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

No. F. 1(10)2012/MP/190

Date: 30.7.2012

The 4th Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on 31.07.2012 at 04.00 P.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi. A list of items along with agenda to be discussed is enclosed herewith.

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

Encl: As above.


(I.P. Parate)
Director (MPR) & TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
6. Commissioner (LD) DDA
7. Chief Town Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Addl. Commr.(Plg.)UE&P
- ✓ 13. Addl. Commr.(Plg.)TB&C
14. Addl. Commr.(Plg.)AP
15. Addl. Commr. (Plg.) MPPR.
16. Addl. Commissioner, Landscape
17. Chief Town Planner, SDMC.
18. Secretary, DUAC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy.. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

Special Invitees

1. Director (Plg/UC & Zone J)
2. Director (Horticulture) (South)
3. Director (Plg) Zone P-I & P-II
4. Chief Engineer (Gen.)DMRC
5. Director (Plg) Zone F&H
6. Director (Plg) UTTIPEC
7. Executive Engineer-F-112 PWD/GNCTD
8. Director (Plg.)MP

For item No.

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$$E_1 = \{x \in D(X) : \exists t \in T, (x, t) \in C\}$$

MINISTRY OF URBAN DEVELOPMENT

(DELHI DIVISION)

NOTIFICATION

New Delhi, the 26th April, 2011

S.O. 789(E).—Whereas certain modifications which the Central Government proposed to make in the Master Plan for Delhi regarding the area mentioned hereunder were published in the Gazette of India, Extraordinary, as Public Notice vide S.O. No. 2352(E) dated 29th September, 2010 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice.

2. Whereas objections/suggestions received with regard to the proposed modifications have been considered by the Delhi Development Authority; and

3. Whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi 2021.

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modification in the said Master Plan for Delhi- 2021 with effect from the date of Publication of this Notification in the Gazette of India.

Modification :

- I. The land use of the following area admeasuring 27.97 Ha. situated at South of Qutab Institutional Area, New Delhi falling in Zone-D is changed as per description listed below:-

Location	Area	Land use (MPD-2021)	Land Use changed to	Boundaries
1	2	3	4	5
South of Qutab Institutional Area, Zone-F	27.97 Ha.	'Public & Semi-Public (PSP)	'Recreational (P-1, Regional Park)'	North - Qutab Institutional Area South - Regional Park East - Qutab Institutional Area West - JNU Road

- II. The land use of the following area admeasuring 20 Ha. situated at South of Mehrauli-Mahipalpur Road, New Delhi falling in Zone-J (excluding area of existing M.G. Road with proposed M.G. Road with proposed 80.0 mt. R/W i.e. 3.39 Ha.) is changed as per description listed below:-

Location	Area	Land use (MPD-2021)	Land Use changed to	Boundaries
1	2	3	4	5
South of Mehrauli Mahipalpur Road Zone-J (excluding area of existing M.G. Road with proposed M.G. Road with proposed 80.0 mt. R/W i.e. 3.39 Ha)	(a) 80 Ha (b) 8.90 Ha (c) 6.30 Ha Total- (a)+(b)+(c) = 20 Ha.	'Recreational (P-1 Regional Park)' 'Recreational (P-1 Regional Park)' 'Recreational (P-1 Regional Park)'	'Transportation' 'Recreational (P-2 District Park)' 'Residential'	North - Mehrauli-Mahipalpur Road South & West - Boundaries of Regional Park as per the existing Land Use Plan contained in MPD-2021 East - Mehrauli-Gurgaon Road & Bhatti Mines Road

H. No. K-12011/21/2009-DDIB]
11/11/2011

Sub: Proposal for setting up National Institute of Technology in Zone P-I, Narela Sub City.
(File no. F-9 (01)/2012-MP)

1. Background:-

i) MOUD, G.O.L. vide letter no. K-20013/4/2009-DDVA/(3652) dated 23rd Aug 2011 forwarded a copy of letter dated 6/6/2011 of Secy., Department of Higher Education, Ministry of HRD for allotment of land of 300 acres (120 Ha.) for setting up permanent Campus of National Institute of Technology, Delhi (NIT-Delhi).

ii) Subsequently, National Institute of Technology requested for minimum 100 acres (40 Ha.) of land for their permanent Campus due to shortage of land in Delhi.

iii) Department of Higher Education, Ministry of HRD formed a Site Selection Committee for the purpose and a site visit was conducted by the members of the Committee on 8/6/12. Accordingly, the Committee visited the following sites:

1. Facility Area-7 (Area-21 ha. approx.)
Location : Located at the junction of ULR-II (100 mtr. R/W road) & G.T. Karnal Road.
2. Sector A-1 to A-4, (Area-320 ha. approx.)
Location : Located near Mamoorpur Forest area adjacent to G.T. Karnal road.
3. Village Tikri Khurd Area.
Location : Along 20/20 m wide road.

A copy of the report of the Site Selection Committee was handed over by Director, NIT, Delhi during the meeting with Commissioner (Plg.)-II on dated 19/7/12.

iv) Site Selection Committee identified Land for the proposed Campus at Facility area no.7 (Area-21 Ha. approx.) and additional residential land near Mansa Devi Mandir at Sector A1-A4 as per notified Zonal Development Plan of Zone P-I.

2. Examination: -

MPD-2021/Zonal Plan P-I, Provisions:-

i) According to MPD-2021, four nos. of sites of University Campus each with an area upto 20 Ha. could be proposed in Urban Extension areas. Such University Centre/Campus is permissible under Land Use category PS1 (Clause-4) USE ZONES DESIGNATED. The planning norms and standard for education facilities (higher education) is as under:

Table 13.5:

Category	Pop./unit	Plot area
University Campus including International Education Centre (IIEC) - Large campus (10 Ha. and above) will be divided into following four parts:	4 sites in Urban Extension	Upto 20.00 Ha.
a) Academic including Administration (45% of total land area).		
b) Residential (5% of total land area).		
c) Sport and Cultural activities (15% of total land area).		
d) Parks and Landscape (15% of total land area).		

Upto 10% variation in plot size is permitted.

ii) In the notified Zonal Plan of Zone P-I under Facility Area no 7 Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV are proposed. These facilities need to be re-located in the nearby facility area as per notified Zonal Plan. It is needless to say that some deficiency may prevail at Zonal Level facilities.

iii) Land Status:- In the meeting held on 10/4/12 in the office of C.L.M., Land Status of pockets under reference have been informed as acquired and is with DDA.

3. Proposal:-

Keeping in view of Site Selection Committee's report and examination above at Para 2, it is proposed:

i) National Institute of Technology, Delhi may be proposed in PSP pocket (Facility area no.7) measuring 21 Ha. (approx.) for their institutional campus within MPD-2021 provisions (as the land use of the F.A-7 is 'Public semi Public' as per notified Zonal Plan of Zone P-I and MPD-2021). Univ. Centre/Campus is covered in PS1 under PSP facility (Clause 4.0 Use Zone designated). The establishment of NIT, Delhi will also add to higher education facility of the National Capital of Delhi.

ii) Land for additional residential requirement could be examined for allotment in sector A1-A4 as per availability and land disposal policy of DDA. This may be dealt separately by L.D. Wing.

iii) The Zonal level facilities as indicated in the text of ZDP of Zone P-I is proposed to be examined for re-location in other facility areas of the Zone as indicated on the notified Zonal plan.

The Zonal Plan showing the location for the proposed site of NIT, Delhi is laid on table.

4. Recommendation:-

The proposal at para 3 above is put up for the consideration of Technical committee.

Asstt Director (Plg.)
Narela Project

Jt. Director (Plg.)
Narela Project

Director (Plg.)
Narela Project.

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DRAFT AGENDA FOR TECHNICAL COMMITTEE

F. No F 3 (84)2010/MP/

Subject: Regulations for redevelopment of Godown clusters existing in non - conforming areas in Delhi

A BACKGROUND:

- i. The National Capital Territory of Delhi Laws (Special Provisions) Second Act- 2011 provides for formulation of

"policy or plan for orderly arrangement regarding schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land and guidelines for redevelopment for existing godown clusters (including those for a storages of non- agricultural goods) required to cater to the needs of the peoples of the National Capital Territory of Delhi"

It also envisages no punitive action till 31.12.2014 for the unauthorized construction in this regard.

- ii. Accordingly Dy. Commissioner of all District were requested to provide for information on the number of unauthorised godowns existing in rural areas with specific details.
- iii. The "Draft Guidelines for Redevelopment of Godown clusters existing in Non-conforming Areas" were initially discussed in the Technical Committee meeting of DDA held on 03.03.11 wherein it was decided that **in the first instance, village wise survey of the existing food grain godown clusters in Delhi be undertaken by the MCD and the Dy. Commissioners, GNCTD** The basic contention of village wise survey was to ascertain the physical formation of the non conforming clusters in rural areas i.e. whether the godown clusters and their activities in a particular area can be considered as per the draft policy guidelines which were put up to Technical Committee.

B FOLLOW UP ACTION

- i. As a follow up to the Technical Committee meeting, Pr. Commissioner (Revenue) cum-Divisional Commissioner, GNCTD and Commissioner, MCD were requested to provide the details. No information from the revenue office was received. S.E (Bldg) MCD vide his letter dt.21.10.11 was a tabular category wise listing of existing godowns without any locational details/maps. Hence, S.E (Bldg) vide letter dt. 14.12.11 was asked to provide the details of location, access road to these godowns, adjoining activities, and existing

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facilities of these godowns to examine the extent of concentration of these godowns in a particular area.

- ii. Addl. Commissioner (Eng.), MCD vide his letter dt. 23.1.12 informed that additional information as desired in para 2 of the letter dt. 14-12-11 will require a re-survey. Further, since MCD does not have infrastructure/ manpower to collate the desired information, MCD would require additional time and the services of Consultant, whose expenditure may have to be borne by the DDA.
- iii. Taking cognizance of the letter from MCD, the matter was accordingly put up to LG Delhi. As per approval/direction of VC, DDA/LG, Delhi, in File No F. 14(192)2011/MP a visit was held to Jhajjar and Rewari in Haryana on 24th and 26th of April 2012 respectively to study the basic principles of development of godowns/ warehouses and to study the guidelines/ regulations for regularizing the godowns/ warehouses at Rewari and Jhajjar. VC, DDA vide his note dt. 4-6-12 in F. No F.14 (192)2011/NP has observed that the report be brought the TC especially para 6 of the Report.

Team Findings/Observations

- The towns of Rewari and Jhajjar are not comparable with Delhi in terms of population, urbanization and land value and land area.
- In Rewari town only 3 cases of change of land use has been done in the rural zone within the controlled area of Town, whereas three cases of change of land use has been done at district level of Jhajjar from 'agricultural to industrial' in respect of warehouse/godowns.
- No change of land use has been permitted/done in urbanizable area as per their plan.
- As per the Master Plan of Delhi-2021 there is no land use as agriculture and all the land has been earmarked as urbanizable area. The land value in Delhi is very high as compared to Jhajjar and Rewari. The land is very scarce in Delhi and any regularization of existing godowns/warehouses in Delhi will reduce the land use component of the respective areas.

