DDA
12. Addl. Commissioner (Plg.)-I, DDA
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18. Dy. Commissioner of Police(Traffic) Delhi
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Special Invitees:

- ✓ 1. Director (Plg.) Rohini, DDA Item No. 45
2. Chief Engineer (Dr.), Project -II
Delhi Jal Board, Varunalaya Item No. 45

NOO:

- ✓ 1. A.E.(Maintenance) Civil, Vikas Sadan
- ✓ 2. A.E(Electrical), Vikas Sadan
- ✓ 3. Security Officer, Vikas Sadan



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

No. F.1(11)2010-MP/251

Date: 09.08.2010

The 7th Technical Committee meeting of the DDA for the year 2010 under the chairmanship of VC, DDA will be held on 11.08.2010 at 11.00 A.M. in the Conference Hall, 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:

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 *8/8 10-8-10*
8. Chief Architect, NDMC
9. Chief Architect, HUPW DDA *Revised 10-8-10*
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Addl. Commissioner (Plg.) I DDA
13. Addl. Commissioner (Plg.) II, DDA *10/8/10*
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 *10-8-10*

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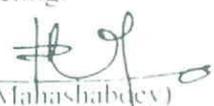
DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6th Floor Vikas Minar, New Delhi
Telephone No. 23370507

No. F 1111/2010-MP/251

Date: 09.08.2010

The ³⁰ Technical Committee meeting of the DDA for the year 2010 under the chairmanship of VC, DDA will be held on 11.08.2010 at 11:00 A.M. in the Conference Hall, 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. Mahashabney)
Director (MP)

Copy to

- 1 Vice Chairman, DDA
- 2 Engineer Member, DDA
- 3 Commissioner (Plg.) DDA *BN 9-8-10*
- 4 Commissioner (I.M) DDA
- 5 Commissioner (I.D) 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 (Fleet) DDA
- 12 Addl. Commissioner (Plg.) I DDA *9/8/10*
- 13 Addl. Commissioner (Plg.) II DDA
- 14 Addl. Commissioner (Plg.) (III) DDA *9/8/10 4.40 P.M.*
- 15 Secretary, DDA
- 16 Land & Development Officer, (I & DO)
- 17 Sr. Architect, (H&TP) CPWD
- 18 Dy. Commr. of Police (Traffic) Delhi
- 19 Director (Landscape) DDA
- 20 - Smt Manju Paul, DD (Plg) VC'S office
- 21 - *DEEJ Dr*
DJB, Vasantpally complex Jhandewalan.
- 22 - *Dir (M&A)*

Forteen nos
9/8/10
at 4.25 PM

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Technical Committee Meeting to be held on 11.08.2010.

Sl.No.	Item No.	Subject	Page No.
1.	44/10	Confirmation of minutes of 6th T.C. meeting held on 30.06.2010 which have already been sent to all the Members.	
2.	45/10	Acquisition of land by Delhi Jal Board for providing sewerage facilities in rural village in North West Distt. Delhi regarding NOC from DDA. F.Dir.(Plg.)R/2006/SJ1/2007	1 to 4
3.	46/10	DMRC Property Development at Sector-21, Dwarka F.21(01)2009/MP	5 to 6

AGENDA FOR TECHNICAL COMMITTEE

SUB: Acquisition of land by Delhi Jal Board for providing Sewerage Facilities in Rural Villages in North West Distt. Delhi-regarding NOC from DDA

(File No. Dir.(Plg.)R/2006/SJJ/2007)

1.0 BACKGROUND:

Executive Engineer, Delhi Jal Board vide letter dt. 2.7.10 has requested for NOC from DDA for acquisition of land for providing Sewerage facilities in Rural villages in North West Distt. Delhi. In all the NOC is required for 6(six) locations in Village Ghewra, Rasul Pur, Madanpur Dabas, Jonti, Pooth Khurd & Bawana for private land measuring more than 1 Bigha.

