

Mtg.113

**DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)**

6th Floor, Vikas Minar, New Delhi.

Ph. No.23378870

No. F.1(12)2010-MP/368

Date: 18-11-10

Minutes of the 8th Technical Committee Meeting held on 12.11.2010.
List of the participants is annexed.

Item No.49/10:

Sub.: Confirmation of minutes of 7th Technical Committee Meeting held on 11.8.10 were sent to all the members.

The minutes were forwarded to the members and since no comments have been received, the same were confirmed.

Item No.50/10:

**Sub.: Development Control norms of Shops-cum-Residential plots designated as Local Shopping Centre in MPD-2001/2021
F3(20)09/MP**

The proposal was presented by the representatives from MCD. It was informed that the issue of Development Control Norms for designated LSCs in MPD-2001/2021 was discussed earlier in the Technical Committee Meeting and the decision and subsequent clarifications were conveyed to the MCD accordingly. The matter was deliberated in the meeting and considering the traffic circulation issues and parking problems in the existing designated LSCs, it was decided that the Development Control Norms of MPD 2021 for residential plots cannot be extended to the Shop-cum-Residence plots which will continue to be governed by the standard plans, approved by the Local Bodies.

Action: Dir. (MP)

Item No.51/10:

**Sub.: Revision of layout plan of Public and Semi Public Area-1, Sec-3 Rohini for use of two plots for Higher Education Institutions/ Colleges of Bharat Ratna Dr. B.R. Ambedkar University- request of Govt. of NCT Delhi.
F. PP/R/1069/Pt./97**

The proposal of change of use of the two plots in PSP area as an amalgamated plot for Academic activities under Dr. B.R. Ambedkar University was approved with the Development Control Norms of MPD-2021 for colleges. This is subject to condition that the existing road of 13.5mtr.R/W be retained by the University for unhindered access of traffic and for maintenance by concerned agencies for already laid services along this road.

Action: Dir.(Plg.)/Rohini

Item No.52/10:

**Sub.: Regarding provision of stilts in Rohini Residential Scheme for the smaller plots (25.90 sq.m. to 90 sq.m.)
No. DD/Bldg./Misc/10/DDA**

The item was deferred with the observation to undertake a study for examining the implications of the proposal.

Action.: Dir. (Bldg.)


Item No.: 53/10:

**Sub.: Relaxation of Setback vis-a-vis part completion certificate in respect of remaining building (i.e. Hostel Block, V.I.P Hoatel I, V.I.P. Hostel II, Senior Staff Residence, Middle Staff Residence & Lower Staff residence only) of Foreign Services Institute at Old JNU Campus, New Delhi.
F101(1)95/Bldg**

The Technical Committee approved the relaxation in one side set back with the observation that specific clearance be obtained from the Chief Fire Officer with respect to the infringement in the set back before issue of Completion Certificate.

Action.: Dir. (Bldg.)

The meeting ended with thanks to the Chair.


(P.V. Mahashabdey)
Director (MR)

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.)UE&P, DDA
13. Additional Commissioner(Plg.) TB&C, DDA
14. Additional Commissioner(Plg) MPPR, DDA
15. Additional Commissioner(Plg) AP, DDA
16. Secretary, DUAC
17. Land & Development Officer, (L&DO)
18. Sr.Architect(H&TP), CPWD
19. Dy.Commissioner of Police(Traffic), Delhi



MUNICIPAL CORPORATION OF DELHI

TOWN PLANNING DEPARTMENT

Nigam Bhawan, Kashmere Gate, Delhi 110006.



No. TP/G/9218/10

Recd. Central Dy. No. 12
Dated 27/8/10

Dated 25/08/10

Item No. 50/10

To,
The Commissioner (Plg.),
Delhi Development Authority,
Vikas Manar, I.P. Estate,
New Delhi-110002.

Recd. Central Dy. No. 12
Dated 27/8/10
Rd. No. 1745
Dated 27/8/10

D.D. (MP):
No. 172
11/9/10

Sub: Development Control Norms of Shops-cum-Residential Plots designated as Local Shopping Centre.

Sir,

This is with reference to the letter of Jt. Dir. (MP), DDA No. F3(20)2009/MP/257 dated 09.08.2010 on the above cited subject vide which it was conveyed that "for any other issues, if required on the subject, MCD may come up with detailed recommendations/ proposals for consideration of the Technical Committee of DDA". Accordingly, the detailed agenda is enclosed herewith for placing the same before the Technical Committee of DDA for its consideration.

This may kindly be taken up on priority as the entire building activity all over the city for such places is held up since long.

Encl: As above.

Yours faithfully

Chief Town Planner

27/8/10

AC/II Pl. look & examine
for info

Copy with enclosures to:

1. P.S. to VC, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
2. Addl. Commissioner (Engg.), MCD.

Dis (MP)
MPPR

21/8/10

JD(MP)

4/8/10
3/8/10

The concern file F3(20)2009/M.P. 18
already with D.D. (MPPR) since 20.8.10.
May please see for m.u. please.

Chief Town Planner

Pl. speak
A. Curran's concern
the pl.

4/8/10
13.9.10
JD(MP)

JD(MP) 4/8/10
7.9.10
D.D. (MPPR)

7.9.10
07.09.10
File sends submitted
to JD(MP) for action
to be taken
in concerned file

Agenda for Technical Committee

Dated:...../...../10,

Item No. 50/10

Subj: Development Control Norms of Shops-cum-Residential plots designated as Local Shopping Centre in MPD-2001/2021.

1. Background:

The High Court of Delhi in the matter of M Block Residents Welfare Association Vs MCD and Ors. (WPC No. 1374/2003) in its order dated 26.2.2009 had observed that "it is evident and it is not disputed by the DDA that till the standard revised plans as prepared as per MPD-2021, the decision taken in the meeting of 20.8.08 under the chairmanship of Hon'ble LG, Delhi shall prevail. We expect that the Standard Plan shall be prepared expeditiously so as to remove this state of uncertainty in the applicability of MPD-2021"

In view of the above the matter was placed before the Technical Committee of DDA for clarifications of the Development Control Norms for Shop-cum-Residence plots.

2. Earlier consideration by Technical Committee, DDA (Item no. 62/9 dated 11.8.2010)

The Technical Committee of DDA in its meeting held on 11.8.2009 considered the above mentioned case and the decision taken is reproduced as under:-

"There are no. of colonies where shop cum residential plots were developed as per standard plans approved by local bodies to fulfill local commercial needs of the residents. Some of these areas have been designated as LSC in the Zonal Development Plans prepared under MPD-2001. As per MPD-2021 norms the maximum Ground Coverage of LSC is 40% and FAR is 100, maximum height 15 m. and parking @ 2 ECS/100 Sqm. of floor area. This can only be made applicable if the total shopping area is redeveloped. At present the building plans are not being passed by MCD due to non-availability of clear policy of such areas.

After detailed deliberation, it was decided that all the activities permitted in LSC as per MPD-2021 may also be allowed on these plots subject to payment of conversion charges by approved by Central Government. However, development control norms for the building shall remain same as per already approved layout plan by the concerned local bodies. Taking into account the additional load of parking, plot for common parking be made available by the local body for parking facility preferably multi-level parking."

3. Considerations by Layout Scrutiny Committee, MCD and correspondence with DDA

In view of the above mentioned decision of Technical Committee of DDA, the case was brought before the Layout Scrutiny Committee (LOSC) of MCD vide item no 69/09 dated 6.11.2009, wherein the representatives from DDA had observations on the points of consideration particularly with reference to basement and the permissibility of FAR whether of MPD-2001 or MPD-2021 - for the standard plans for such plots. It was therefore decided that for clarity on these issues the matter be again sent to DDA for its clear advice. In compliance to the decision of LOSC, DDA vide letter no. TP/G/5224/09 dated 22/12/2009 also, DDA was requested to clarify the permissibility of commercial use in basement of such plots and if so whether the area should be counted towards FAR and any charges are to be paid in this regard.