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- iv. Meanwhile, Under Secretary (DDIB) vide letter No J-13036/3/2011-DD.IB dt. 9-4-2012 has forwarded minutes of the meeting held under the chairmanship of Addl. Secretary (UD) held on 28-3-2012 in which following has been decided:
 - i. DDA will advise MCD to carry out a limited survey with details
 - ii. DDA would also conduct its own limited survey
 - iii. DDA will develop a draft policy on issue within next 2 months
- v. Further, a meeting was also held under the chairmanship of Commissioner (Plg)-I & II on 11-5-12 to discuss/revisit the "Draft Guidelines for Redevelopment of Godown clusters existing in Non-conforming Areas" which

were initially discussed in the Technical Committee meeting of DDA held on 03.03.11. The findings of the site visit to Jhajjar & Rewari were also explained by Joint Director (Plg) P-I & II and Dy. Director (Plg) MP & DC. The following important points emerged from the meeting:

- a) No change of land use has been permitted/ done in urbanizable area as per the Haryana Policy. The Haryana Policy is for godowns in Agricultural land which are given NOC for change of Land Use with certain conditions. The contents of the Haryana policy could be adopted in the Green belt area of Delhi where such godown clusters exist. This will require the modification in the Master Plan of Delhi provisions.
- b) The existing policy for godown clusters needs to be revisited/modified based on
 - The survey details by the local body. The clusters which existed on a pre-decided cut of date to be taken up under this policy only.
 - Decisions of the MOUD meeting held in regard to non conforming industrial areas.
 - Due to existing ground conditions, the size of the plot stipulated in the Haryana Policy cannot be applied in case of Delhi.
- vi. With reference to the observations/directions of VC, DDA dt. 26-4-2012 the information on number of cases registered under relevant provisions of DLR Act for converting Agriculture land for Non Agriculture uses has also been sought vide letter No F3 (84)/2010/MP/120 dt. 25-5-12 addressed to Principal Secretary (Revenue) cum Divisional Commissioner, GNCTD. The reply is awaited.

C PROPOSAL

Based on the decisions taken, the *regulations for redevelopment of godowns clusters existing in non-conforming areas* has being revisited and draft modified regulations / guidelines are as follows

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REGULATIONS FOR REDEVELOPMENT OF GODOWN CLUSTERS EXISTING IN NON-CONFORMING AREAS.

1.0 INTRODUCTION

- 1.1 The National Capital Territory of Delhi Laws (Special Provisions) Second Act-2011 provides for formulation of

"policy or plan for orderly arrangement regarding schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land and guidelines for redevelopment for existing godown clusters (including those for a storages of non- agricultural goods) required to cater to the needs of the peoples of the National Capital Territory of Delhi"

It also envisages no punitive action till 31.12.2014 for the unauthorized construction in this regard.

2.0 NORMS FOR REDEVELOPMENT OF GODOWN CLUSTERS IN NON-CONFORMING AREAS

Following norms will be followed in redevelopment process, keeping in view the existing ground realities as well as the imperatives of planned development.

- 2.1 Non-conforming clusters of godowns / warehousing activities having concentration of minimum 4 Ha. contiguous area and having more than 70% plots within the clusters may be considered for redevelopment of area identified on the basis of actual surveys.
- 2.2 Individual plots which do not form part of any cluster will be governed by the provisions of the Master Plan for Delhi 2021 / Zonal Development Plans.
- 2.3 After notification of such clusters by the GNCTD, the redevelopment scheme will have to be prepared by the concerned local body / land owning agency in the areas under their jurisdiction, in consultation with the Society (to be formed by the land owners) based on following norms / conditions. Alternatively, the redevelopment scheme may be prepared by the society based on the norms but shall require approval of the concerned local body/land owning agency.
- i) The cluster should have direct approach from a road of minimum 30mt R/W.
 - ii) Formation of Society shall be mandatory to facilitate preparation of redevelopment scheme / plan, development of services, parking and maintenance, pollution control and environment management.
 - iii) Amalgamation and reconstitution of plots shall be permissible for redevelopment.
 - iv) Owners of the godowns shall have to obtain the requisite statutory clearances from the concerned agencies, wherever necessary. After approval of the Layout Plan for redevelopment by the local body, the identified clusters will be processed for change of land use under section 11-A, of DD Act 1957 by DDA on receiving the proposal from local body / GNCTD.
 - v) Other stipulations shall include:
 - a) About 10% area is to be reserved for circulation / roads / service lanes.
 - b) About 10% of semi permeable surface for common parking, idle parking and loading / unloading areas.
 - c) About 10% of total area to be reserved for Associated infrastructure requirement such as Electric Sub-stations, Fire Station, Police Post, servicing, Loading and Boarding and informal market areas etc. as per the norms.
 - d) Preparation of Plan for water supply from DJB / Central Ground Water Authority (wherever required) along with requirement for pumping

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stations, storage tanks, ground water recharging / rainwater harvesting and Drainage plan as per norms.

- e) About 8% of the cluster area shall be reserved for parks / green buffer.
- f) Utilities such as ESS, underground water storage tank, roof top water harvesting system, solar heating / lighting systems etc. will be provided within the plot.
- g) Plot up to 300sq.mt. size should face road of 12 mt R/W and plots above 300sq.mt. size should face road of minimum 18 mt. R/W.
- h) Development control norms to be followed at scheme level :

Max Gr. Coverage (%)	Max. FAR	Max. Height	Parking
30	80	No restriction, subject to clearance from Airport Authority of India, Fire Department and other statutory bodies	3 ECS / 100sq.mt. of floor area.

- i) Development control norms for the individual plots shall be as follows:

Plot Size	Max. Gr. Coverage (%)	Max. FAR	Max. Height	Parking
Up to 300sq.mt.	60	120	8 mt	Common Parking
Above 300sq.mt.	50	100	8 mt.	3 ECS / 100sq.mt. of floor area.

- j) Provision of parking and loading / unloading will be made within the plots of size 301 sq.mt. and above.
- k) Common parking to be provided for plots up to 300 sqmt. size and front set back shall be provided without boundary wall for use of parking and loading / unloading purposes.
- l) Provision / use of basement will be as per the stipulations of MPD-2021.
- vi) Other provisions / development control norms shall be applicable as prescribed. Depending upon ground conditions, the local body may relax the norms in consultation with service providing agencies including Fire, Police, Traffic, Water, Power, Sewerage, Drainage, DPCC and Disaster Management.
- vii) The redevelopment work may be undertaken by the societies voluntarily or by the concerned local body / agencies. In case the agencies take up the redevelopment work for execution, they shall collect the charges from the individual industries themselves directly. Requisite charges for change in land use, enhanced FAR and land (wherever applicable) would be required to be paid to the concerned Authority.
- viii) The redevelopment shall be completed within three years from the date of approval of the scheme / plans. Clusters, which fail to complete the

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redevelopment proposals within the period specified as above, shall have to shift to other conforming areas and the godowns functioning in non-conforming clusters shall have to close down. In such cases, the licensing authority will not renew / issue the licenses to such godowns without obtaining land use clearance from the competent authority. Further, no new licenses will be issued in non-conforming areas, without obtaining land use clearance.

- ix) The following areas shall not be eligible for godown clusters redevelopment scheme: Bungalow Zones (New Delhi & Civil Lines), the Ridge, River Bed (Zone-O), areas along water bodies, canals, sensitive areas from security point of view, conservation & heritage areas, reserved/protected forests, DDA flats, Cooperative Group Housing Societies, Government flats/bungalows/employer housing etc. and their immediate proximity.

3 OTHER CONDITIONS:

- i) All the Redevelopment Schemes under these guidelines shall conform to the statutory provisions/requirements/ DD Act, 1957 and Master Plan stipulations.
- ii) Redevelopment plans of individual clusters will have to be prepared by the concerned societies and thereafter approved by the concerned local authority/MCD. The redevelopment shall be completed within three years from the date of approval of such plans
- iii) The concerned local body and the stakeholders will workout the mechanism for implementation of the scheme in time bound manner and the recovery of stipulated levies / charges.
- iv) While examining redevelopment proposals, the Local Body can consider use of Accommodation Reservation (AR) and Transfer of Development Rights (TDR) as tools for approving redevelopment Schemes depending on case to case basis.
- v) In case of surrender of land for road widening, the FAR of the original plot will be permissible.
- vi) Demonstrative examples/models depicting the implementation of these Regulations be brought out by the Local Body as part of User Friendly Guide covering the Frequently Asked Questions (FAQs) for such projects.

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- D. The proposal contained in Para 'C' is placed before the technical committee for consideration for inserting these regulations as Para ' 6.4' in chapter 6 - wholesale trade as a modification to MPD -2021 to be processed under Section 11-A of DD Act-1957.

Meenal
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Astt. Director (MP)

Shamir
30-7-12

Dy. Director (MP)

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Director (MP)

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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION, 6TH FLOOR,
VIKAS MINAR, NEW DELHI - 110002

No.F.1 (10)2012/MP/ 204

Dt. 16.8.2012

Sub: Minutes of the 4th Technical Committee Meeting held on
31.07.2012.

Item No. 29/2012:

Confirmation of Minutes of the 3rd Technical Committee meeting held
on 29.06.12.

F.1 (9)2012/MP

The minutes were forwarded to the Members and no comments/
observations have been received for any Item, hence the same were
confirmed.

Item No. 30/2012:

Allotment of additional land to be utilized by the existing Petrol Pump
for augmenting the CNG facilities near Andheria More.(Zone-J)

F.7 (7)97/MP

The proposal was presented by the Director (plg) UC & Zone 'J' In view of
the fact that M G road has recently been designated as National Highway
and that there is no CNG facility within Delhi stretch of this road, the
Technical Committee as a special case from Planning point of view agreed
for allotment of additional land to the existing petrol Pump for augmenting
CNG facility Disposal aspect may be seen by the Lands Deptt. as per Land
Disposal Policy

Action: Commissioner (I D)
Director (Plg)UC&Zone 'J'

Item No. 31/2012:

Proposal for setting up National Institute of Technology in Zone P-I,
Narela Sub City.

No.F 9(01)2012/MP

The proposal was presented by Director (Plg) Zone P-I & P-II The
Technical Committee recommended the proposal for further processing
under sub clause 8 (2) of Development code of MPD-2021

Action: Director (Plg)P-I & P II

Item No. 32/2012:

Retail outlet opposite IIT Hostel on Outer Ring Road (M/s. Sant Service
Station)

F.7(1)81/MP

The proposal was presented by Director (Plg) Zone F & H The four
alternatives were explained Out of which alternative three was
recommended by the Technical Committee with the condition that DMRC

may be allowed the work on temporary basis. DMRC shall seek necessary permission for cutting of trees and Re-plantation from the competent Authority. The Petrol Pump may continue at the present site till such time DMRC's work is under progress. Thereafter Petrol Pump may be allotted equivalent land surrendered for the road right of way from the District Park so that the continuity of service road, footpath etc is maintained.

Action: Director (Plg.) AP-I

Item No. 33/2012:

Regulations for redevelopment of godown clusters existing in non conforming areas in Delhi.

No.F3(84)2010/MP

The proposal was explained by Director (Plg.) MP. It was explained the policy regulations for re-development of Godown clusters existing in non conforming areas in Delhi were taken up with reference to NCT of Delhi Laws (Special Provisions) Act-2011, the decision taken in the earlier Technical Committee Meeting of DDA held on 03.03.2011 and further follow up actions using the experiences of Jhajjar and Riwari in Haryana and notified policy of the Govt. for the "Redevelopment of clusters of industrial concentration in non conforming areas / unplanned industrial areas in Delhi" on the subject. The Technical Committee recommended the policy with the directions that it may also be placed before the Management Action Group / Advisory Group as part of MPD-2021 review.

Action: Director (Plg.) MP
Director (Plg.) MPR

Meeting ended with vote of thanks to the Chair.

[Signature]
(I.P. Parate)
Director (MPR & T.C.)