2.0 EXAMINATION:

Chief Engineer (Dr.) Project-II, Delhi Jal Board vide letter dt. 24.02.2010 requested Commissioner (Plg.) for NOC from DDA for 10 (ten) locations. Along with the letter, details of lands were given including name of the village, area and Khasra Nos. etc. As regards, location of the lands under reference, it was stated that the same were marked on Zonal Development Plan and submitted to DDA in a meeting on 6.10.07. The efforts to locate the details submitted by Delhi Jal Board were made, as the same was not traceable, Chief Engineer (DJB) vide letter dt. 14.06.2010 was requested to provide the details, locations on the print of Zonal Development Plan of Zone-N (North West- Delhi-II). The current request is from Executive Engineer, D.J. B. vide letter dt. 2.7.2010 in response to letter dt. 14.6.2010. Along with the letter a list of 6 (six) private lands measuring more than 1 (One) Bigha in Village Ghewra, Rasul Pur, Madanpur Dabas, Jonti, Pooth Khurd & Bawana for which NOC required is attached (Refer Annexure 'A').

In addition the 6(six) locations in Village Ghewra, Rasul Pur, Madanpur Dabas, Jonti, Pooth Khurd & Bawana are marked by D.J.B. on a print of Zonal Development Plan of Zone-N (North West Delhi-III). The said plan will be laid on table. The detailed examination of the proposal is as under:

- i) In all at six (6) places NOC has been desired by Delhi Jal Board for ^{acquisition} **requirement of private land measuring more than 1 Bigha.** The size varies from 1000 Sqm. to 16000 Sqm. (4 Acres). The Khasra No. and name of owners are given in the list. The tentative location of these lands are marked on a print of Zonal Development Plan of Zone-'N' recently approved by MOUD, Govt. of India. The location marked by D.J.B. on the print of Zonal Development Plan of Zone-N is not signed with Seal by Delhi Jal Board.
- ii) As per Master Plan for Delhi -2021 "Public Utilities" are permitted in all Use Zones.

Contd.....2.....

- iii) The requirement of sewerage facilities is for rural villages in North West Delhi & area is under the jurisdiction of Municipal Corporation of Delhi. Further the village re-development plan are also to be prepared by Municipal Corporation of Delhi as per MPD-2021.
- iv) There is no DDA acquired land at present in Zone-N.
- v) Some of the locations are since tentative, size and shape cannot be ascertained as it is near to the proposed roads also.

3.0 PROPOSAL:

Since Delhi Jal Board request is for NOC for providing sewerage facilities in rural villages, it will be appropriate if DDA issue a NOC for acquisition of land for 6 (six) locations in Village Ghewra, Rasul Pur, Madanpur Dabas, Jonti, Pooth Khurd & Bawana for providing sewerage facilities in rural villages to Delhi Jal Board subject to obtaining clearance from MCD based on Village Development Plans and Zonal Development Plan of Zone-N recently approved by the Central Government.

4.0 RECOMMENDATION:

The proposal in para 3 above is recommended for consideration and approval of Technical Committee, DDA.

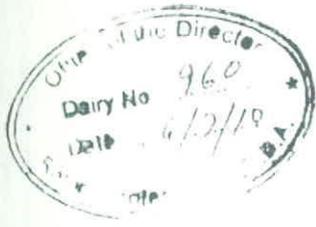
Encl: As Above/.

Vino Sankle 20/7/10.
 (Vino Sankle)
 Director(Plg.) Rohini,
 Zone- M & N

DELHI JAL BOARD: GOVT. OF NCT OF DELHI:
OFFICE OF THE EXECUTIVE ENGINEER (PR) SR I:
SECTOR VI: POCKET D 7: ROHINI: DELHI 110085

No: F3 (3)/EE (PR) SR I/2010/1053 DATED 2/7/10

The Director (PLG.) Rohini
Zone (M&N), Deepali Chowk,
Rohini, Delhi.



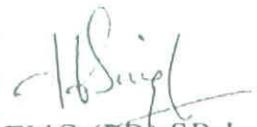
Subject:- Acquisition of land for providing sewerage facilities in Rural Villages in North West Distt., Delhi.

Sub. Head:- Issue of N.O.C.

Sir,

In response to your letter No. Dir.(Pig.)R/2006/555/2007/318 dated 14.6.2010 addressed to CE (Di) P-II, DJB. Please find enclosed herewith a plan showing the locations of the land required at various villages as per list attached.

Encl:- As above.