In response DDA vide letter 6.4.2010 conveyed that the total built up area inclusive of basement if used for commercial purpose shall be counted in the FAR, which is to remain same as per the already approved layout plans by the concerned local body. DDA in its above mentioned letter advised that the approved standard plans shall be made applicable. However, the advice of DDA did not address that by way of applying the existing approved standard plans two sets of development control norms are generated for the similar activities.

Accordingly, in view of above the matter was further deliberated upon in Layout scrutiny Committee (LOSC) of MCD vide item no. 38/10 dated 21.5.2010 and it was decided that the decision of the Technical Committee dated 11.8.09 restricting the FAR for LSCs, is required to be reviewed by DDA. A reference therefore be made to DDA highlighting the implications arising out of it.

4. Further Reference to DDA by MCD

In compliance to the decision of LOSC, a reference, once again was sent to DDA vide letter no TP/G/7780/10 dated 28.5.2010 wherein it was recommended as under:-

".....Under the Mixed Use Regulations, many streets have been declared commercial and the residential plots on such streets, as per provisions of Master Plan, while availing the norms of the residential plots can convert the entire covered area for commercial use and

can carry out the activities as permitted in LSC. This provision of Master Plan vis-à-vis the decision of the Technical Committee regarding the development control norms for LSC which were earlier Shop-cum-Residential Plots create two sets of development control norms for the same level of activities and therefore the entire issue needs re-examination.

Following is the present and the proposed status of the norms applicable for Residential plots declared commercial through notification and Shop cum Residence Plots:

Sl. No.	Aspect	As per Layout Plan		As per MPD/DDA		As Proposed	
		Gr. Cov	FAR	Gr. Cov	FAR	Gr. Cov	FAR
1	Commercial Declared	Residential Norms	Residential Norms	Residential Norms	Residential Norms	Residential Norms	Residential Norms
2	Shop cum Residence plots declared as LSC	80 (As per Standard Plans)	200 (As per Standard Plans)	80	200	Residential Norms	Residential Norms

Accordingly, Shop cum Residential plots which are now declared as LSC should also be allowed the norms of residential plots, as proposed above, which they were otherwise availing. This permissibility would remove the contradiction which has come up by allowing residential/higher norms on commercial streets and allowing lesser norms for shop cum residential plots as per standard plans. Besides, DDA was also requested to address the applicable conversion charges, use of basement etc.

It is further to be clarified if conversion charges and parking charges, as applicable under mixed use regulations, can be applied in the case of LSC's also and in case, the basement is used for commercial purpose, what shall be the charges recoverable....."

Since no response from DDA was received for over a month, a reminder letter vide no. TP/G/8311/10 dated 27/2/2010 was also sent.

5. DDA's Response:

In response to the above mentioned letters of MCD, the Jt. Dir (MP) vide letter no. F.3(20)2009/MP/257 dated 9.8.2010 conveyed as under:-

"With reference to above-mentioned letter on the subject cited above, I am directed to inform you that the above subject matter was discussed in the Technical Committee meeting held on 11.08.2009 vide Item No. 62/2009 and accordingly, the decision was conveyed vide office letter dated 20.01.2010. Further in response to your letters, clarifications were also conveyed vide office letters dated 9.02.2010 and 6.04.2010 respectively mentioning that 'For any other issues, if required on the subject, MCD may come up with detailed recommendations/proposals of consideration of the Technical Committee of DDA'.

In view of the above, you are requested to send us detailed proposal for consideration of the Technical Committee of DDA."

and hence this agenda....

6. Declaration of all Shop cum Residence Plots to Local Shopping Center:

It would be pertinent to put on note that the Standing Committee of MCD vide Resolution No. 393 dated 21.7.2010 aroused through the orders of Hon'ble High Court of Delhi in the matter of "Welfare Association 'D' Block Market Vs MCD & Anr. (WPC No. 10989/2009 and CM Appeal No.10217/2009)" filed by Welfare Association D-Block Market, NDSE- Part-I, has accorded approval to the following:-

1. That shop cum residence plots from D-19 to D-55, NDSE Part-I be declared as Local Shopping Center in view of the orders of the Hon'ble High Court and affidavit submitted by the Market Association.

However, in view of the modifications in "The Ancient Monuments and Archeological Sites and Remains (Amendment and Validation) Act, 2010" notified by Ministry of Law and Justice (Legislative department) on 30th March 2010, before the sanction of building plans, NOC from competent authority under the said Act shall be obtained. Also, any condition/restriction, if laid down by the competent authority under the said Act while issuing clearance shall be complied with/adhered to by the individual plot holders.

2. All such shop cum residence plots in other approved layout plans be also designated as Local Shopping Centre.
3. The conversion charges for residential component and parking norms etc. shall be as notified by DDA/ Govt. of India.
7. Recommendations by MCD
 1. In view of the previous consideration of DDA and recommendations of MCD (as per para 4 of the agenda), it is proposed that all LSC/Shop cum Residence plots be allowed the residential norms as was allowed to them earlier and Standard Plans be modified accordingly under clause 4.4.3. of MPD-2021
 2. The matter is placed before Technical Committee for consideration.

Mtg.113

-1-

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6th Floor, Vikas Minar, New Delhi.
Ph. No.23378870

No. F.1(12)2010-MP/368

Date: 18-11-10

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F3(20)09/MP**

The proposal was presented by the representatives from MCD. It was informed that the issue of Development Control Norms for designated LSCs in MPD-2001/2021 was discussed earlier in the Technical Committee Meeting and the decision and subsequent clarifications were conveyed to the MCD accordingly. The matter was deliberated in the meeting and considering the traffic circulation issues and parking problems in the existing designated LSCs, it was decided that the Development Control Norms of MPD 2021 for residential plots cannot be extended to the Shop-cum-Residence plots which will continue to be governed by the standard plans, approved by the Local Bodies.

Action: Dir. (MP)

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The proposal of change of use of the two plots in PSP area as an amalgamated plot for Academic activities under Dr. B.R. Ambedkar University was approved with the Development Control Norms of MPD-2021 for colleges. This is subject to condition that the existing road of 13.5mtr.R/W be retained by the University for unhindered access of traffic and for maintenance by concerned agencies for already laid services along this road.

Action: Dir.(Fig.)/Rohini

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No. DD/Bldg./Misc/10/DDA**

The item was deferred with the observation to undertake a study for examining the implications of the proposal.

Action.: Dir. (Bldg.)

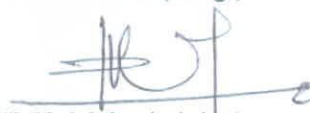
Item No.: 53/10:

**Sub.: Relaxation of Setback vis-a-vis part completion certificate in respect of remaining building (i.e. Hostel Block, V.I.P Hoatel I, V.I.P. Hostel II, Senior Staff Residence, Middle Staff Residence & Lower Staff residence only) of Foreign Services Institute at Old JNU Campus, New Delhi.
F101(1)95/Bldg**

The Technical Committee approved the relaxation in one side set back with the observation that specific clearance be obtained from the Chief Fire Officer with respect to the infringement in the set back before issue of Completion Certificate.

Action.: Dir. (Bldg.)

The meeting ended with thanks to the Chair.