Copy to:

1. Vice Chairman, DDA
2. Finance Member, DDA
3. Engineer Member, DDA
4. Commissioner (Plg.)-I, DDA
5. Commissioner (Plg.)-II, DDA
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17. Addl. Commr. Landscape
18. Chief Town Planner, SDMC
19. Secretary, DUAC
20. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
21. Dy. Commr. of Police (Traffic) Delhi
22. Land & Development Officer, (L&DO)

List of participants of 4th meeting for the year 2012 of Technical Committee on 31.07.2012

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

- 1 G S Patnaik, Vice Chairman
- 2 Vinod Dhar, Chief Architect
- 3 Ashok Kumar, Commr. (Plg.)-I
- 4 Dr. S.P. Bansal, Commr. (Plg.)-II
- 5 P.M. Parate, Addl. Commr. (Plg) AP
- 6 R K. Jain, Addl. Commr (Plg) UE & P
- 7 S.P. Pathak, Addl. Commr (Plg) MPPR.
- 8 Savita Bhandari, Addl. Commr (LS)
- 9 Ashok Kumar Nanda, SE/(Elect)
- 10 I.P. Parate, Dir. (Plg) MPR & TC → Sam 17/8/12
- 11 Amit Das Dir. (Plg.) Narela Project
- 12 S.B. Khodankar, Dir. (Plg) MP & DC M 17/8/12
- 13 M.P. Nim, Dir. (Horti) S/E 17/8/12
- 14 Chandu Bhutia, Dir (Plg). UC&J 17/8
- 15 Pramod Behra, Dir (AP)-I 17/8/12
- 16 Manju Paul, Dy. Dir. VC Office
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DELHI DEVELOPMENT AUTHORITY
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No.F.1 (10)2012/MP/ 204

dt. 16.8.2012

Sub: Minutes of the 4th Technical Committee Meeting held on
31.07.2012.

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on 29.06.12.

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Action: Commissioner (L D)
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Action: Director (Plg) AP-I

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Action: Director (Plg) MP
Director (Plg) MPR

Meeting ended with vote of thanks to the Chair


(J P Parale)
Director (MPR&T C)

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Action: Director (Plg.) MP
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(I.P. Parale)
Director (MPR&T C)

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(I.P. Parate)
Director (MPR&T C)

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Action: Director (Plg.) MP
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(I.P. Parate)
Director (MPR&T C)

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tem/1

25/c

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

No. F. 1(10)2012/MP/190

Date: 30.7.2012

The 4th Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on **31.07.2012 at 04.00 P.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi**. A list of items along with agenda to be discussed is enclosed herewith.

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

Encl: As above.


(I.P. Parate)
Director (MPR) & TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
6. Commissioner (LD) DDA
7. Chief Town Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Addl. Commr.(Plg.)UE&P
13. Addl. Commr.(Plg.)TB&C
14. Addl. Commr.(Plg.)AP
15. Addl. Commr. (Plg.) MPPR.
16. Addl. Commissioner, Landscape
17. Chief Town Planner, SDMC.
18. Secretary, DUAC
19. Sr. Architect. (HQ-1), CPWD, Nirman Bhawan
20. Dy.. Commr. of Police (Traffic) Delhi
21. Land & Development Officer. (L&DO)

Special Invitees

1. Director (Plg/UC & Zone J)
2. Director (Horticulture) (South)
3. Director (Plg) Zone P-I & P-II
4. Chief Engineer (Gen.)DMRC
5. Director (Plg) Zone F&H
6. Director (Plg) UTTIPEC
7. Executive Engineer-F-112 PWD/GNCTD
8. Director (Plg.)MP

For item No.

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4th Technical Committee Meeting to be held on 31.07.2012.

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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION 6TH FLOOR,
VIKAS MINAR, NEW DELHI - 110002

Dt. 10/07/2012

No.F.1 (09)2012/MP/175

Sub: Minutes of the 3rd Technical Committee Meeting held on 29.6.2012.

Item No. 20/2012:

Confirmation of Minutes of the 2nd Technical Committee meeting held on 26.04.12.

F.1 (7)2012/MP

These minutes were forwarded to the Members and no comments/ observations have been received for any Item and the same were confirmed.

Item No. 21/2012:

Change of land use from 'Recreational' (Community Park) to 'Public & Semi Public (Burial Ground)' in Layout Plan of Facility Centre No. 8, at Wazirabad Road and Loni Road Crossing.

F.3 (125)98/MP

The proposal was presented by the Director (plg) Zone E. The Technical Committee recommended the proposal of change of land use from 'Recreational (Community Park)' to 'Public & Semi Public (Burial Ground)' in the facility centre No.8 for further processing for amendment in MPD-2021 under Section 11A of DD Act-1957.

Action: Dir. (Plg) AP Zone (E&O)

Item No.22/2012:

Change of land use of 9.08 Acres (3.67 Ha. approx.) of land in Revenue Estate of Village Chattarpur (Mehrauli) from "Residential" to "Public & Semi Public (PSP)" (7.56 Acres) and "Transportation" (1.52 Acres) for the proposed 225 Bedded Hospital Project of Govt. of NCT of Delhi.

F.13(01)2010/MP

The proposal was explained by Director (Plg) UC & Zone J. The Technical Committee recommended the proposal of change of land use

- a From 'Residential' to 'Public and Semi Public(PS1)' ---- 3.07 Ha. (7.56 Acres)
(with a condition that an area of about 0.57 ha (1.38 acres) to be kept as mandatory Green)
- b From 'Residential' to 'Transportation' ---- 0.60Ha (1.52 Acres)

The Technical Committee recommended the proposal for processing the amendment in MPD-2021 under Section 11A of DD Act 1957.

Action: Dir UC&J Zone

Item No.23/2012:

Special dispensation of 20% of maximum FAR for Residential use of essential staff and student accommodation (Hostel) for land allotted to ITBP School in Sector-16 (b) Dwarka.

F4 (16)93/Plg./Dwk./Pt.III

The proposal was presented by Director (Plg.) Dwarka. The Technical Committee agreed to the proposal for one time Special dispensation of 20% of maximum FAR for Residential use of essential staff and student accommodation (Hostel) as allowed in schools for physically and mentally challenged. It was also decided to further process the case as a "special permission" from the Authority, under sub-clause 8(2) of MPD-2021.

Action: Dir (Plg) Dwarka

Item No.24/2012:

Policy decision regarding carving out of land for CNG Station in 'Recreational Use' in Zone-'E' where 'Recreational Area' is only 5.3% compared to 15% required as per Master Plan for Delhi-2021.

F.5 (36)/2007/MP

The proposal was explained by Director (Plg.) Zone E&O wherein the proposed CNG stations (3 nos.) of Indraprastha Gas Ltd. (IGL) in the Recreational Use Zone in Zone 'E' was discussed. The Technical Committee in principle approved the proposal of IGL of three CNG Stations, forming part of undeveloped recreational use, however specific sites to be indicated as part of landscape plan of each pocket to be prepared by the landscape unit for consideration of the DDA screening committee as per the provision of MPD-2021.

Action: Addl. Commr. (Landscape)
Dir (Plg.) Zone E&O

Item No.25/2012:

Sanction of Building Plans with permitted Commercial Activities in Industrial Plots

F.3 (33)2008/MP/Pt.

The proposal was explained by Chief Town Planner, MCD. The Technical Committee agreed to the proposal as per the permissibility of Commercial activity in Industrial plots given in MPD-2021 as well as in the Regulations notified on 01.04.2011. The remaining issues pertaining to Building bye laws to be examined by the concerned Local Body based on use occupancy.

Action: Chief Town Planner, MCD

Item No. 26/2012:

Change of land use of 53.31 acres of land at Village Ghitorni for the National Institute of Communication and Finance, New Delhi from 'Residential' to 'Public and semi-public facilities (PSP)' including facility corridor, as approved in Zonal Development Plan of Zone J to be utilized only for 'Public and semi-public uses'.

F.20 (06)2011/MP/

The proposal was presented by Director (Plg.) DC & Zone J. Technical Committee recommended the change of land use of the area measuring 53.31 acres from

'Residential' to 'Public & Semi Public (PSP)' for consideration of the Authority and to process the amendment in MPD-2021 under Section 11A of DD Act-1957.

Action: Dir (Plg) Zone UC&J

Item No.27/2012:

Proposed change of land use of an area measuring 49.98 ha, (123.51 acres) of Pragati Maidan in Planning Zone 'D' from 'Recreational (District Park)' to 'Public and semi- public facilities' (International Convention Centre).

F.3(41) 96/MP

The proposal was presented by Director (Plg.) Zone 'D'. After detailed deliberation, discussions and considering the decision taken in the meeting of Hon'ble L.G. Delhi on 23.5.12, the Technical Committee recommended the change of land use of the entire area measuring 49.98 ha (123.51 acres) for consideration of the Authority to process the amendment in MPD-2021 under Section 11A of DD Act-1957 with the condition that the ITPO shall take necessary approval from land owning agency i.e. L&DO in respect of lease agreement etc.

Action: Dir (Plg) GIS & Zone 'D'

Item No.28/2012:

Relaxation in setback norms in 8 (eight) housing pockets at Rohini & Narela – schemes proposed for Construction of 18600 EWS Housing by using Prefab Technology having RCC member i.e. columns, beams and slabs all precast (A Turnkey Project).F.39 (01) 2011/HUPW/SA (R&N)/DDA

The proposal for relaxation in setback norms in 8 housing pockets at Rohini and Narela was presented by Sr. Architect (R&N) HUPW, DDA. It was informed that as per the observations of Delhi Urban Art Commission, regarding provision of consolidation of green area in various housing pockets, the proposed relaxation in setbacks was approved by the Technical Committee.

Action: Senior Architect (Rohini & Narela)

Meeting ended with vote of thanks to the Chair.

(I.P. Parate)
Director (MPR&T C)

Copy to:

- 1 Vice Chairman, DDA
- 2 Finance Member, DDA
- 3 Engineer Member, DDA
- 4 Commissioner (Plg.)-I, DDA
- 5 Commissioner (Plg.)-II, DDA
- 6 Commissioner (LM) DDA
- 7 Commissioner (LD) DDA
- 8 Chief Town Planner, TCPO
- 9 Chief Architect, HUPW DDA
- 10 Chief Architect, NDMC
- 11 Chief Engineer (Property Development) DMRC
- 12 Chief Engineer (Elect) DDA
- 13 Addl Commr (Plg.)UE&P
- 14 Addl Commr (Plg.)IB&C
- 15 Addl Commr (Plg.)AP
- 16 Addl Commr (Plg.) (MPPR)
- 17 Addl Commr Landscape
- 18 Sr. Town Planner, MCD
- 19 Secretary, DUAC
- 20 Sr. Architect, (HQ-1), CPWD Nirman Bhawan
- 21 Dy Commr of Police (Traffic) Delhi
- 22 Land & Development Officer, (L&DO)

Delhi Development Authority

1. S/Sh./Ms.
2. G.S. Patnaik, Vice Chairman
3. Prabhat Ranjan Acharya, FM, DDA
4. Ashok Khurana, EM, DDA
5. Vinod Dhar, Chief Architect
6. Ashok Kumar, Commr. (Plg.)-I
7. Dr. S.P. Bansal, Commr. (Plg.)-II
8. P.M. Parate, Addl. Commr. (Plg) AP
9. R.K. Jain, Addl. Commr. (Plg) UE & P
10. S.P. Pathak, Addl. Commr (Plg.)MPPR.
11. Ashok Nigah, CE/(Elect.)
12. Savita Bhandari, Addl. Commr (LS)
13. Ashok Ghoshwar ACA-II
14. P.S. Uttarwar, Dir (Plg) DWK
15. I.P. Parate, Director (Plg.)MPR& TC
16. S.B. Khodankar, Dir. (Plg.) MP & DC
17. A.K. Manna, Dir. (Plg.). AP-I
18. Sabyasachi Das, Dir.(Plg.)D-Zone
19. T.K. Mandal, Dir. (Plg.). AP(E&O)
20. Chandu Bhutia, Dir (Plg). UC&J
21. Harleen, Sr. Architect (R&N)
22. Manju Paul, Dy. Director, VC Office
23. Vimal Mehra, EX. Engg., (Elect). DDA
24. T.C.P.O.
Sudeep Roy, ATCP
25. **Municipal Corporation of Delhi:**
Shamsher Singh, Chief Town Planner
26. **N.D.M.C:**
Rajeev Gupta, Architect
27. **L&D.O.:**
Ravindra Singh, Building Officer
28. **C.P.W.D:**
Ashok Dhiman, Architect, CPWD
29. **DMRC:**
Umesh Mishra, C.E. (PD)
33. **Traffic Police:**
G.S. Awana, Addl. DCP, Traffic

-5/2
ITEM NO. 30/12

AGENDA FOR TECHNICAL COMMITTEE

File No.F.7(7)/97/MP

Sub: Allotment of additional land to be utilized by the existing Petrol Pump for augmenting the CNG facilities. *Area: Another 15 More (Zone J)*

1.0 BACKGROUND:

A Petrol Pump site measuring 45x33 mtr. was allotted by the DDA to IBP Company for setting-up of the Petrol Pump. This Petrol Pump is being operated by M/s Lotus Automobiles. Commercial Land Department of DDA has forwarded the file for consideration of the additional land measuring 15x33 mtr. for adding CNG facilities to the Petrol Pump site.