EX. ENG (PR) SR I

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Requirement of private land measuring more than 1 bigha for which NOC is required from DDA.

S.N o..	Name of village	Area	Purpose	Khasra no.	Remarks
1.	Ghewra	5000 sqm	4 MLD mini STP	55/16 & 55/25/2	Sh Ved Parkash etc. (3 bigha-15 biswa) Sh. Yogender Singh (3 bigha-14 biswa)
2.	Rasul Pur	1000 sqm	SPS	8/21	Sh. Mange Ram S/o Sh. Om Parkash (4 bigha-14 biswa)
3.	Madan Pur Dabas	3000 sqm	0.5 MLD STP	10/13	Sh. Kartar Singh S/o Sh. Mange (4 bigha-16 biswa).
4.	Jonti	13000 sqm	1 MLD WSP	42/17/1.2, 23.24 42/25	Sh. Surat Singh S/o Sh. Giani (3 bigha-9 biswa). Sh/Ram. Mehar S/o Sh. Bhupan (7 bigha-12 biswa). Shri Om Parkash (2 bigha-8 biswa)
5.	Pooth Khurd	1000 sqm	SPS	154/790. 154/791	Sh. Sat Pal Chaudhry S/o Shri Ran Singh (2 bigha-2 biswa) Sh Sandip Dabas & Ashish Dabas
6.	Bawana	4 acres	Mini STP	73/16, 17.24.25	Sh Maan Singh & Shri Rishal Singh S/o Sh. Pohkar.

(Signature)

-5-

e/c Item No 46/10

AGENDA FOR TECHNICAL COMMITTEE

Sub: DMRC Property Development at Sector 21, Dwarka.

F. 21(01)2009-MP.

1.0 Background

DMRC was allotted about 15.99 Ha. land in Sector 21 Dwarka, forming part of 'Transportation land use (T-2) "Terminal/Depot – Rail/MRTS/Bus/Truck"', out of which 3.0 Ha. permitted for Property Development. The adjacent land (140 Ha. appx.) was allotted to Northern Railway for Directional Metropolitan Passenger Terminal.

- 1.1 The request for enhancement of FAR for the proposed hotel on 3ha. land, was considered by the Technical Committee in its meeting held on 21.05.09 where Advisor, Property Development, DMRC was also present. The Technical Committee decided that since the land was permitted for property development forming part of 'Transportation' land use, the norms of property development i.e. 25% ground coverage and 100 FAR be made applicable.
- 1.2 The request of DMRC for transfer of the floor area of the adjoining two plots meant for access to depot (1.2ha.) and ramp (0.5ha.) was subsequently considered by the Technical Committee in its meeting held on 16.7.09. The Technical Committee did not accede to the request since there was no provision for transfer of floor area and ground coverage of one use premises to the other in the MPD 2021. The decisions of the Technical Committee were conveyed to DMRC.
- 1.3 Additional Secretary to Lt. Governor, vide U.O. notes dated 29.3.2010 and 22.5.2010 has requested to furnish the details and to put up the case file subsequently. The matter was examined and the file was submitted to the LG Office with the following observations:

a) As per the layout plan, entire proposed Railway Passenger Terminal, Metro Terminal of DMRC and the adjoining ISBT are served by only 45m R/W road which is likely to create traffic congestion/conflict on the feeder road.

b) The Hotel plot is also very close to the 'funnel area of the Airport', which will have strict height controls from the DGCA/Airport Authority of India.

In view of the above the request for DMRC for enhanced FAR on the plot was not recommended from planning point of view and that there was no ground for further re-examination of the case within the provisions of Master Plan.

- 1.4 Hon'ble Lt. Governor has observed in the file as under:

"The matter may be re-examined keeping in view the notification No.S.O.558(E) dated 26.2.2009 of Ministry of Urban Development, Govt. of India and FAR permitted to hotel sites at Indira Gandhi International Terminal. Then the matter may be placed again before the Technical Committee."