(P.V. Mahashabdey)
Director (MR)

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.)UE&P, DDA
13. Additional Commissioner(Plg.) TB&C, DDA
14. Additional Commissioner(Plg) MPPR, DDA
15. Additional Commissioner(Plg) AP, DDA
16. Secretary, DUAC
17. Land & Development Officer, (L&DO)
18. Sr.Architect(H&TP), CPWD
19. Dy.Commissioner of Police(Traffic), Delhi



20. Director(Landscape), DDA

Special Invitees:

Sr. Town Planner (DP), MCD
Dir. (Plg.) Rohini, DDA.
Dir.(Bldg.), DDA

Item No.50
Item No.51
Item No.52 & 53

List of participants of 8th meeting for the year 2010 of Technical Committee held on 12.11.2010.

Delhi Development Authority

S/Sh./Ms.
Ashok Kumar, Vice Chairman
A.K. Bajaj, Engineer Member
Ashok Kumar, Commr. (Plg.)
J.B. Khadkiwala, Chief Architect
S.P. Bansal, Addl. Commr, UE&P
B.K. Jain, Addl. Commr. (Plg.) TB&C
Anil Barai, Addl Commr. (Plg) MPPR
P.M. Parate, Addl. Commr. (Plg) AP
R.C. Mittal, SE(E)3.
Savita Bhandari, Dir. (Landscape)
M. Bawa, Dir. (Bldg.)
P.V. Mahashabdey, Dir.(MP)

Delhi Police

Sharad Kumar Sinha, DCP/Taffic/WR
Ravinder Soni, Inspector

L&DO

Ravinder Singh, Building Officer

MCD

A.D. Biswas, Sr. Town Planner
R.S. Nagar, Architect

NDMC

Anshu Gupta, Dy. Architect

-2- 20/c A 2740

MOST URGENT

MUNICIPAL CORPORATION OF DELHI

TOWN PLANNING DEPARTMENT

Nigam Bhawan, Kashmere Gate, Delhi 110002.



No. TP/G/9218/10

Recd. Central No. 12
Dated 27/8/10

Dated 25/08/10

Item No. 50/10

To,
The Commissioner (Plg.),
Delhi Development Authority,
Vikas Manar, I.P. Estate,
New Delhi - 110002.

RAJ...
Delhi Development Authority
Sd/- Asst.

DD (MP):
No. 172
11/9/10

Sub: Development Control Norms of Shops-cum-Residential Plots designated as Local Shopping Centre.

Sir,

This is with reference to the letter of Jt. Dir. (MP), DDA No. F3(20)2009/MP/257 dated 07.08.2010 on the above cited subject vide which it was conveyed that "for any other issues, if required on the subject, MCD may come up with detailed recommendations/proposals for consideration of the Technical Committee of DDA". Accordingly, the detailed agenda is enclosed herewith for placing the same before the Technical Committee of DDA for its consideration.

This may kindly be taken up on priority as the entire building activity all over the city for such places is held up since long.

Encl. As above.

Yours faithfully

Chief Town Planner

27/8/10

AC/III Pl. speak & examine
for up

Copy with enclosures for:

1. P.S. to VC, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
2. Addl. Commissioner (Engg.), MCD.

Dis (MP)
MPPR

21/8/10

JD(MP)

Alkhillon
3/9/10

let I

Pl. speak in Council
the pl.

Pl. speak

Alkhillon

JD(MP)

13.9.10

JD(MP)

The concern file F3(20)2009/M.P. 18 already with D.D.(MPPR) since 20.8.10. May please see for m.u. please.

JD(MP) Alkhillon
7.9.10

D.D.(MPPR)

21/9/10

7.9.10
07.09.10

File stands submitted on to Jt.(MP) for action. This may be moved to concerned file for m.p.

Agenda for Technical Committee

Mem No.: 50/10

Dated:...../...../10..

Sub: Development Control Norms of Shops-cum-Residential plots designated as Local Shopping Centre in MPD-2001/2021.

1. Background:

The High Court of Delhi in the matter of M Block Residents Welfare Association Vs MCD and Ors. (WPC No. 1374/2003) in its order dated 26.2.2009 had observed that *"it is evident and it is not disputed by the DDA that till the standard revised plans as prepared as per MPD-2021, the decision taken in the meeting of 20.8.08 under the chairmanship of Hon'ble LG, Delhi, shall prevail. We expect that the Standard Plan shall be prepared expeditiously so as to remove this state of uncertainty in the applicability of MPD-2021"*

In view of the above the matter was placed before the Technical Committee of DDA for clarifications of the Development Control Norms for Shop-cum-Residence plots.

2. Earlier consideration by Technical Committee, DDA (Item no. 62/9) dated 11.8.2010)

The Technical Committee of DDA in its meeting held on 11.8.2009 considered the above mentioned case and the decision taken is reproduced as under:-

"There are no. of colonies where shop cum residential plots were developed as per standard plans approved by local bodies to fulfill local commercial needs of the residents. Some of these areas have been designated as LSC in the Zonal Development Plans prepared under MPD-2001. As per MPD-2021 norms the maximum Ground Coverage of LSC is 40% and FAR is 100, maximum height 15 m. and parking @ 2 ECS/100 Sqm. of floor area. This can only be made applicable if the total shopping area is redeveloped. At present the building plans are not being passed by MCD due to non-availability of clear policy of such areas.

After detailed deliberation, it was decided that all the activities permitted in LSC as per MPD-2021 may also be allowed on these plots subject to payment of conversion charges by approved by Central Government. However, development control norms for the building shall remain same as per already approved layout plan by the concerned local bodies. Taking into account the additional load of parking, plot for common parking be made available by the local body for parking facility preferably multi-level parking."

3. Considerations by Layout Scrutiny Committee, MCD and correspondence with DDA

In view of the above mentioned decision of Technical Committee of DDA, the case was brought before the Layout Scrutiny Committee (LOSC) of MCD vide item no 69/09 dated 6.11.2009, wherein the representatives from DDA had observations on the points of consideration particularly with reference to basement and the permissibility of FAR whether of MPD-2001 or MPD-2021 - for the standard plans for such plots. It was therefore decided that for clarity on these issues the matter be again sent to DDA for its clear advice. In compliance to the decision of LOSC, DDA vide letter no. TP/G/5224/09 dated 22/12/2009 also, DDA was requested to clarify the permissibility of commercial use in basement of such plots and if so whether the area should be counted towards FAR and any charges are to be paid in this regard.

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Accordingly, In view of above the matter was further deliberated upon in Layout scrutiny Committee (LOSC) of MCD vide item no. 38/10 dated 21.5.2010 and it was decided that the decision of the Technical Committee dated 11.8.09 restricting the FAR for LSCs, is required to be reviewed by DDA. A reference therefore be made to DDA highlighting the implications arising out of it.

4. Further Reference to DDA by MCD

In compliance to the decision of LOSC, a reference, once again was sent to DDA vide letter no TP/G/7780/10 dated 28.5.2010 wherein it was recommended as under:-

".....Under the Mixed Use Regulations, many streets have been declared commercial and the residential plots on such streets, as per provisions of Master Plan, while availing the norms of the residential plots can however, the entire covered area for commercial use and

can carry out the activities as permitted in LSC. This provision of Master Plan vis-à-vis the decision of the Technical Committee regarding the development control norms for LSC which were earlier Shop-cum-Residential Plots create two sets of development control norms for the same level of activities and therefore the entire issue needs re-examination.