2.0 MASTER PLAN FOR DELHI-2021 PROVISIONS:

As per the provision of Master Plan for Delhi-2021, the Plot size for Fuel Station shall be minimum 15x33 mtr. and 33x45 mtr. to be located on 30 mtr. ROW. As per clause 12.12 of MPD-2021 CNG Stations are permitted in all the use Zones except in the Regional Park, developed District Park whereas Petrol Pumps are permissible of all use Zones except in the Recreational Zone.

3.0 EXAMINATION:

1. The existing Petrol Pump is operating on plot size 33x45 mtr.
2. The land use of the adjacent vacant land of District Park, is as per Gazette Notification No.787(E) dated 24.4.2011 (copy annexed). Earlier the land use of the land was Regional Park which has been modified to District Park.
3. A separate request for CNG Station in the same area was also received but due to paucity of the land received, it is difficult to provide separate land to IGL for CNG Station.
4. The District Park which has been notified on 26.4.2011 is not fully developed.

4.0 PROPOSAL:

1. The proposal is for increasing the size of the existing Petrol Pump from 33x45 mtr. to 33x60 mtr. by adding strip of land measuring 15x33 mtr., so that this additional land can be utilized by the existing Petrol Pump for augmenting the CNG facilities.
2. This allotment of additional land shall be as per disposal policy of the Land Department of DDA.

5.0 RECOMMENDATION:-

The proposal has been given above, in 4.0 put-up for consideration of the Technical Committee.

The above agenda is put up for consideration of the Technical Committee.

By [Signature] DDA
By [Signature] DDA

MINISTRY OF URBAN DEVELOPMENT

(DELHI DIVISION)

NOTIFICATION

New Delhi, the 26th April, 2011

S.O. 789(E).—Whereas certain modifications which the Central Government proposed to make in the Master Plan for Delhi regarding the area mentioned hereunder were published in the Gazette of India, Extraordinary, as Public Notice vide S.O. No.2352(E) dated 29th September, 2010 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice.

2. Whereas objections/suggestions received with regard to the proposed modifications have been considered by the Delhi Development Authority; and

3. Whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi 2021.

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modification in the said Master Plan for Delhi- 2021 with effect from the date of Publication of this Notification in the Gazette of India.

Modification :

- I. The land use of the following area admeasuring 27.97 Ha. situated at South of Qutab Institutional Area, New Delhi falling in Zone-D is changed as per description listed below:-

Location	Area	Land use (MPD-2021)	Land Use changed to	Boundaries
1	2	3	4	5
South of Qutab Institutional Area, Zone-D	27.97 Ha.	'Public & Semi-Public (PSP)	'Recreational (P-1, Regional Park)'	North - Qutab Institutional Area South - Regional Park East - Qutab Institutional Area West - JNU Road

- II. The land use of the following area admeasuring 20 Ha. situated at South of Mehrauli-Mahipalpur Road, New Delhi falling in Zone-J (excluding area of existing M.G. Road with proposed M.G. Road with proposed 80.0 mt. R/W i.e. 3.39 Ha.) is changed as per description listed below:-

Location	Area	Land use (MPD-2021)	Land Use changed to	Boundaries
1	2	3	4	5
South of Mehrauli Mahipalpur Road Zone-J (excluding area of existing M.G. Road with proposed M.G. Road with proposed 80.0 mt. R/W i.e. 3.39 Ha.)	(a) 4.80 Ha	'Recreational (P-1 Regional Park)'	'Transportation'	North - Mehrauli-Mahipalpur Road South & West - Boundaries of Regional Park as per the existing Land Use Plan contained in MPD-2021
	(b) 8.90 Ha	'Recreational (P-1 Regional Park)'	'Recreational (P-2 District Park)'	
	(c) 6.30 Ha	'Recreational (P-1 Regional Park)'	'Residential'	East - Mehrauli-Gurgaon Road & Bhatti Mines Road
	Total- (a)+(b)+(c) = 20 Ha.			

Sl. No. K-12011/71/2009-DDIB]

Under Secy.

Sub: Proposal for setting up National Institute of Technology in Zone P-I, Narela Sub City.
(File no. F.9 (01)/2012-MP)

1. Background:-

- i) MOUD, G.O.I., vide letter no. K-20013/4/2009-DDVA/(3652) dated 23rd Aug 2011 forwarded a copy of letter dated 6/6/2011 of Secy., Department of Higher Education, Ministry of HRD for allotment of land of 300 acres (120 Ha.) for setting up permanent Campus of National Institute of Technology, Delhi (NIT-Delhi).
- ii) Subsequently, National Institute of Technology requested for minimum 100 acres (40 Ha.) of land for their permanent Campus due to shortage of land in Delhi.
- iii) Department of Higher Education, Ministry of HRD formed a Site Selection Committee for the purpose and a site visit was conducted by the members of the Committee on 8/6/12. Accordingly, the Committee visited the following sites:

1. Facility Area-7 (Area-21 ha. approx.)

Location : Located at the junction of UFR-II (100 mtr. R/W road) & G.T. Karnal Road.

2. Sector A-1 to A-4, (Area-320 ha. approx.)

Location : Located near Mamoorpur Forest area adjacent to G.T. Karnal road.

3. Village Tikri Khurd Area

Location : Along 20/20 m wide road.

A copy of the report of the Site Selection Committee was handed over by Director, NIT, Delhi during the meeting with Commissioner (Plg.)-II on dated 19/7/12.

- iv) Site Selection Committee identified Land for the proposed Campus at Facility area no.7 (Area-21 Ha. approx.) and additional residential land near Mansa Devi Mandir at Sector A1-A4 as per notified Zonal Development Plan of Zone P-I.

2. Examination: -

MPD-2021/Zonal Plan P-I, Provisions:-

- i) According to MPD-2021, four nos. of sites of University Campus each with an area upto 20 Ha. could be proposed in Urban Extension areas. Such University Centre/Campus is permissible under Land Use category PSI (Clause-4) USE ZONES DESIGNATED. The planning norms and standard for education facilities (higher education) is as under:

Table 13.5:

Category	Pop./unit minimum	Plot area
University Campus including International Education Centre (IIEC) Large campus (10 Ha. and above) will be divided into following four parts : a) Academic including Administration (45% of total land area). b) Residential (25% of total land area). c) Sports and Cultural activities (15% of total land area). d) Parks and Landscape (15% of total land area).	4 sites in Urban Extension	Upto 20.00 Ha.

Upto 10% variation in plot size is permitted.

ii) In the notified Zonal Plan of Zone P-I under Facility Area no.7- Hospital 'C', Hospital 'D'.2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV are proposed. These facilities need to be re-located in the nearby facility area as per notified Zonal Plan. It is needless to say that some deficiency may prevail at Zonal Level facilities.

iii) Land Status:- In the meeting held on 10/4/12 in the office of C.L.M., Land Status of pockets under reference have been informed as acquired and is with DDA.

3. Proposal:-

Keeping in view of Site Selection Committee's report and examination above at Para 2, it is proposed:

i) National Institute of Technology, Delhi may be proposed in PSP pocket (Facility area no.7) measuring 21 Ha. (approx.) for their institutional campus within MPD-2021 provisions (as the land use of the F.A-7 is 'Public semi Public' as per notified Zonal Plan of Zone P-I and MPD-2021). Univ. Centre/Campus is covered in PSI under PSP facility (Clause 4.0 Use Zone designated). The establishment of NIT, Delhi will also add to higher education facility of the National Capital of Delhi.

ii) Land for additional residential requirement could be examined for allotment in sector A1-A4 as per availability and land disposal policy of DDA. This may be dealt separately by L.D. Wing.

iii) The Zonal level facilities as indicated in the text of ZDP of Zone P-I is proposed to be examined for re-location in other facility areas of the Zone as indicated on the notified Zonal plan.

The Zonal Plan showing the location for the proposed site of NIT, Delhi is laid on table.

4. Recommendation:-

The proposal at para 3 above is put up for the consideration of Technical committee.

Asstt Director (Plg.)
Narela Project

Jt. Director (Plg.)
Narela Project

Director (Plg.)
Narela Project.

AGENDA FOR TECHNICAL COMMITTEE

Subject: Retail outlet opposite IIT Hostel on Outer Ring Road(Ms Sant Service Station).
File No: F7(1)81/MP

1.0 BACKGROUND:

- i). As per the note in file no.F12(23)2000/CRC at 23/N, the existing site at Jia Sarai on Outer Ring Road was allotted by DDA to Indian Oil Company on Licence Fee basis in 1974. However, no documents related to allotment letter, possession plan, sanctioned building plan is available in the file nor made available by the owner for examination of the case. The concerned file no. F15(22)72/LSB(I) is also not available.
- ii). The size of the petrol pump site was 17 m x 30 m. EE/F-112, PWD vide letter dated 24.9.07 has conveyed to remove the existing structure of the petrol pump falling within the R/W of Outer Ring road. As per the letter 4.5 m x 30 m width strip of the petrol pump is affected in the R/W.
- iii). Earlier the case of retail outlet opposite IIT Hostel, on Outer Ring Road (M/s. Sant Service Station) related to allotment of land in lieu of land affected in the R/W was discussed in the Technical Committee meeting vide item no. 6 dated 10.6.82 in which the following decision was taken:

"The Technical Committee noted that the existing outlet was developed on a Master Plan (Petrol Pump) site. It is, therefore, desired that land required for widening of the road may be taken from the existing outlet and the land be allotted in the rear of the existing outlet subject to the condition that no trees should be cut".

- iv). Subsequently, the case was again discussed in the T.C. vide item no. 5 dated 24.9.82 keeping in view the report from Director (Hort.), the following decision was taken:

"The Technical committee examined and approved the proposed alternative site for the resitement of the affected outlet. It further desired that the present site be developed as a part of the green area after leaving necessary land required for the widening of outer Ring Road.

- v). The above recommendation of the Technical committee meeting dated 24.9.82 was approved by the Authority vide Resolution No. 17 dated 13.1.1983.
- vi). Director (CL) vide note dated 7.12.2011 has stated that, as per information available in the file, actual resitement could not be done for the reasons not available in the file .
- vii). The representation from M/s. Sant Service Station dated 7.1.2009 addressed to VC was examined, keeping in view the observation of Planning Department which conveyed that the land of the proposed strip and the alternate site is Recreational and can not

File
ADCMP

-ap -

be considered for the petrol pump, Director (CL) recommended for resitement of petrol pump site as per policy by holding a computerized draw out of available petrol pump site and the same was approved by Lt. Governor in the above mentioned Lands Deptt. file. Copy of the note at Annexure-A)

- viii). The representation dt. 11.7.2011 from Ms. Maju Mehta, Sant Service Station received in VC's Public Hearing was examined by Lands Deptt. Based on the examination, VC DDA has directed that **no land can be given on the rear side as it forms part of the District Park. The allottee will have to satisfy himself with lesser area as the land is required for the road.** The decision was intimated to the Petrol Pump Owner.
- ix). A representation dated 23.4.12 addressed to VC, DDA was received from Ms. Manju Mehta, in which it was submitted that as per policy, the minimum site required for petrol pump is 17 m x 30 m which is as per the explosive norms but after the widening of the outer Ring Road by taking 5 m strip of land from petrol pump, the size of petrol pump will be reduced to 12.5 x 30 which may not confirm to the explosive norms. Hence, 5m strip of land from the District Park, be considered for allotment in lieu of 5 m strip used for road widening.
- x). The site was surveyed and as per the survey report 7 nos. of large trees are falling within the proposed 5 m strip of land at the rear side of the petrol pump.
- xi). Since, the earlier report has been submitted by the Hort. Deptt. a reference was sent to Dir. (Hort.)SZ to intimate number of trees affected in the stretch/strip & for comments. The reference has also been referred to UTIPEC for comments.