2.0 Examination:

- 2.1 The Notification No. S.O.558(E) dated 26.2.2009, modification to the MPD 2021, stipulates the following :

"The Norms of 225 FAR and 40% ground coverage shall be applicable in respect of all hotels including hotel plots in (a) Commercial Centre, (iv), (v) and (b) Metropolitan City Centre – Central Business District except those located in LBZ area, Civil Lines Bungalow Area and hotels existing on heritage structures. This shall apply to all categories of hotels mentioned at para 5.8. The FAR for Commercial Centers mentioned at Table 5.4(a) and (b) also shall stand enhanced automatically to that extent, for this purpose only if not available."

2.2 Sub Para of para 5.8 of MPD 2021 is reproduced as under:

"Hotel is permitted in Commercial Use Zone, Commercial Centres in Industrial Use Zone and Transport Nodes (ISBT, Bus Depot / Terminal, Railway Station, Airport, Integrated Freight Complex, Metropolitan Passenger Terminal and other use zones – where already existing and where building plans are approved by the Competent Authority. The maximum ground coverage and FAR in such cases shall be as per the sanctioned building plans but in no case exceeding the permissible ground coverage and FAR of that use zone. This is subject to provision of parking as per norms."

2.3 It is observed that in the MPD 2021, development controls for various use premises under Transportation Use Zone have been provided, where metro station has not been identified. In case of the Indira Gandhi International Airport, the all facilities related to Airport/Aviation Passengers as decided by the Airport Authority of India are permitted as per the MPD 2021. As such, in the layout plan of the airport, hotel as a use premises has been indicated for which Master Plan norms are permissible.

2.4 A complaint by the DMRC regarding 400 rooms in the said plot is also under consideration with the Delhi Disputes Resolution Society, Deptt. of Law & Justice & Legislative Affairs, GNCTD where the background and the decisions of the Technical Committee have been conveyed.

As the land measuring 3.0 Ha. is allotted for property development to the DMRC, for which 25% Ground Coverage and 100 FAR has been stipulated in the Master Plan, the development control norms applicable for the hotel use premises, as per SO.558(E) dated 21.02.2009 are not applicable on this site.

3.0 Proposal

In view of the background given above, the matter is put up to the Technical Committee for its consideration.

[Handwritten signature]
Dir(MP)

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Dir(MP)

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Asst. Dir (Pg-2)

Agenda for Technical Committee.

- Sub: **Change of land use in Dheerpur Residential Scheme Phase-I**
- (i) From 'Residential use' to PSP use (University Campus+ PSP use)-31.79 Ha.
 - (ii) From 'Residential use' to 'Recreational' -District Park (Area for Water Harvesting-25.38 Ha).

(File no. F.3 (34)2002/MP)

1.0 Background:-

- i) Dheerpur Residential Scheme Ph-I as approved by DUAC was further approved in the Screening Committee held on 8/12/08 vide item no. 182/2008. Chief Engineer (East Zone) and Sr. Architect (NZ), HUPW had placed the proposal for Residential Complexes at Dheerpur Phase -I in the State level Expert Appraisal Committee (SEAC), DPCC for environment clearance.
- ii) Member Secretary, DPCC vide letter no. DPCC/MS/SEAC/10/1094 dated 17th May 2010 has given justification for change of land use in DDA's project at Dheerpur, Ph-I for the conservation of Wetlands and Ecological sustainability and suggested regarding land use pattern.
- iii) A meeting was held under the Chairmanship of VC, DDA on 24/6/10, where VC, Ambedkar University along with Prof. C.R. Babu and all the concerned officers of DDA were present. In the discussion, it was opined that the land under reference if allotted to University, then it will act as a Lung space for the area, as adjoining areas are heavily built.
- iv) A meeting was again held in the chamber of VC, DDA on 4/8/10 and it was desired that the C.L.U. of 31.79 Ha. land may be processed from 'Residential use to PSP use'. It was also desired that 25.38 Ha. Land ear-marked by DPCC as Wet land may be conserved and change of land use from 'Residential use to Recreational use', District Park (Area for water harvesting) may be processed under Section 11-A of DD Act, 1957.

2.0 Examination (Planning):-

- i) The Land use of the site u/r is 'Residential' as per MPD-2021 and approved ZDP of Zone-'C'.
- ii) As per MPD-2021, 10 Ha. and above upto 20 Ha. land is proposed for University Campus.
- iii) There is no nomenclature as 'Wet land' in MPD-2021. Therefore, the change of land use from 'Residential' to 'Recreational,' District Park (Area for water harvesting) may be processed under Section 11-A of DD Act.