Following is the present and the proposed status of the norms applicable for Residential plots declared commercial through notification and Shop cum Residence Plots:

Sl. No.	Aspect	As per Layout Plan		As per MPD/DDA		As Proposed	
		Gr. Cov	FAR	Gr. Cov	FAR	Gr. Cov	FAR
1	Commercial Declared	Residential Norms	Residential Norms	Residential Norms	Residential Norms	Residential Norms	Residential Norms
2	Shop cum Residence plots declared as LSC	80 (As per Standard Plans)	200 (As per Standard Plans)	80	200	Residential Norms	Residential Norms

Accordingly, Shop cum Residential plots which are now declared as LSC should also be allowed the norms of residential plots, as proposed above, which they were otherwise availing. This permissibility would remove the contradiction which has come up by allowing residential/higher norms on commercial streets and allowing lesser norms for shop cum residential plots as per standard plans. Besides, DDA was also requested to address the applicable conversion charges, use of basement etc.

It is further to be clarified if conversion charges and parking charges, as applicable under mixed use regulations, can be applied in the case of LSC's also and in case, the basement is used for commercial purpose, what shall be the charges recoverable....."

Since no response from DDA was received for over a month, a reminder letter vide no. TP/G/8341/10 dated 27/2010 was also sent.

5. DDA's Response:

In response to the above mentioned letters of MCD, the Jt. Dir (MP) vide letter no. F.3(20)2009/MP/257 dated 9.8.2010 conveyed as under:-

"With reference to above-mentioned letter on the subject cited above, I am directed to inform you that the above subject matter was discussed in the Technical Committee meeting held on 11.08.2009 vide Item No. 62/2009 and accordingly, the decision was conveyed vide office letter dated 20.01.2010. Further in response to your letters, clarifications were also conveyed vide office letters dated 9.02.2010 and 6.04.2010 respectively mentioning that 'For any other issues, if required on the subject, MCD may come up with detailed recommendations/proposals of consideration of the Technical Committee of DDA.'

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and hence this agenda....

6. Declaration of all Shop cum Residence Plots to Local Shopping Center:

It would be pertinent to put on note that the Standing Committee of MCD vide Resolution No. 393 dated 21.7.2010 aroused through the orders of Hon'ble High Court of Delhi in the matter of "Wellfare Association 'D' Block Market Vs MCD & Anr (WPC No. 10989/2009 and CM Appeal No 10217/2009)" filed by Wellfare Association D-Block Market, NDSE- Part-I, has accorded approval to the following :-

1. That shop cum residence plots from D-19 to D-55, NDSE- Part-I be declared as Local Shopping Center in view of the orders of the Hon'ble High Court and affidavit submitted by the Market Association.

However, in view of the modifications in "The Ancient Monuments and Archeological Sites and Remains (Amendment and Validation) Act, 2010" notified by Ministry of Law and Justice (Legislative department) on 30th March 2010, before the sanction of building plans, NOC from competent authority under the said Act shall be obtained. Also, any condition/restriction, if laid down by the competent authority under the said Act while issuing clearance shall be complied with/adhered to by the individual plot holders.

2. All such shop cum residence plots in other approved layout plans be also designated as Local Shopping Centre.
3. The conversion charges for residential component and parking norms etc. shall be as notified by DDA/ Govt. of India.
7. Recommendations by MCD
 1. In view of the previous consideration of DDA and recommendations of MCD (as per para 4 of the agenda), it is proposed that all LSC/Shop cum Residence plots be allowed the residential norms as was allowed to them earlier and Standard Plans be modified accordingly under clause 4.4.3. of MPD-2021
 2. The matter is placed before Technical Committee for consideration.

24/C

Item No. 49/10

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
 6th Floor, Vikas Minar, New Delhi.
 Ph. No. 23379507

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 5th 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.(Pig.)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 MCE.

Action: Dir. (Rohini)

Item No.46/10:
 Sub.: DMRC Property Development in Sector 21, Dwarka
 F.21(G1)2009/N22

The proposal of DMRC for enhancement of FAR on the plot of land measuring 3.9 ac. (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, EDA 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

- 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 GI 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 Dheerpar 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)

4/10

Item No.48/10:

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

As per MPD-2021, the land use 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-8n-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
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

480 e/c

23/8/10

23/8/10

List of participants of 7th meeting for the year 2016 of Technical Committee held on 11.08.2016.

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

TCPO

Sudeep Roy, Asstt. T & C

DMRC

S. Jethwani, Chief Engineer (PD)

L&DO

Ravinder Singh, Building Officer

Delhi Jal Board

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

Special Invitees

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

lit

25/c

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

No.F.1(13)2010/MP/ 361

Date: 9-11-10

The 8th Technical Committee Meeting of the DDA for the year 2010 under the chairmanship of VC, DDA will be held on 12-11-2010 at 11:00 A.M. in the Conference Hall, 5th Floor, Vikas Minar, I.P. Estate, New Delhi. A list of items along with agendas to be discussed in the meeting 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 (Electrical)DDA ✓
12. Addl. Commr.(Plg.) UE & P ✗
13. Addl. Commr.(Plg.) TB & C ✗
14. Addl. Commr.(Plg.) MPPR ✗
- ✓ 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 ✗
20. Dy Dir (Plg) V.C DDA

o/c
 (for Item no. 51/10)

Special Invitees:

- | | |
|------------------------------------|-------------|
| ✓ 1. Chief Town Planner, MCD ✓ | Item No. 50 |
| ✓ 2. Director (Plg.) Rohini, DDA ✓ | Item No. 51 |

3 AE (C) Maint WD-5

4. AE (E) ED-8

5. Chief Secretary Security Officers

Item No.52/10:

Sub.: Regarding provision of stilts in Rohini Residential Scheme for the smaller plots (25.90 sq.m. to 90 sq.m.)
No. DD/Bldg./Misc/10/DDA

The item was deferred with the observation to undertake a study for examining the implications of the proposal.

Action.: Dir. (Bldg.)

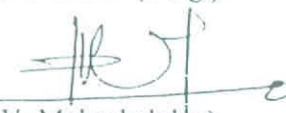
Item No.: 53/10:

Sub.: Relaxation of Setback vis-a-vis part completion certificate in respect of remaining building (i.e. Hostel Block, V.I.P Hoatel I, V.I.P. Hostel II, Senior Staff Residence, Middle Staff Residence & Lower Staff residence only) of Foreign Services Institute at Old JNU Campus, New Delhi.
F101(1)95/Bldg






The Technical Committee approved the relaxation in one side set back with the observation that specific clearance be obtained from the Chief Fire Officer with respect to the infringement in the set back before issue of Completion Certificate.

Action.: Dir. (Bldg.)

The meeting ended with thanks to the Chair.


(P.V. Mahashabdey)
Director (MR)

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.)UE&P, DDA
13. Additional Commissioner(Plg.) TB&C, DDA
14. Additional Commissioner(Plg) MPPR, DDA
15. Additional Commissioner(Plg) AP, DDA
16. Secretary, DUAC ✓
17. Land & Development Officer, (L&DO) ✓ 
18. Sr.Architect(H&TP), CPWD ✓
19. Dy.Commissioner of Police(Traffic), Delhi

27/c

Mtg.113

Draft

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

No. F.1(12)2010-MP

Date:

Minutes of the 8th Technical Committee meeting held on 12.11.2010.
List of the participants is annexed.

Item No.49/10:

Sub.: Confirmation of minutes of 7th T.C. meeting held on 11.8.10 were sent to all the members.

The minutes were forwarded to the members & since no comments have been received, the same were confirmed.

Item No.50/10:

**Sub.: Development Control norms of Shops-cum-Residential plots designated as Local Shopping Centre in MPD-2001/2021
F3(20)09/MP**

The proposal was presented by the representatives from MCD. It was informed that the issue of Development Control Norms for designated LSC s in MPD- 2001/2021 was discussed earlier in the Technical Committee Meeting and the decision and subsequent clarifications were conveyed to the MCD accordingly. The matter was deliberated in the meeting & considering the traffic circulation issues and parking problems in the existing designated LSC s, it was decided that the Development Control Norms of MPD 2021 for residential plots cannot be extended to the Shop-cum-Residence plots which will continue to be governed by the standard plans, approved by the Local Bodies.