2.0 EXAMINATION:

- i). The Petrol Pump has been allotted by DDA in the year 1974 on the Master/Zonal plan site .
- ii). The proposed strip of land measuring 5mx 30m requested for Petrol Pump in lieu of the Land required for road widening is part of the District Park. As per the provision of **MPD-2021, Petrol Pumps are not permitted in Recreational area.**
- iii). In the absence of the possession plan which shows the exact site including the physical features such as road r/w, carriage way and location of the site with respect to the above features it is difficult to ascertain the demarcation of the site with respect to the Road R/W. However a photo copy of the fire clearance plan submitted by the owner was examined which shows the site is located 180ft(54m) from the PWD boundary wall which seems to be the existing IIT boundary wall.(Copy of the part plan placed at Annexure-B.
- iv). Chief Divisional Retail sales Manager, IOC, vide letter dated 26.6.2012 addressed to VC, DDA has intimated that the minimum requirement for the site as per explosive norms and Master Plan is also 17min depth for safe installation of tanks & pumps.

item no 32/12

ADCM

ADCM

- v). The observation of the Land Landscape Department is reproduced below:
The site is a protected forest as per notification of GNCTD issued in 1980. Already Metro Station is coming near this area and lots of green is lost to DMRC. This may be considered while taking a decision.
- vi). From the PT survey it is observed that the available R/W at this location is 54.6m from the IIT boundary wall to the boundary of the Petrol Pump. Presently the size of the petrol pump is 16.2m x 30. If land of the petrol Pump is to be surrendered for the road widening, then, about 201.16sqm. land (5.9m-7.3 x 30m) strip of land will be required to be adjusted from the District Park(notified protected forest). About 8 fully grown trees and no of bushes are falling within this 201.16 sqm area. This 201.16sqm land can not be used for any purpose other than green since the trees are to be retained. With the additional land the petrol Pump will get an space of about 10m x 30m for operational area.(Copy of the P T Survey placed at Annexure-D)
- vii). As per the approved alignment plan of Outer Ring Road approved by TC on 3.5.2006, the R/W of this road is 45m. However it is observed that the R/W has been considered as the boundary of the District park in the north & the boundary wall of IIT in south which is about 59m. As per the proposal, cycle track and foot path are proposed on the Petrol Pump land.(Copy of the part plan at Annexure-D)
- viii). From the alignment Plan, it is observed that, there is a difference in the existing c/w on both sides of the central verge. The c/w on the PP side is 21m while the c/w towards IIT side is 19.4m. More over, the slip road on both side of the fly over has been proposed with different width. The width of the slip Road towards IIT side is 9m, while the width of the slip road towards District Park side is 13m
- ix). DMRC has requested DDA vide letter **No DMRC/Land/15/DDA/JP-BG/1441/205 dated 19.7.2011 to transfer of 28m x 180m** land on temporary basis for cut and cover tunnel along the boundary of the existing Petrol Pump which is under consideration.(CXopy of the letter & plan placed at **Annexure-E**)
- x). Keeping in view the above, a minor modification in the alignment plan towards Petrol Pump side, if carried out, by shifting the r/w line on the existing edge of the Petrol Pump, which is about 54m from the boundary wall of IIT against 45m stipulated R/W and adjustment of the existing c/w which is 21m and subsequently shifting the foot path and cycle track on the edge of the existing Petrol Pump which may not have an adverse impact on the over all circulation, and stipulated Master Plan R/W width. The Petrol Pump will not be affected with the said minor modification and will function at this location without disturbing the Master Plan green.
- xi). The observation from Director(Hort) & Dir(UTTIPEC) has not yet been received.

3.0 PROPOSAL:

Alternative- I

- i) PWD may carry out necessary modification in the alignment plan by shifting the R/W line from the boundary of the District Park to the edge of the petrol pump to allow the Petrol Pump to function at the present site on the minimum site area

item no. 32/12
 Jhalu
 ADMP)

17m x 30m required as per the explosive norm by making necessary modification in the road cross section.

Alternative -II

In case an area of 201.16 sqm. considered from the District Park(notified protected forest) as shown on the plan to confirm the minimum site dimension of 17m x 30m, it may be subject to

- a. No trees shall be allowed to cut and no construction of any nature, permanent or Temporary shall be allowed on the above strip of land. The existing nature of the land shall be maintained.
- b. Since this is part of the notified protected forest, **clearance from forest Department** shall be obtained before handing over the strip of land

Alternative-III

The petrol Pump to continue at the present site with the present dimension. After the work of DMRC is completed, the required land for the Petrol Pump could be re-examined.

Alternative -IV

Resitement of the petrol pump site as per policy by holding a computerized draw out of available petrol pump site as was approved by Lt. Governor on 20.5.2009 in the above mentioned Lands Deptt. File.

item No 32/12
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AD(MP) All the above alternatives are also subject to submission of the allotment letter, possession plan and sanctioned building plans.

4.0 RECOMMENDATION:

Keeping in view the contents as explained at para 2 & 3, the case is placed before the Technical Committee.

S. S. Shand
Asstt. Dir(AP)I

F. Seetha
307
Dy. Dir(AP)I
IN-CHARGE

Q. M. S. Iyer
Dir(AP)I

12

26/N

It is submitted that the existing petrol pump site at Jia Sarai- Outer Ring Road was allotted by DDA to Indian Oil Company on licence fee basis in 1974. A strip of 4.55 mtr width of this site is coming in the right of way of the road widening work of PWD. The LOI of the Petrol Pump is requesting for allotment of equal land out of the existing DDA land at adjacent rear side. Recently the request was referred to Planning Department for examination. Based on the advice of Planning Department that the area of the land in rear is of recreational use, the request of the applicant has already been rejected (34/C).

Here it is submitted that in past re-sitment of the petrol pump was considered on nearby land i.e. about 321' further down towards R.K. Puram and was approved by the Authority in its meeting dated 13.1.83. The re-sitment was considered at that time because allotment of additional land in the rear side was not feasible because of quite a large number of trees there. However actual re-sitment could not be done for the reasons not available on file but it seems that the requirement was not felt after the Asian Games were over in 1982 that necessitated it.

Now Planning Department at 25/N has informed that the land use of the existing site, land at rear side and of the alternative site approved by Authority in 1983 is of 'Recreational' use District Park. Hence neither any additional land can be allotted in the rear side nor the alternative site (321' further down towards R. K. Puram on same side) can be allotted can be given to him at this stage. Hence we are left with only alternative of re-sitement of the petrol pump site, as per policy (copy placed opposite at Flag 'X'), by holding a computerized draw out of available petrol pump sites.

Since Hon'ble LG desired the facts of the case on file, about three months back, we may send the file to LG office and take further action subsequently after its perusal by Hon'ble LG.

(Yashpal Garg)
Director (CL)
4.5. 2009

CLD

PC

ye

LG

'X' above is affirmed

 V_e

2015708

DD/C

25/5/21

495

1925

↑ 10 MUNKRA

$$- \Delta H^\circ = 1 \text{ kcal/E}$$

LPWD BOUNDARY

AREA DETAILS

AREA OF THE PLOT: 100 x 55

5500 SE
510 N

SITE PLAN

NEED FOR UNIFORMITY

TOTAL CNEEDS: 4000000

Approved

4/2/29

son of Latha,

SITE FOR
INDIAN OIL

GATE

TOMEHRAULI 

177-6
(54.13 m)

$$\frac{180''}{(54.86 \text{ in})}$$

1025.25 3FT 101.70 SR MTK

1500 00.5677

658

12250.00
1130

130

item no 32/12
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AD (MP)

[illegible]

GREEN

FOOT PATH

ROAD

CENTRAL VERGE

T. GATE

R O A D

FOOT PATH

VACANT

PETROL PUMP

M/S SANT SERVICE STN.

FOOT PATH

~~STONE B/W WITH~~

SHATOOT
0.10m

SHATOOT
0.60m

PIPAL
0-30m

→ NEEM
1. 20 m

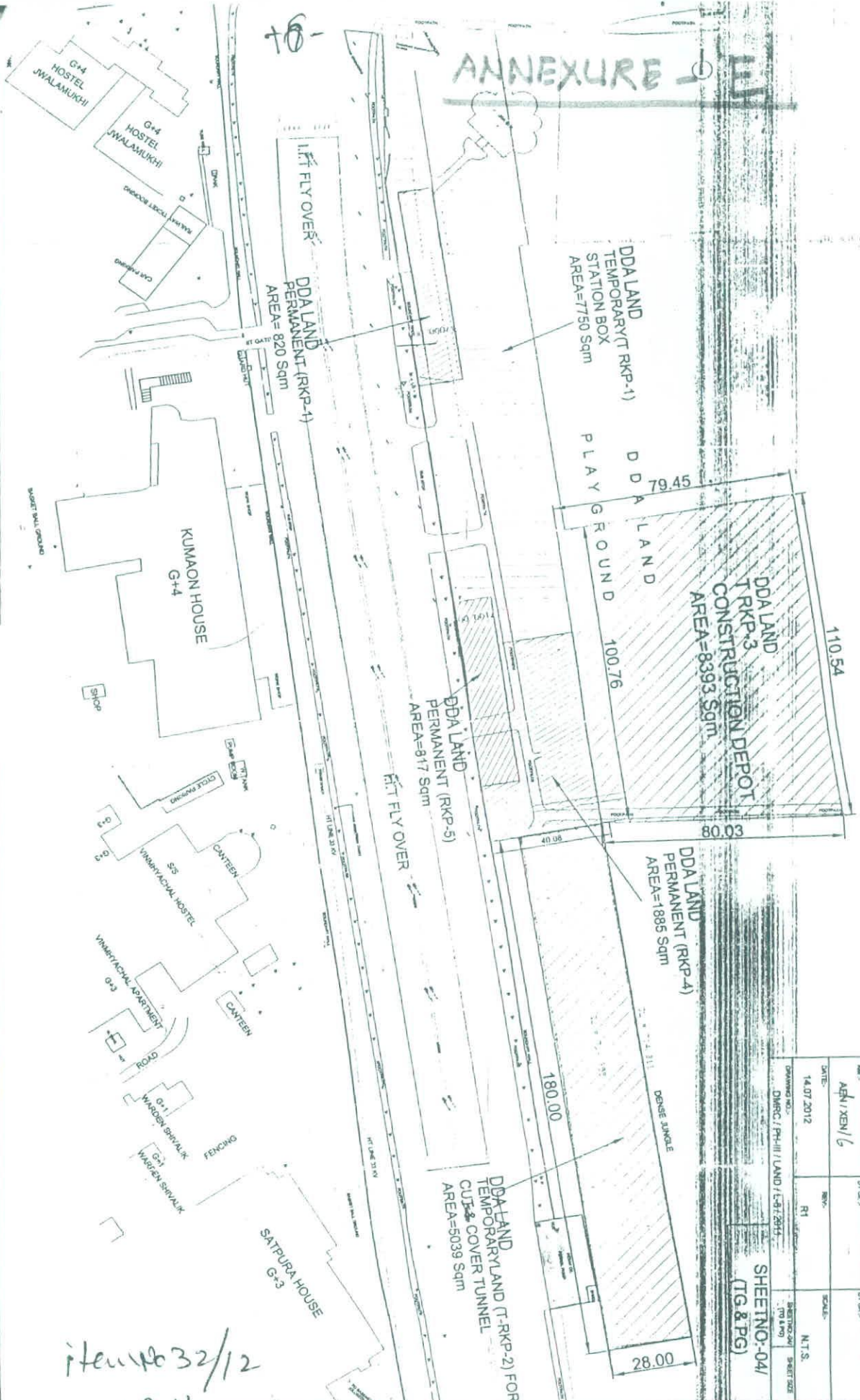
NEEM
0.60 m

→ NEED
1.10m

NEEM

DATE	14.07.2012	SCALE	N.T.S.
DRAWING NO.	DMRC / PH-III / LAND / L-91/2011	SHEET NO.	04/
DATE	14.07.2012	SCALE	N.T.S.
DRAWING NO.	DMRC / PH-III / LAND / L-91/2011	SHEET NO.	04/