3/2

32.3/L

Draft Agenda for Technical Committee

3.0 Proposal:-

The following change of land use is proposed:

S.No.	Details of the area	Area (Ha.)	C.L.U.	
			From	To
a).	Ambedkar University - (20.29 Ha.) + PSP Use (11.50Ha.) (Area excluding C1, C2, F3 & F4)	31.79 (Approx.)	Residential	P.S.P. (University Campus +PSP use)
b).	Wet Land to be conserved for water harvesting	25.38 (Approx.)	Residential	Recreational-'District Park' (Area for water harvesting)

4.0 Observations:-

(i) The deficiency of housing at Zonal Level shall be adjusted in the surrounding areas.

(ii) Due to this change of land use, the LOP of C.G.H.S needs readjustment and Plot No. 7, cleared by CBI as informed by CLD in the meeting dated 4/8/10 will be accommodated in 'Residential' land use in the nearby area and subsequently for approval the matter will be put up to Screening Committee separately.

5.0 Recommendation:-

The proposal at para 3 above is placed before the Technical Committee for consideration.

6.0 Follow up action:-

Once the Technical Committee approves the Change of Land use u/r, the same will be referred to Authority for its consideration. The land status, allotment status and legal issues will be seen by respective department of DDA.

8.7.8.10
Asstt Director (Plg.)
Narela Project & C Zone

9/8/10
Jt. Director (Plg.)
Narela Project & C Zone

09.08.10
Director (Plg.)
Narela & Project. & C Zone

LOT

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Agenda For Technical Committee

Sub: Permissibility for setting-up of new Educational Institutions in Lal Dora/Extended Lal Dora/Green Area and Agricultural Land.

File No.: F20 (19)96-MP-Pt.

1.0 Background:

The request received from Association of Self Financing Institutions regarding permission for setting-up of new Educational Institutions in Lal Dora/Extended Lal Dora/Green Area and Agricultural Land was forwarded by Sh. Subhash Chopra, MLA vide dated 26-04-10. The representation addressed to Secretary (UD), MoUD has also been referred to DDA. The Association has also directly requested VC, DDA for consideration of their request. Hon'ble LG has observed that '*let this come before the Authority at its next meeting*' on 29.04.2010.

2.0 Examination:

The matter has been examined and it is to state that as per MPD-2021 land use of villages abadi (Lal Dora/Firni) located in any land use zone is 'Residential' where schools up to Senior Secondary level are permitted in the Residential Land Use, subject to approved Layout Plan. Further, regularization of Cultural, Educational, Health Care and Religious Institutions as existed on 01.01.2006 has been permitted subject to examination and processing as per Authority Resolution dated 10.04.2008 and fulfillment of all the conditions stipulated by Government of India dated 08.03.2010.

As a part of policy for regularization of Cultural, Educational, Health Care and Religious Institutions as existed on 01.01.2006, the applications were invited by DDA for processing the cases. The Zonal Development Plans for most of the Zones have been notified, as such, the provision of new higher educational institutions as per ZDPs/MPD-2021 norms, is to be made in the respective zones for equitable distribution of these facilities.

3.0 Observations:

- (i) Normally in the village Lal Dora/Firni area, the roads are narrow and building activities are not sanctioned as per Building Bye-laws particularly in terms of Fire and Seismic safety. Provision of such institutions may invite added risks.

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- (ii) Provision of such facility within/periphery of Lal Dora/Firni may also invite additional traffic to the already congested and organically developed settlements. Such areas are devoid of parking requirements, parks, open spaces and services. Allowing of such facility would further put pressure on these infrastructures.
- (iii) Provisions of new higher educational institutions as per MPD-2021 are permitted on designated Public and Semi-Public Use zones only for a population of 5 lakhs and are to be indicated in the Zonal Development Plan/Layout Plan. In view of this the Master Plan provisions are to be followed.

4.0 Proposal:

The above may be considered by Technical Committee for deliberation and appropriate decision.


Asstt. Director (Plg.)-I


Dy. Director (Plg.)-I


Director (MP)