Action: Dir. (MP)

Item No.51/10:

**Sub.: Revision of layout plan of Public and Semi Public Area-1, Sec-3 Rohini for use of two plots for Higher Education Institutions/ Colleges of Bharat Ratna Dr. B.R. Ambedkar University- request of Govt. of NCT Delhi.
F. PP/R/1009/Pt./97**

The proposal of change of use of the two plots in PSP area as an amalgamated plot for Academic activities under Dr. B.R. Ambedkar University was approved with the Development Control Norms of MPD-2021 for colleges. This is subject to condition that the existing road of 13.5mtr.R/W be retained by the University for unhindered access of traffic and for maintenance by concerned agencies for already laid services along this road.

Action: Dir.(Plg.)/Rohini

4/5

Item No.52/10:

**Sub.: Regarding provision of stilts in Rohini Residential Scheme for the smaller plots (25.90 sq.m. to 90 sq.m.)
No. DD/Bldg./Misc/10/DDA**

The item was deferred with the observation to undertake a study for examining the implications of the proposal.

Action.: Dir. (Bldg.)

Item No.: 53/10:

**Sub.: Relaxation of Setback vis-a-vis part completion certificate in respect of remaining building (i.e. Hostel Block, V.I.P Hoatel I, V.I.P. Hostel II, Senior Staff Residence, Middle Staff Residence & Lower Staff residence only) of Foreign Services Institute at Old JNU Campus, New Delhi.
F101(1)95/Bldg**

The Technical Committee approved the relaxation in one side set back with the observation that specific clearance be obtained from the Chief Fire Officer with respect to the infringement in the set back before issue of Completion Certificate.

Action.: Dir. (Bldg.)

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 signature]

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

No. F.1(12) 2010-MP

Date:

Minutes of the 8th Technical Committee meeting held on 12.11.2010.
 List of the participants is annexed.

Item No.49/10:

Sub.: Confirmation of minutes of 7th T.C. meeting held on 11.8.10 were sent to all the members.

The minutes were forwarded to the members & since no comments have been received, the same were confirmed.

Item No.50/10:

Sub.: Development Control norms of Shops-cum-Residential plots designated as Local Shopping Centre in MPD-2001/2021
 F3(20)09/MP

The proposal was presented by the representatives from MCD. It was informed that the issue of Development Control Norms for designated LSC's in MPD- 2001/2021 was discussed earlier in the Technical Committee and the decision and subsequent clarifications were conveyed to the MCD accordingly.

The matter was deliberated in the meeting and considering the traffic circulation issues and parking problems in the existing designated LSC's, it was decided that the Development Control Norms of MPD 2021 for residential plots cannot be extended to the Shop-cum-Residence plots, and these will continue to be governed by the standard plans approved by the Local Bodies.

Action: Dir. (MP)

Item No.51/10:

Sub.: Revision of layout plan of Public and Semi Public Area-1, Sec-3 Rohini for use of two plots for Higher Education Institutions/ Colleges of Bharat Ratna Dr. B.R. Ambedkar University- request of Govt. of NCT Delhi.
 F. PP/R/1069/Pt./97

The proposal of change of use of the two plots in PSP area for Academic activities under Dr. B.R. Ambedkar University was approved with the Development Control Norms of MPD-2021 for higher education and with the provision to use in between road of 13.5mtr.R/W for unhindered access. However, the services forming part of the Road shall be continued to be maintained by the concerned agencies.

Action: Dir.(Plg.)/Rohini

As retained as per by the approved University

as an amalgamated plot
subject to confirmation that the existing
of traffic & for maintenance by concerned agencies for already laid services along this road!
HA

AGENDA FOR TECHNICAL COMMITTEE

SUB: Revision of Layout Plan of Public & Semi-public Area-1, Sec.3, Rohini for use of two Plots for Higher Education Institutions/Colleges of Bharat Ratna Dr. B.R. Ambedkar University – request of Govt. of NCT of Delhi
(File No. PP/R/1069/Pt./97)

1.0 BACKGROUND:

DDA had allotted two pieces of land measuring 2.98 ha. and 4.03 ha. in the year 1996 & 2001 for establishment of Indira Gandhi Institute of Physical Education & Sport Sciences, Govt. of Delhi. The Administrative Officer, Directorate of Higher Education, Govt. of Delhi, has requested for change of purpose of allotment from Indira Gandhi Institute of Physical Education & Sport Sciences to Colleges of Dr. B.R. Ambedkar University. The proposal is for use of these two independent Plots for Higher Education Institutions/Colleges of Bharat Ratna Dr. B.R. Ambedkar University.

2.0 EXAMINATION:

The IL Branch file bearing No. F15 (1) /93 /Pt.file/ IL was received in Planning Department for use of two already allotted plots to Directorate of Higher Education, GNCTD for University Campus of Dr. B.R. Ambedkar University. In the Master Plan for Delhi-2021, the area stipulated for establishment of University Campus is 10.00 ha. The two plots measuring 2.98 ha. and 4.03 ha. in FSP Area-1 of Sec.3, Rohini suggested for designated for University Campus do not confirm for the said purpose as individual plots. The matter regarding amalgamation of two plots with 13.5 m R/W in between existing road was examined. The Engineering Wing, Rohini, DDA (RPD-7) has informed that since number of services exist on this 13.5m R/W road, the proposal of amalgamation of two plots for University Campus is not feasible. The two independent plots measuring 2.98 ha and 4.03 ha (Part area is presently being used for Cremation Ground adjacent to Police Station) can be considered for Higher Education Institutions/Colleges of Bharat Ratna B.R. Ambedkar University from Planning point of view. As regards Development Control Norms, it will be based on Master Plan for Delhi-2021 and to be decided by Technical Committee, DDA.

Contd...2....


...2.....


3.0 PROPOSAL:

The proposal of use of two independent Plots measuring 2.98 ha. and 4.03 ha. earlier allotted for Indira Gandhi Institute of Physical Education & Sport Sciences, Govt. of NCT Delhi be considered for Higher Education Institutions/Colleges of Bharat Ratra Dr. B.R. Ambedkar University. The change of allotment and other formalities will be separately considered by IL Branch, DDA once the proposal is approved by Technical Committee, DDA. In addition, the norms of colleges as stipulated in MPD-2021, will be permissible for the said plots or to be decided by Technical Committee, DDA. The Plan indicating change of use of plots as per above is laid on table for consideration of Technical Committee, DDA.

4.0 RECOMMENDATION:

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


(Vinod Sakle) 25/10
Director(Plg.) Rohini,
Zone- M & N


(Trilochan Singh)
Dy. Director(Plg.)-I Rohini

AGENDA FOR TECHNICAL COMMITTEE

SUB: Revision of Layout Plan of Public & Semi-public Area-1, Sec.3, Rohini for use of two Plots for Higher Education Institutions/Colleges of Bharat Ratna Dr. B.R. Ambedkar University – request of Govt. of NCT of Delhi
(File No. PP/R/1059/Pt./97)

1.0 BACKGROUND:

DDA had allotted two pieces of land measuring 2.98 ha. and 4.03 ha. in the year 1996 & 2001 for establishment of Indira Gandhi Institute of Physical Education & Sport Sciences, Govt. of Delhi. The Administrative Officer, Directorate of Higher Education, Govt. of Delhi, has requested for change of purpose of allotment from Indira Gandhi Institute of Physical Education & Sport Sciences to Colleges of Dr. B.R. Ambedkar University. The proposal is for use of these two independent Plots for Higher Education Institutions/Colleges of Bharat Ratna Dr. B.R. Ambedkar University.