ANNEXURE



AT R.K. PURAM

AREA (Sq.m)	AGENCY	REMARKS
GOVT.	PVT.	
7750	DDA	AREA & AGENCY REVISED
5039	DDA	AGENCY REVISED
820	DDA	AGENCY REVISED

IDENTIFICATION	PURPOSE	AREA (Sq.m)	AGENCY	REMARKS
RKP-1	ENTRY/EXIT	820	DDA	AREA & AGENCY REVISED
RKP-2	ANCHORAGE BUILDING / PARKING/WFT	1885	DDA	LOCATION AREA & AGENCY REVISED
RKP-3	SHAFTS & ENTRY/EXIT	817	DDA	LOCATION AREA & AGENCY REVISED
TOTAL		3968		

item no 32/12
AD (MP)

F34(34)11/IL

ANNEXURE - 'E'

दूरभाष Tel

फैक्स Fax

दिल्ली मेट्रो रेल कॉर्पोरेशन लि० DELHI METRO RAIL CORPORATION LTD.

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

DMRC/Land/15/DDA/JP-BG/1441 /2005

19.07.2011

Deputy Director (IL)
Delhi Development Authority
Vikas Sadan, INA
New Delhi-110 023

Subject: Requirement of one Pocket DDA land at R.K.Puram Station on temporary basis for construction of Janakpuri (West) – Kalindi Kunj (Line-8) of Delhi MRTS Project, Phase-III.

Sir,

DMRC has taken up construction of Janakpuri (West) – Kalindi Kunj corridor of Delhi MRTS Project, Phase-III. Two pockets of land measuring 5039 Sqm, is required on temporary basis as shown below:

S.No.	Location of land	Area (Sqm)	Basis	Purpose
	R.K.Puram Station (Near IIT Flyover)			
1	T RKP-2	5039	Temporary	Cut and Cover

Actual area available at site for transfer will be reconciled during verification by the officials of DDA and DMRC. Allotment can be made on the basis of area jointly measured at site.

You are therefore, requested to take necessary action for transfer of above land on temporary basis for a period of 4 years for Delhi MRTS Project and send demand note towards the lease charges of land @5% of land cost per annum, as per the decision of Union Cabinet issued vide letter No. J-22011/4/95-LD dated 16/04/1999 of MOUD i.e. at inter-departmental transfer rates.

Thanking you,

Yours faithfully,

Encls. As above

(P. S. Chauhan)
Chief Engineer/General

Copy for information and necessary action to

1. Commissioner (LD), DDA, Vikas Sadan, INA, New Delhi-110023.
2. Commissioner (Planning), DDA, Vikas Minar, IP Estate, New Delhi-110002.
3. Commissioner (LM)-II, DDA, Vikas Sadan, A-Block, INA, New Delhi-110023
4. Dy. Commissioner (MRTS), Transport Department, GNCTD, Delhi-110054.

Chief Engineer/General

(मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001)

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

forest Department shall be obtained before handing over the strip of land

item no 32/12

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ADCMR

Item No: 33/12

DRAFT AGENDA FOR TECHNICAL COMMITTEE

F. No F 3 (84)2010/MP/

Subject: Regulations for redevelopment of Godown clusters existing in non - conforming areas in Delhi

A BACKGROUND:

- i. The National Capital Territory of Delhi Laws (Special Provisions) Second Act- 2011 provides for formulation of

"policy or plan for orderly arrangement regarding schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land and guidelines for redevelopment for existing godown clusters (including those for a storages of non- agricultural goods) required to cater to the needs of the peoples of the National Capital Territory of Delhi"

It also envisages no punitive action till 31.12.2014 for the unauthorized construction in this regard.

- ii. Accordingly Dy. Commissioner of all District were requested to provide for information on the number of unauthorised godowns existing in rural areas with specific details.
- iii. The "Draft Guidelines for Redevelopment of Godown clusters existing in Non-conforming Areas" were initially discussed in the Technical Committee meeting of DDA held on 03.03.11 wherein it was decided that **in the first instance, village wise survey of the existing food grain godown clusters in Delhi be undertaken by the MCD and the Dy. Commissioners, GNCTD** The basic contention of village wise survey was to ascertain the physical formation of the non conforming clusters in rural areas i.e. whether the godown clusters and their activities in a particular area can be considered as per the draft policy guidelines which were put up to Technical Committee.

B FOLLOW UP ACTION

- i. As a follow up to the Technical Committee meeting, Pr. Commissioner (Revenue) cum-Divisional Commissioner, GNCTD and Commissioner, MCD were requested to provide the details. No information from the revenue office was received. S.E (Bldg) MCD vide his letter dt.21.10.11 was a tabular category wise listing of existing godowns without any locational details/maps. Hence, S.E (Bldg) vide letter dt. 14.12.11 was asked to provide the details of location, access road to these godowns, adjoining activities, and existing

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AD(MP)

facilities of these godowns to examine the extent of concentration of these godowns in a particular area.

- ii. Addl. Commissioner (Eng.), MCD vide his letter dt. 23.1.12 informed that additional information as desired in para 2 of the letter dt. 14-12-11 will require a re-survey. Further, since MCD does not have infrastructure/ manpower to collate the desired information, MCD would require additional time and the services of Consultant, whose expenditure may have to be borne by the DDA.
- iii. Taking cognizance of the letter from MCD, the matter was accordingly put up to LG Delhi. As per approval/direction of VC, DDA/LG, Delhi, in File No F. 14(192)2011/MP a visit was held to Jhajjar and Rewari in Haryana on 24th and 26th of April 2012 respectively to study the basic principles of development of godowns/ warehouses and to study the guidelines/ regulations for regularizing the godowns/ warehouses at Rewari and Jhajjar. VC, DDA vide his note dt. 4-6-12 in F. No F.14 (192)2011/NP has observed that the report be brought the TC especially para 6 of the Report.

Team Findings/Observations

- The towns of Rewari and Jhajjar are not comparable with Delhi in terms of population, urbanization and land value and land area.
- In Rewari town only 3 cases of change of land use has been done in the rural zone within the controlled area of Town, whereas three cases of change of land use has been done at district level of Jhajjar from 'agricultural to industrial' in respect of warehouse/godowns.
- No change of land use has been permitted/done in urbanizable area as per their plan.
- As per the Master Plan of Delhi-2021 there is no land use as agriculture and all the land has been earmarked as urbanizable area. The land value in Delhi is very high as compared to Jhajjar and Rewari. The land is very scarce in Delhi and any regularization of existing godowns/warehouses in Delhi will reduce the land use component of the respective areas.

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AD (MP)

- iv. Meanwhile, Under Secretary (DDIB) vide letter No J-13036/3/2011-DD.IB dt. 9-4-2012 has forwarded minutes of the meeting held under the chairmanship of Addl. Secretary (UD) held on 28-3-2012 in which following has been decided:
 - i. DDA will advise MCD to carry out a limited survey with details
 - ii. DDA would also conduct its own limited survey
 - iii. DDA will develop a draft policy on issue within next 2 months
- v. Further, a meeting was also held under the chairmanship of Commissioner (Plg)-I & II on 11-5-12 to discuss/revisit the "Draft Guidelines for Redevelopment of Godown clusters existing in Non-conforming Areas" which

were initially discussed in the Technical Committee meeting of DDA held on 03.03.11. The findings of the site visit to Jhajjar & Rewari were also explained by Joint Director (Plg) P-I & II and Dy. Director (Plg) MP & DC. The following important points emerged from the meeting:

- a) No change of land use has been permitted/ done in urbanizable area as per the Haryana Policy. The Haryana Policy is for godowns in Agricultural land which are given NOC for change of Land Use with certain conditions. The contents of the Haryana policy could be adopted in the Green belt area of Delhi where such godown clusters exist. This will require the modification in the Master Plan of Delhi provisions.
- b) The existing policy for godown clusters needs to be revisited/modified based on
 - The survey details by the local body. The clusters which existed on a pre-decided cut of date to be taken up under this policy only.
 - Decisions of the MOUD meeting held in regard to non confirming industrial areas.
 - Due to existing ground conditions, the size of the plot stipulated in the Haryana Policy cannot be applied in case of Delhi.

- vi. With reference to the observations/directions of VC, DDA dt. 26-4-2012 the information on number of cases registered under relevant provisions of DLR Act for converting Agriculture land for Non Agriculture uses has also been sought vide letter No F3 (84)/2010/MP/120 dt. 25-5-12 addressed to Principal Secretary (Revenue) cum Divisional Commissioner, GNCTD. The reply is awaited.

C PROPOSAL

Based on the decisions taken, the *regulations for redevelopment of godowns clusters existing in non-conforming areas* has being revisited and draft modified regulations / guidelines are as follows

item No 33/12
AD (MP)

REGULATIONS FOR REDEVELOPMENT OF GODOWN CLUSTERS EXISTING IN NON-CONFORMING AREAS.

1.0 INTRODUCTION

- 1.1 The National Capital Territory of Delhi Laws (Special Provisions) Second Act-2011 provides for formulation of

"policy or plan for orderly arrangement regarding schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land and guidelines for redevelopment for existing godown clusters (including those for a storages of non- agricultural goods) required to cater to the needs of the peoples of the National Capital Territory of Delhi"

It also envisages no punitive action till 31.12.2014 for the unauthorized construction in this regard.

2.0 NORMS FOR REDEVELOPMENT OF GODOWN CLUSTERS IN NON-CONFORMING AREAS

Following norms will be followed in redevelopment process, keeping in view the existing ground realities as well as the imperatives of planned development.

- 2.1 Non-conforming clusters of godowns / warehousing activities having concentration of minimum 4 Ha. contiguous area and having more than 70% plots within the clusters may be considered for redevelopment of area identified on the basis of actual surveys.
- 2.2 Individual plots which do not form part of any cluster will be governed by the provisions of the Master Plan for Delhi 2021 / Zonal Development Plans.
- 2.3 After notification of such clusters by the GNCTD, the redevelopment scheme will have to be prepared by the concerned local body / land owning agency in the areas under their jurisdiction, in consultation with the Society (to be formed by the land owners) based on following norms / conditions. Alternatively, the redevelopment scheme may be prepared by the society based on the norms but shall require approval of the concerned local body/land owning agency.
- i) The cluster should have direct approach from a road of minimum 30mt R/W.
 - ii) Formation of Society shall be mandatory to facilitate preparation of redevelopment scheme / plan, development of services, parking and maintenance, pollution control and environment management.
 - iii) Amalgamation and reconstitution of plots shall be permissible for redevelopment.
 - iv) Owners of the godowns shall have to obtain the requisite statutory clearances from the concerned agencies, wherever necessary. After approval of the Layout Plan for redevelopment by the local body, the identified clusters will be processed for change of land use under section 11-A, of DD Act 1957 by DDA on receiving the proposal from local body / GNCTD.
 - v) Other stipulations shall include:
 - a) About 10% area is to be reserved for circulation / roads / service lanes.
 - b) About 10% of semi permeable surface for common parking, idle parking and loading / unloading areas.
 - c) About 10% of total area to be reserved for Associated infrastructure requirement such as Electric Sub-stations, Fire Station, Police Post, servicing, Loading and Boarding and informal market areas etc. as per the norms.
 - d) Preparation of Plan for water supply from DJB / Central Ground Water Authority (wherever required) along with requirement for pumping

17th Dec 2012

Shalika

AD(MP)

stations, storage tanks, ground water recharging / rainwater harvesting and Drainage plan as per norms.

- e) About 8% of the cluster area shall be reserved for parks / green buffer.
- f) Utilities such as ESS, underground water storage tank, roof top water harvesting system, solar heating / lighting systems etc. will be provided within the plot.
- g) Plot up to 300sq.mt. size should face road of 12 mt R/W and plots above 300sq.mt. size should face road of minimum 18 mt. R/W.
- h) Development control norms to be followed at scheme level :

Max Gr. Coverage (%)	Max. FAR	Max. Height	Parking
30	80	No restriction, subject to clearance from Airport Authority of India, Fire Department and other statutory bodies	3 ECS / 100sq.mt. of floor area.

- i) Development control norms for the individual plots shall be as follows:

Plot Size	Max. Gr. Coverage (%)	Max. FAR	Max. Height	Parking
Up to 300sq.mt.	60	120	8 mt	Common Parking
Above 300sq.mt.	50	100	8 mt.	3 ECS / 100sq.mt. of floor area.

- j) Provision of parking and loading / unloading will be made within the plots of size 301 sq.mt. and above.
- k) Common parking to be provided for plots up to 300 sqmt. size and front set back shall be provided without boundary wall for use of parking and loading / unloading purposes.
- l) Provision / use of basement will be as per the stipulations of MPD-2021.

- vi) Other provisions / development control norms shall be applicable as prescribed. Depending upon ground conditions, the local body may relax the norms in consultation with service providing agencies including Fire, Police, Traffic, Water, Power, Sewerage, Drainage, DPCC and Disaster Management.

- vii) The redevelopment work may be undertaken by the societies voluntarily or by the concerned local body / agencies. In case the agencies take up the redevelopment work for execution, they shall collect the charges from the individual industries themselves directly. Requisite charges for change in land use, enhanced FAR and land (wherever applicable) would be required to be paid to the concerned Authority.

- viii) The redevelopment shall be completed within three years from the date of approval of the scheme / plans. Clusters, which fail to complete the

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AD(MP)

redevelopment proposals within the period specified as above, shall have to shift to other conforming areas and the godowns functioning in non-conforming clusters shall have to close down. In such cases, the licensing authority will not renew / issue the licenses to such godowns without obtaining land use clearance from the competent authority. Further, no new licenses will be issued in non-conforming areas, without obtaining land use clearance.

- ix) The following areas shall not be eligible for godown clusters redevelopment scheme: Bungalow Zones (New Delhi & Civil Lines), the Ridge, River Bed (Zone-O), areas along water bodies, canals, sensitive areas from security point of view, conservation & heritage areas, reserved/protected forests, DDA flats, Cooperative Group Housing Societies, Government flats/bungalows/employer housing etc. and their immediate proximity.

3 OTHER CONDITIONS:

- i) All the Redevelopment Schemes under these guidelines shall conform to the statutory provisions/requirements/ DD Act, 1957 and Master Plan stipulations.
- ii) Redevelopment plans of individual clusters will have to be prepared by the concerned societies and thereafter approved by the concerned local authority/MCD. The redevelopment shall be completed within three years from the date of approval of such plans
- iii) The concerned local body and the stakeholders will workout the mechanism for implementation of the scheme in time bound manner and the recovery of stipulated levies / charges.
- iv) While examining redevelopment proposals, the Local Body can consider use of Accommodation Reservation (AR) and Transfer of Development Rights (TDR) as tools for approving redevelopment Schemes depending on case to case basis.
- v) In case of surrender of land for road widening, the FAR of the original plot will be permissible.
- vi) Demonstrative examples/models depicting the implementation of these Regulations be brought out by the Local Body as part of User Friendly Guide covering the Frequently Asked Questions (FAQs) for such projects.

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- D. The proposal contained in Para 'C' is placed before the technical committee for consideration for inserting these regulations as Para '6.4' in chapter 6 - wholesale trade as a modification to MPD -2021 to be processed under Section 11-A of DD Act-1957.

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Astt. Director (MP)

Sh. K.
30-7-12

Dy. Director (MP)

Sh. K.
30-7-12

Director (MP)

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

No. F. 1(10)2012/MP/190

Date: 30.7.2012

The 4th Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on **31.07.2012 at 04.00 P.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi**. A list of items along with agenda to be discussed is enclosed herewith.

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

Encl. As above.

(I P Parate)

Director (MPR) & TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
6. Commissioner (LD) DDA
7. Chief Town Planner, TCPO
8. Chief Architect, IHUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Addl. Commr. (Plg.) U&P
13. Addl. Commr. (Plg.) TB&C
14. Addl. Commr. (Plg.) AP
15. Addl. Commr. (Plg.) MPPR
16. Addl. Commissioner, Landscape
17. Chief Town Planner, SDMC
18. Secretary, DDA
19. Sr. Architect (HQ-1), CPWD, Nirman Bhawan
20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

Special Invitees

1. Director (Plg) UC & Zone D
2. Director (Horticulture)
3. Director (Plg) Zone A & B
4. Director (Plg) Zone C & E
5. Director (Plg) Zone F & G
6. Director (Plg) Zone H & I
7. Executive Engineer-I-112 PWDD G.S.C. ID.
8. Director (Plg) MIP

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

No. F. 1(10)2012/MP/190

Date: 30.7.2012

The 4th Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on **31.07.2012 at 04.00 P.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi**. A list of items along with agenda to be discussed is enclosed herewith.

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

Encl: As above.

(LP. Parate)

Director (MPR) & TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
6. Commissioner (LD) DDA
7. Chief Town Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Fleet) DDA
12. Addl. Commr (Plg.) U&P
13. Addl. Commr. (Plg.) TB&C
14. Addl. Commr. (Plg.) AP
15. Addl. Commr. (Plg.) MPPR
16. Addl. Commissioner, Landscape
17. Chief Town Planner, SDMC
18. Secretary, DUAC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy. Commr of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

Special Invitees

1. Director (Plg. TC & Zone I)
2. Director (Horticulture)
3. Director (Plg.) Zone P-I & P-II
4. Chief Engineer (Gen. DMRC)
5. Director (Plg.) Zone E&H
6. Director (Plg.) THP/C
7. Executive Engineer-F, CPWD GNC HD
8. Director (Plg.) MP

For item No.

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Recd
25/7/2012
31/7/2012
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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6th Floor Vikas Minar, New Delhi
Telephone No. 23370507

No. F. 1(10)2012/MP/190

Date: 30.7.2012

The 4th Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on **31.07.2012 at 04.00 P.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi**. A list of items along with agenda to be discussed is enclosed herewith.

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

Encl: As above.


(J.P. Parate)
Director (MPR) & TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (I.M) DDA
6. Commissioner (I.D) DDA
7. Chief Town Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Addl. Commr. (Plg.) U&P
13. Addl. Commr. (Plg.) TB&C
14. Addl. Commr. (Plg.) AP
15. Addl. Commr. (Plg.) MPPR
16. Addl. Commissioner, Landscape
17. Chief Town Planner, SDMC
18. Secretary, DIAC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

Special Invitees

1. Director (Plg) FC & Zone J
2. Director (Horticulture)
3. Director (Plg) Zone P I & P-II
4. Chief Engineer (Gen) DMRC
5. Director (Plg) Zone F&H
6. Director (Plg) UTHPEC
7. Director (Plg) MPR


For item No.

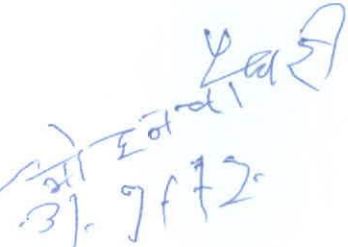
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1. Chief Security Officer, Vikas Sadan
2. A.T. (Maintenance), Civil, Vikas
3. A.T. (Maintenance), Electrical, Vikas Sadan


31-7-12


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Item 1

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

No. F. 1(10)2012/MP/190

Date: 30.7.2012

The 4th Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on **31.07.2012 at 04.00 P.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi**. A list of items along with agenda to be discussed is enclosed herewith.

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

Encl: As above

(L.P. Parate)
Director (MPR) & TC

Copy to:

- Recd. Today
at 10.45 AM
31/7/12
1. Vice Chairman, DDA
 2. Engineer Member, DDA
 3. Commissioner (Plg.)-I, DDA
 4. Commissioner (Plg.)-II, DDA
 5. Commissioner (I.M) DDA
 6. Commissioner (I.D) DDA - New
 7. Chief Town Planner, TCPO
 8. Chief Architect, HUPW DDA
 9. Chief Architect, NDMC
 10. Chief Engineer (Property Development), DMRC
 11. Chief Engineer (Elect) DDA
 12. Addl. Commr. (Plg.) U&P
 13. Addl. Commr. (Plg.) IB&C
 14. Addl. Commr. (Plg.) AP
 15. Addl. Commr. (Plg.) MPPR
 16. Addl. Commissioner, Landscape
 17. Chief Town Planner, SDMC
 18. Secretary, DDA
 19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
 20. Dy. Commr. of Police (Traffic) Delhi
 21. Land & Development Officer, (L&DO)
- 31/7/12
31/7/12
31/7/12

Special Invitees

1. Director (Plg) UC & Zone I)
2. Director (Horticulture)
3. Director (Plg) Zone I & II
4. Director (Plg) Zone I & II
5. Director (Plg) Zone I & II
6. Director (Plg) Zone I & II
7. Executive Engineer-I-112 PWD GNCTD
8. Director (Plg) MP

For item No.

- 30-12
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- 31-12

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

No. F. 1(10)2012/MP/190

Date: 30.7.2012

The 4th Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on **31.07.2012 at 04.00 P.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi.** A list of items along with agenda to be discussed is enclosed herewith.

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

Encl: As above

(P. Prater)
Director (MPR) & TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
6. Commissioner (ID) DDA
7. Chief Town Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Fleet) DDA
12. Addl. Commr. (Plg.) U & P
13. Addl. Commr. (Plg.) EB & C
14. Addl. Commr. (Plg.) AP
15. Addl. Commr. (Plg.) MPR
16. Addl. Commissioner, Landscape
17. Chief Town Planner, SDMC
18. Secretary, DDA
19. Sr. Architect (HQ-I), CPWD, Numan Bhawan
20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L & DO)

Janu Sad
31/7/12
11. Am

31/7
31/7
31/7

Special Invitees

1. Director (Plg.) C & Zone I
2. Director (Horticulture)
3. Director (Plg.) Zone P-I & P-II
4. Chief Engineer (Gen. M&S)
5. Director (Plg.) Zone I & II
6. Director (Plg.) C & HPE-C
7. Executive Engineer (E-1) CPWD (NCTD)
8. Director (Plg.) MPR

For item No.

- 30.12
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- 30.12

Recd Today
at 11:30 AM
31/7/12

31/7
30/7/12

31-7-12

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

No. F. 1(10)2012/MP/190

Date: 30.7.2012

The 4th Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on **31.07.2012 at 04.00 P.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi.** A list of items along with agenda to be discussed is enclosed herewith.

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

Encl: As above.