2.0 EXAMINATION:

The IL Branch file bearing No. F15 (1) /93 /Pt.file/ IL was received in Planning Department for use of two already allotted plots to Directorate of Higher Education, GNCTD for University Campus of Dr. B.R. Ambedkar University. In the Master Plan for Delhi-2021, the area stipulated for establishment of University Campus is 10.00 ha. The two plots measuring 2.98 ha. and 4.03 ha. in PSP Area-1 of Sec.3, Rohini suggested for designated for University Campus do not confirm for the said purpose as individual plots. The matter regarding amalgamation of two plots with 13.5 m R/W in between existing road was examined. The Engineering Wing, Rohini, DDA (RPD-7) has informed that since number of services exist on this 13.5m R/W road, the proposal of amalgamation of two plots for University Campus is not feasible. The two independent plots measuring 2.98 ha and 4.03 ha (Part area is presently being used for Cremation Ground adjacent to Police Station) can be considered for Higher Education Institutions/Colleges of Bharat Ratna B.R. Ambedkar University from Planning point of view. As regards, Development Control Norms, it will be based on Master Plan for Delhi-2021 and to be decided by Technical Committee, DDA.

Contd...2....

AGENDA FOR THE TECHNICAL COMMITTEE

DELHI DEVELOPMENT AUTHORITY
BUILDING SECTION(ROHINI)

No.DD/Bldg/Misc/10/DDA.

Sub: Regarding provision of stilts in Rohini Residential Scheme for the smaller plots (25.90 Sqm. to 90 Sqm.)

- 1.0 A representation has been received from one of the applicants requesting therein for allowing stilts for parking as per provision of Master Plan-2021 considering the parking problem in Rohini.
- 1.1 Earlier also, some applications were received in Building Section, Rohini for sanction of building plans having stilts on ground floor for the smaller plots upto 90 Sqm. and the same were refused due to non-provision of stilts in the brochure i.e. "Home For All" meant for Rohini Residential Scheme.
- 1.2 Presently, the building plans submitted by the owner/Architect are being sanctioned on the basis of maximum ground coverage, FAR, number of dwelling units given in MPD-2021. However, provision of stilts, basements etc. as permissible in MPD-2021, are not being permitted because the regulations/norms are still being followed as per the relaxed standard control i.e. size of habitable rooms, kitchen, bath room, water projects, staircase etc. specified in the brochure i.e. in which basements is not permissible and is silent about the provision of stilts. **"HOME FOR ALL" (Annexure-'A').**
- 2.0 **EXAMINATION :**
- 2.1 The Rohini Residential Scheme was launched during the year 1980-81 to provide maximum opportunities for housing (to provide home for all). A simplified procedure was evolved for obtaining the building permit. In case of standard design follow the procedure stated in the brochure and obtain the building permit for standard design. **The allottee had the option to modify the standard design within the parameters of the architectural & planning control or to prepare a new design based on relaxed standard control i.e. size of habitable rooms, kitchen, bath room water projects, staircase etc. specified in the brochure i.e "HOME FOR ALL' .** As per information obtained from Rohini Project Unit, no standard plan for smaller plots in Rohini have been prepared and modified after December,1995.
- 2.2 Accordingly, after the enforcement of MPD-2001 and its subsequent modifications in the year 1998 & 2006 the building plans have been sanctioned on the basis of maximum ground coverage, FAR, number of dwelling units for different sizes of residential plots specified in MPD-2001

without stilts & basement because the regulations/norms were being followed as per relaxed standard control given in the brochure i.e. "HOME FOR ALL".

2.3 PROVISIONS OF MPD-2021.

- (i) **BASEMENT:** basement shall not be counted towards FAR if used for purposes permissible under Building-by-Laws, namely, household storage and parking.....
- (ii) **STILTS :** if the building is constructed with stilts area of non-habitable height (less than 2.4 Mtr, used for parking, such stilt area shall not be included in FAR but would be counted towards the height of the building.
- (iii) **STANDARDS PLANS :** There are a number of standard building plan designed and approved by the authority. Such plans shall continue to operate whenever applicable. Such plans shall be modified as per applicable development control.

Presently the building plans submitted by the owner/Architect without stilt & basement floor are sanctioned on the basis of following development control norms of MPD-2021.

Area of the plot (in Sqm.)	Max. Ground Coverage. %	F.A.R.	No. of DUs.
Below -32	90	350	3
Above-32-50	90	350	3
Above-50-100	90	350	4

However, space standard guidelines are still being following as per relaxed standard/control given in the brochure "Home for All".

Moreover, after discussing this matter of provision of stilts and basements for the smaller plot in Rohini Residential Scheme, it was observed that provision of basement in the smaller plot would attract misuse.

Further, in a meeting held under the chairmanship of Hon'ble Lt. Governor, Delhi in which the issue of construction of stilts in the residential plots was favoured in view of parking problem in residential colonies and as per Minutes of the said meeting, it was decided that the building plan of plot sizes more than 250 Sqm. should only be sanctioned/constructed with stilt (**Annexure-'B'**). The matter of acute shortage of parking space due phenomenal increase in personalize motor vehicles etc. was discussed on as a major problem in the residential colonies with VC,DDA by Commissioner (Plg.) and Addl. Commr.(Plg.) wherein it was decided that matter be placed before the Technical Committee.

3.0 PROPOSAL :

- 3.1 Keeping in view of above observations/examinations, to ease the parking problem in Rohini Residential Scheme, it was felt that the option of stilts may be given in Rohini Residential Scheme for the smaller sizes of plot i.e. (25.90 Sqm. to 90Sqm.) provided that the building plans are submitted

by the Owner/Architect on the basis of controls/norms of MPD-2021/BBL-1983 etc.

3.2 If the building plans are submitted on the basis of relaxed standard control specified in the brochure i.e. "Home for All", the stilts may not be permitted. However, the ground coverage, FAR, Density, number of dwelling units, minimum setbacks etc. shall remain as per provisions given in MPD-2021 as followed presently.

3.3 Basement in these plots is not to be permitted.

4.0 **RECOMMENDATIONS :**

4.1 The proposal contained in para 3.0 above, is placed before the Technical Committee for consideration please.


Director (Bldg.)


Dy. Dir. (Bldg.)/R&N


AE-I(B)/R


AE-II(B)/R.

10/C

सर्व के लिये घर

सर्व सामाजिक वर्गों पर एकान्त बनाने
का एक (घंटे) विज्ञापन मार्ग दिशिका
है।

(खंड I और II)

HOME FOR ALL

SPACE STANDARDS GUIDELINES PROCEDURE
FOR CONSTRUCTION ON ALLOTTED
RESIDENTIAL PLOTS

(ONLY FOR PHASE I & II)

रोहिणी परियोजना
(इसका) विकास प्राधिकरण



ROHINI PROJECT
DELHI DEVELOPMENT AUTHORITY

सब के लिये घर HOME FOR ALL

10

१/८

आवंटित आवासीय भूखंडों पर मकान बनाने के लिए
स्थान (अंतर) सिद्धान्त मार्ग दर्शिका एवं विधि
(केवल फेस-III)

SPACE STANDARDS GUIDELINES PROCEDURE FOR
CONSTRUCTION ON ALLOTTED RESIDENTIAL PLOTS
(ONLY FOR PHASE-III)

फेस-III PHASE-III



रोहिणी परियोजना
ROHINI PROJECT
दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

8/C

(9)

88/C

Rohini-Home for All

Rohini is a symbol of the new aspirations of providing maximum opportunities for housing to a composite society with standard level of facilities & services. As a measure of social justice the emphasis is on the provision of shelter sites to economically weaker & low income families. The plotted form of development is to encourage channelisation of public savings & utilisation of human resources in construction of houses and management of their housing areas. The residential sector is self-contained in terms of essential facilities and amenities. The facilities and services are either grouped in form of nucleus or along the continuous open space system. The layouts of residential pockets provide for the natural propensity of a low income households to form a social group, in form of a cluster around an open space which is a nucleus of the activities of that group. The in built incremental concept allows individual to add/improve his home according to his need & means over a period of time.

To assist the individuals in their attempt to build their home in Rohini, DDA adopted the simplified procedure-first in calling the applications for registration, secondly the issue of printed site plans for execution of lease & now the simplified procedure for obtaining the building permit. In case of standard design follow the procedure stated in the brochure and obtain the building permit for standard design.

The allottee has the option to modify the standard design within the parameters of the architectural & planning control stated or to prepare a new design based on these parameters. These controls are for safeguarding the interest of each other for a peaceful & harmonious.

The standard designs have been prepared for all categories of allotment plots. Due consideration has been given to health, and hygiene and anthropometric requirements while adopting the space standards. The architectural and planning controls and space standards are governing factors in evolving the standard design. The same factors will have to be taken into account for making/approving any modifications/alterations in standard design to meet the individual requirements.

Procedure

The procedure applicable to the plots of the allotment category (EWS, LIG, MIG) is as follows.

Building Permit

- 1) Submit the form A alongwith
 - i) Two copies of the building plans with one copy cloth mounted (standard design or other designs prepared by your architect) duly signed by the allottee and Joint owner, if any.
 - ii) Photostat copy of possession slip duly attested.
 - iii) Photostat copy of the site plan issued by DDA duly attested.
 - iv) Photostat copy of Lease Deed duly attested.
 - v) Valid time extension if applicable (attested photo copy)
 - vi) Undertaking on Rs. 2/- non judicial stamp paper duly attested by Notary Public with Rs. 3/- stamp or 1st class Magistrate (the language given in the brochure).
 - vii) Third copy of the challan/cash receipt (building permit fee)
- 2) Please collect the acknowledgement of form-A.
- 3) Sanctioned plan will be issued only on surrendering the acknowledgement receipt of Form-A mentioned at (2) above duly signed by the allottee.

Commencement of work

- 1) Submit Form-B to intimate the execution of work 7 working days in advance. This to give redemarcation & identification of plot at site.
- 2) Please collect the acknowledgement of Form-B.
- 3) Take the signatures of the officer/official giving redemarcation of the plot on the acknowledgement of Form B.
- 4) Also sign on the Form B (mentioned at 4 above) in the column "demarcation taken". This form will be with the officer/official giving the redemarcation.

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Final inspection or services.

- 8) Submit form-D with fee of Rs. 25/- only alongwith following documents (Duly Attested):-
 - i) Valid time Extension as per terms and conditions of the lease deed/as per latest orders
 - ii) Uptodate validity of sanctioned Building Plans.
 - iii) Photographs of all the exposed elevations of the Building duly signed by the allottee with plot No. etc.
 - iv) Third copy of Bank challan/cash receipt (Form 'D'-fee)
 - v) Structural stability certificate from a Regd. Architect alongwith copy of Registration Certificate of the architect
- 9) Please collect the acknowledgement of Form-D.
- 10) The letter of the approval of Form-D will be issued only on surrendering the acknowledgement receipt of Form-D duly signed by allottee in the column "received" after submitting relevant undertakings/deposits of corresponding fee etc. if required as per approval of competent authority.
- 11) Obtain sewer and water connection permissions from the office of Ex. Eng. concerned.

Notice of completion.

- 12) Submit the Form-E along with
 - i) Photostat copy of the letter of approval of Form-D duly attested.
 - ii) Valid time extension as per latest orders.
 - iii) Photostat copy of sewer and water connection permissions duly attested.
 - iv) Photographs of all exposed elevations of the building signed by allottee.
 - v) Completion plan in duplicate indicating changes if any made during construction duly signed by allottee & Regd. Architect alongwith copy of valid registration certificate.
 - vi) Third copy of challan/receipt of Rs. 20/- only.
 - 13) Please collect acknowledgement receipt of Form-E.
 - 14) The occupancy certificate will be issued only on surrendering the acknowledgement receipt of Form-E duly signed by the allottee in the column "Received" after submission of relevant undertakings required as per approval of competent authority.
- Note-All the payments be made in cash only & deposited in authorised bank [authorised by this office] through challan Form on all banking working days & time.

The Architectural & Planning Controls

Category	Plot size in m ²	No. of floors	DU per plot	Max. permissible coverage as %age of plot area		Total floor space on all floors	Bldg. permit fee in Rs. including stacking charges
				G.F. *	F.F.		
EWS	26	2	1	75	50	32.5	50
LIG	32	2	1	75	75	48	100
LIG	48	2	2	75	75	72	100
MIG	60	2	2	75	75	90	250
MIG	90	2	2	66.6	66.6	120	250

*DU indicates Dwelling Unit.

Space Standards Plinth

The minimum height of plinth shall be 45 cms. from the surrounding ultimate road crust level.

Habitable Room

1. In the case of one room house, the size of the multipurpose room including space for cooking shall be not less than 12.5m² with the minimum width of 2.4 mt.
2. In the case of two room house, the size of a room shall not be less than 7.5m² with minimum width of 2.1 mt. provided the total area of both the room is not less than 17m². In case of incremental housing to be developed as a future two-roomed house, the first room shall not be less than 9.5m² with a minimum width of 2.4 mt.

Bath Rooms and Water Closet

1. Size of independent W.C. shall be 0.9x1.0 mt.
2. Size of independent bathroom shall be 1.0x1.2 mt.
3. Size of combined bathroom and W.C. shall be 1.0x1.8 mt. and this may be permitted in one roomed house only.

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Kitchen

The size of a cooking alcove serving as cooking space shall not be less than 2.4m^2 with a minimum width of 1.2mt. The size of individual kitchen provided in two roomed house shall not be less than 3.3m^2 with a minimum width of 1.5 mt.

Balcony

The width of individual balcony, where provided shall not be more than 1.00 mt.

Height

The minimum height of rooms/space shall be as follows

- | | |
|-------------------|--|
| a) Habitable room | As per standard design applicable to the size of plot. |
| b) Kitchen | As of (a) |
| c) Bath/W.C. | 2.2 mt. |
| d) Corridor | 2.1 mt. |

In the case of sloping roofs, the height of roof for habitable rooms shall be 2.6 mt. minimum and minimum height of eaves shall be 2.2 mt.

Lighting and Ventilation

The openings through windows ventilators for lighting and ventilation shall be one tenth of the room floor area excluding doors.

Stairs

The following criteria shall be adopted for internal individual staircase.

- | | |
|-----------------------|--------------|
| a) Minimum width | 0.60 mt. |
| Two storeyed-Straight | 0.75 mt. |
| Two storeyed-Winding | 20 cm.max. |
| b) Riser | 22.5 cm.min. |
| c) Tread | |

Note- Tread could be reduced to 20 cm. as the clear tread between perpend, with possibility of open riser as well as nosing and inclined riser to have an effective going of 22.5 cm.

- d) Head Room

The minimum clear head room shall be 2.1 mt.

Additional Requirements

1. All the standard designs have been prepared with individual wall but the common wall is permissible with the mutual consent of adjoining owner/owners and will be at sole responsibility of the allottees. In case of the common wall the necessary adjustment, in dimensions be made accordingly.
2. No part of the foundation/structure be projected outside the plot line.
3. In case of corner plot, ventilation is only permissible above 0.90 mt. from finished floor level (i.e. plinth level) but opening of window shall be inside.
4. Main Entry to the Plot is permissible only from the front side as shown in the site plan. One second entry only in the court yard/open space is permissible in case of corner plot and plot having service lane.
5. No mezzanine, basement and barsati is permissible.
6. Setback as per the standard design applicable for that plot.
7. In case if there is a variation in the plot size the adjustment in the dimensions will be made accordingly in the sanctioned design during construction.
8. Open space inside the plot should have minimum width as shown in standard design applicable for that plot.
9. One sleeping terrace/one canopy is permitted for full plot width at ground floor roof level only. The depth shall be 60 cm. less from the plot line.
10. Ventilation shaft for WC & Bath shall have an area 1.5m^2 minimum with minimum width of 1.00 mt.
11. The height of front compound wall shall be 1.00 mt. Max., rear and side compound wall shall be 1.75 mt. Max from the plinth level.
12. All plots other than allotment category will be governed by building bye laws 1983.
13. The copies of standard design will be available from the counter on payment of prescribed price list
14. DDA reserve the right for any changes in the guideline.

Note : 1. All the relevant documents shall be made available at the time of inspection.
2. Kindly bring Original Possession Slip, Demand Letter and other original papers every time while collecting sanctioned permits from the window.

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(23) ANNEXURE-I



सत्यमेव जयते

MMR. (PLG) & OFFICE
DAEY NO M-586
DATE 10-5-10

राज निवास
दिल्ली-११००५
RAJ NIWAS
DELHI-110054

01/05/10
12/05/10
14/05/10

Please find enclosed herewith copy of Minutes of the Meeting on Building Regulations and Guidelines for Redevelopment of Influence Zone held at Raj Niwas on 12.05.2010 at 1100 hrs for information and further necessary action.

This is issued with the approval of Hon'ble LG.

Encl: As above

(RANJAN MUKHERJEE)
O.S.D. to Lt. Governor

1. Commissioner, MCD
2. Principal Secretary (UD)
3. CEO, Delhi Jal Board
4. ✓ Commissioner (Plg.), DDA
5. Sr. Town Planner, MCD
6. Chief Engineer (Bldg.), MCD

U.O.No.14(1)/10-RN/649/ 11836-41

Dtd: 17 May 2010

18/5/10
AC-E
AC-EE ✓
AC-III
OSD (lg)
Mrs Saxena, Asstt

For inf and n/a.

20/5

Dir (Bldg)

Minutes of the Meeting on Building Regulations and Guidelines for Redevelopment
of Influence Zone held at Raj Niwas on 12.05.2010 at 1100 hrs

A list of participants is given in the marginal box.

2. Welcoming the participants, Hon'ble Lt. Governor said that the issues relating to Building Regulations all over Delhi, including unauthorized/regularized colonies, were discussed on 19th April 2010 at Raj Niwas. Decisions taken at the said meeting needs to

Participants

1. Hon'ble L.G.
2. Sri B.V. Selvaraj, Pr. Secy.(UD)
3. Sri Ashok Kumar, Commr.(Plg.),DDA
4. Shri B.K. Jain, Addl. Commr. (Plg.), DDA
5. Sri A.D. Biswas, Sr. Town Planner, MCD
6. Shri Umesh Sachdeva, C.E.(Bldg.), MCD
7. Shri R.K. Sharma, SE (Bldg.), MCD
8. Principal Secretary to LG
9. OSD to LG (RM)

be implemented in right earnest. He appreciated MCD's initiative in bringing out the public notice appearing in Hindustan Times on 12th May 2010 on unauthorized constructions on agriculture land.

3. Subsequent to detailed discussions on the subject, the following decisions were taken:-

3.1 As a measure to check parking on pavements and roads, it was felt desirable that all new buildings/re-developed buildings on plotted land should be constructed only on stilts particularly so vis-à-vis larger plots of 250 sq. mtr. and above. No buildings plans should be sanctioned without stilts.

(Action : MCD)

3.2 To avoid noise and dust pollution, it should be mandatory to have a designated sound proof area in all construction sites for carrying out activities such as machining, fabrication, welding etc.

3.3 Hon'ble LG appreciated the endeavour of Delhi Jal Board in requiring their prior clearance before undertaking construction of buildings having four or more floors in Delhi. He requested Principal Secretary (UD) to examine all pros and cons of the issue and thereafter formulate directives to be circulated to all concerned agencies.

(Action : Principal Secretary (UD), CEO (DJB))

3.4 In order to effectively handle disposal of building rubble (*malba*), which is presently disposed of by builders/contractors anywhere in Delhi, it was decided that MCD would draw up a scheme for carrying *malba* by all builders to crushing factories set up by MCD for further disposal. MCD should formulate detailed modalities of the scheme, including financial obligations of different stake-holders. The scheme may be implemented all over Delhi after due notice.

(Action : Commissioner-MCD, Principal Secretary (UD))

3.5 Hon'ble LG directed that issues such as restriction on number of dwelling units per plot, reducing FAR of plot sizes below 400 sq.yds. and not allowing 3rd floor in plotted colonies be noted for further discussion during the 5-year review of MPD-21 provisions due in 2012.

(Action : Commissioner-MCD)

4. There being no other point, the meeting ended with a vote of Thanks to the Chair.

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Laid on Table item No. 53/10

Agenda For Technical Committee

Subject: Relaxation of setback vis-à-vis part completion certificate in respect of remaining building (i.e. hostel block, VIP hostel I, VIP hostel II, senior staff residence, middle staff residence and lower staff residence only) of Foreign Services Institute at old JNU campus, New Delhi.

F 101(1)95/Bldg

BACKGROUND:

Initially the Foreign Services Institute at JNU Campus was allotted two separate pieces of land measuring 24280.32 sqm in total separated by 12.25 m wide road. One of the plots admeasured 19703.28 sqm and other admeasured 4577.04 sqm. The building Plans were sanctioned in the year 1997 as per the prescribed norms as well as set backs in accordance with the provision of MPD 2001. Accordingly bigger plot abutting Baba Gang Nath Marg was sanctioned with 15 m setback in the front and 9 m in other 3 sides and the smaller plot was sanctioned with the setback 15 m in front and 6 m in other 3 sides.

Subsequently additional land indicated as road earlier at the time of sanction of building plans was given to the Institute and the total amalgamated plot area become 6.273 acre (25384.83 sqm) as per the corrigendum issued vide Dy. Land and Development Officer MOUD vide letter no. L-II-11(510)/04/298 dated 12.10.04. The Institute has also obtained part completion certificate in respect of Institute blocks located in the bigger segment of amalgamated plot in the year 2006. Now the part completion certificate for the remaining building i.e. residential blocks comprising of hostel and staff residence was applied by the institute/architect on 24.10.07.

EXAMINATION:

While examining the completion plan, it was observed that one of the residential block i.e. middle staff residence found constructed within the setback area by infringing 0.50m at a particular location. The set back was sanctioned on this stretch was 6m and now the available set back is 5.5m.

Therefore, the part completion plans for remaining building could not be processed for approval because of the violation due to infringement on the side setback. However, CFO has issued NOC from fire safety point of view vide his letter no. F6/DFS.MS/2007/1173 dated 24.4.07.

The Jt. Secretary (Projects), MOEA vide letter no. Q/Prop./862/24190 dated 11.12.09 has requested for relaxation / waived the infringement in the side setback.


As per the provision of MPD 2001, the setbacks are to be kept free from any construction. As per the provision of MPD 2021, the power for relaxation of setback rests with the technical committee.

PROPOSAL:

The request of the Jt. Secretary (Projects) MOEA for relaxation of setback is placed before the Technical Committee for its consideration.


Director (Bldg)


Jt. Director (Bldg) L&C


AE (Bldg) III/ L&C
SPC
JEB
AELB