(I.P. Parate)
Director (MPR) & TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
6. Commissioner (LD) DDA
7. Chief Town Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Addl. Commr.(Plg.)UE&P
13. Addl. Commr.(Plg.)TB&C
14. Addl. Commr.(Plg.)AP
15. Addl. Commr. (Plg.) MPPR.
16. Addl. Commissioner, Landscape
17. Chief Town Planner, SDMC.
18. Secretary, DUAC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy.. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

Special Invitees**For item No.**

- | | |
|---------------------------------------|-------|
| 1. Director (Plg/UC & Zone J) | 30/12 |
| 2. Director (Horticulture) | 30/12 |
| 3. Director (Plg) Zone P-I & P-II | 31/12 |
| 4. Chief Engineer (Gen.)DMRC | 32/12 |
| 5. Director (Plg) Zone F&H | 32/12 |
| 6. Director (Plg) UTTIPEC | 32/12 |
| 7. Executive Engineer-F-112 PWD/GNCTD | 32/12 |
| 8. Director (Plg.)MP | 33/12 |

NOO:

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

Item 1

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor Vikas Mandir, New Delhi
Telephone No. 2337050

No. F-161012012/MP

Date: 30.7.2012

The 4th Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on **31.07.2012 at 04.00 P.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi**. A list of items along with agenda to be discussed is enclosed herewith.

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

Encl: As above.

(I.P. Parate)
Director (MPR) & TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (I.M.) DDA
6. Commissioner (I.D.) DDA
7. Chief Town Planner, ICFO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Addl. Commr. (Plg.) E&P
13. Addl. Commr. (Plg.) B&C
14. Addl. Commr. (Plg.) AP
15. Addl. Commr. (Plg.) MPPR
16. Addl. Commissioner, Landscape
17. Chief Town Planner, SDMC
18. Secretary, DDA
19. Sr. Architect, (HQ-I), CPWD, Nirman Bhawan
20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (I & DO)

Special Invitees

For item No.

- | | |
|--------------------------------------|-------|
| 1. Director (Plg.) TC & Zone J1 | 30.12 |
| 2. Director (Horticulture) | 30.12 |
| 3. Director (Plg.) Zone P-I & P-II | 31.12 |
| 4. Chief Engineer (Gen) DMRC | 31.12 |
| 5. Director (Plg.) Zone I & II | 31.12 |
| 6. Director (Plg.) E&P/PLC | 31.12 |
| 7. Executive Engineer-E&P CPWD/UNCTO | 31.12 |
| 8. Director (Plg.) MPR | 31.12 |

NDG

1. Chief Security Officer, Vikas Sadan
2. Asst. Commr. of Maintenance, Vikas Sadan
3. Asst. Commr. of Maintenance, Electrical, Vikas Sadan



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION, 6TH FLOOR,
VIKAS MINAR, NEW DELHI - 110002

No.F.1 (10)2012/MP/ 204

Dt. 16.8.2012

Sub: Minutes of the 4th Technical Committee Meeting held on
31.07.2012.

Item No. 29/2012:

Confirmation of Minutes of the 3rd Technical Committee meeting held
on 29.08.12.

F.1 (9)2012/MP

The minutes were forwarded to the Members and no comments/
observations have been received for any Item, hence the same were
confirmed.

Item No. 30/2012:

Allotment of additional land to be utilized by the existing Petrol Pump
for augmenting the CNG facilities near Andheria More.(Zone-J)

F.7 (7)97/MP

The proposal was presented by the Director (plg.) UC & Zone 'J'. In view of
the fact that M.G. road has recently been designated as National Highway
and that there is no CNG facility within Delhi stretch of this road, the
Technical Committee as a special case from Planning point of view agreed
for allotment of additional land to the existing petrol Pump for augmenting
CNG facility. Disposal aspect may be seen by the Lands Deptt. as per Land
Disposal Policy.

Action: Commissioner (I.D.)
Director (Plg.) UC & Zone 'J'

Item No. 31/2012:

Proposal for setting up National Institute of Technology in Zone P-I,
Narela Sub City.

No.F.9(01)2012/MP

The proposal was presented by Director (Plg.) Zone P-I & P-II. The
Technical Committee recommended the proposal for further processing
under sub clause 8 (2) of Development code of MPD-2021.

Action: Director (Plg.) P-I & P-II

Item No. 32/2012:

Retail outlet opposite IIT Hostel on Outer Ring Road (M/s. Sant Service
Station)

F.7(1)81/MP

The proposal was presented by Director (Plg.) Zone 'F' & 'H'. The four
alternatives were explained. Out of which alternative three was
recommended by the Technical Committee with the condition that DMRC

may be allowed the work on temporary basis. DMRC shall seek necessary permission for cutting of trees and Re-plantation from the competent Authority. The Petrol Pump may continue at the present site till such time DMRC's work is under progress. Thereafter Petrol Pump may be allotted equivalent land surrendered for the road right of way from the District Park so that the continuity of service road, footpath etc is maintained.

Action: Director (Plg.) AP-I

Item No. 33/2012:

Regulations for redevelopment of godown clusters existing in non conforming areas in Delhi.

No.F3(84)2010/MP

The proposal was explained by Director (Plg.) MP. It was explained the policy regulations for re-development of Godown clusters existing in non conforming areas in Delhi were taken up with reference to NCT of Delhi Laws (Special Provisions) Act-2011, the decision taken in the earlier Technical Committee Meeting of DDA held on 03.03.2011 and further follow up actions using the experiences of Jhajjar and Riwari in Hariyana and notified policy of the Govt. for the "Redevelopment of clusters of industrial concentration in non conforming areas / unplanned industrial areas in Delhi" on the subject. The Technical Committee recommended the policy with the directions that it may also be placed before the Management Action Group / Advisory Group as part of MPD-2021 review.

Action: Director (Plg.) MP
Director (Plg.) MPR

Meeting ended with vote of thanks to the Chair.


(I.P. Parate)
Director (MPR&T C)

Copy to:

1. Vice Chairman, DDA
2. Finance Member, DDA
3. Engineer Member, DDA
4. Commissioner (Plg.)-I, DDA
5. Commissioner (Plg.)-II, DDA
6. Commissioner (LM) DDA
7. Commissioner (LD) DDA
8. Chief Town Planner, TCPO
9. Chief Architect, HUPW DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property Development), DMRC
12. Chief Engineer (Elect) DDA
13. Addl. Commr.(Plg.)UE&P
14. Addl. Commr.(Plg.)TB&C
15. Addl. Commr.(Plg.)AP
16. Addl. Commr.(Plg.) (MPPR).
17. Addl. Commr. Landscape
18. Chief Town Planner, SDMC.
19. Secretary, DUAC
20. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
21. Dy. Commr. of Police (Traffic) Delhi
22. Land & Development Officer, (L&DO)

List of participants of 4th meeting for the year 2012 of Technical Committee on 31.07.2012

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. G S Patnaik, Vice Chairman
2. Vinod Dhar, Chief Architect
3. Ashok Kumar, Commr. (Plg.)-I
4. Dr. S P. Bansal, Commr. (Plg.)-II
5. P M. Parate, Addl. Commr. (Plg) AP
6. R K. Jain, Addl. Commr (Plg) UE & P
7. S P. Pathak, Addl. Commr (Plg) MPPR
8. Savita Bhandari, Addl. Commr (LS)
9. Ashok Kumar Nanda, SE/(Elect)
10. I.P. Parate, Dir. (Plg) MPR& TC
11. Amit Das Dir. (Plg.) Narela Project
12. S.B. Khodankar, Dir (Plg) MP & DC
13. M P. Nim, Dir. (Horti) S/E
14. Chandu Bhutia, Dir (Plg). UC&J
15. Pramod Behra, Dir (AP)-I
16. Manju Paul, Dy. Dir, VC Office
17. T.C.P.O.

Sudeep Roy, ATCP

18. Municipal Corporation of Delhi:

R S Nagar, Architect (SDMC)

Manoj Kumar, Assitt Architect (SDMC)

19. L&D.O.:

Ravindra Singh, Building Officer

20. PWD:

U P. Sharma A.E. (PWD)

21. DMRC:

Umesh Mishra, C.E. (PD)

22. Traffic Police:

Raj Kumar ACP, Traffic



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION, 6TH FLOOR,
VIKAS MINAR, NEW DELHI - 110002

No.F.1 (10)2012/MP/ 204

Dt. 16.8.2012

Sub: Minutes of the 4th Technical Committee Meeting held on
31.07.2012.

Item No. 29/2012:

Confirmation of Minutes of the 3rd Technical Committee meeting held
on 29.06.12.

F.1 (9)2012/MP

The minutes were forwarded to the Members and no comments/
observations have been received for any Item, hence the same were
confirmed.

Item No. 30/2012:

**Allotment of additional land to be utilized by the existing Petrol Pump
for augmenting the CNG facilities near Andheria More.(Zone-J)**

F.7 (7)97/MP

The proposal was presented by the Director (plg.) UC & Zone 'J'. In view of
the fact that M.G. road has recently been designated as National Highway
and that there is no CNG facility within Delhi stretch of this road, the
Technical Committee as a special case from Planning point of view agreed
for allotment of additional land to the existing petrol Pump for augmenting
CNG facility. Disposal aspect may be seen by the Lands Deptt. as per Land
Disposal Policy.

Action: Commissioner (L.D.)
Director (Plg.)UC&Zone 'J'

Item No. 31/2012:

**Proposal for setting up National Institute of Technology in Zone P-I,
Narola Sub City.**

No.F.9(01)2012/MP

The proposal was presented by Director (Plg.) Zone P-I & P-II. The
Technical Committee recommended the proposal for further processing
under sub clause 8 (2) of Development code of MPD-2021.

Action: Director (Plg.)P-I & P-II

Item No. 32/2012:

**Retail outlet opposite IIT Hostel on Outer Ring Road (M/s. Sant Service
Station)**

F.7(1)81/MP

The proposal was presented by Director (Plg.) Zone 'F' & 'H'. The four
alternatives were explained. Out of which alternative three was
recommended by the Technical Committee with the condition that DMRC

may be allowed the work on temporary basis. DMRC shall seek necessary permission for cutting of trees and Re-plantation from the competent Authority. The Petrol Pump may continue at the present site till such time DMRC's work is under progress. Thereafter Petrol Pump may be allotted equivalent land surrendered for the road right of way from the District Park so that the continuity of service road, footpath etc is maintained.

Action: Director (Plg.) AP-I

Item No. 33/2012:

Regulations for redevelopment of godown clusters existing in non conforming areas in Delhi.

No.F3(84)2010/MP

The proposal was explained by Director (Plg.) MP. It was explained the policy regulations for re-development of Godown clusters existing in non conforming areas in Delhi were taken up with reference to NCT of Delhi Laws (Special Provisions) Act-2011, the decision taken in the earlier Technical Committee Meeting of DDA held on 03.03.2011 and further follow up actions using the experiences of Jhajjar and Riwari in Hariyana and notified policy of the Govt. for the "Redevelopment of clusters of industrial concentration in non conforming areas / unplanned industrial areas in Delhi" on the subject. The Technical Committee recommended the policy with the directions that it may also be placed before the Management Action Group / Advisory Group as part of MPD-2021 review.

Action: Director (Plg.) MP
Director (Plg.) MPR

Meeting ended with vote of thanks to the Chair.


(I.P. Parate)
Director (MPR&T C)

Copy to:

1. Vice Chairman, DDA
2. Finance Member, DDA
3. Engineer Member, DDA
4. Commissioner (Plg.)-I, DDA
5. Commissioner (Plg.)-II, DDA
6. Commissioner (LM) DDA
7. Commissioner (LD) DDA
8. Chief Town Planner, TCPO
9. Chief Architect, HUPW DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property Development), DMRC
12. Chief Engineer (Elect) DDA
13. Addl. Commr. (Plg.) UE&P
14. Addl. Commr. (Plg.) TB&C
15. Addl. Commr. (Plg.) AP
16. Addl. Commr. (Plg.) (MPPR).
17. Addl. Commr. Landscape
18. Chief Town Planner, SDMC
19. Secretary, DUAC
20. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
21. Dy. Commr. of Police (Traffic) Delhi
22. Land & Development Officer, (L&DO)

List of participants of 4th meeting for the year 2012 of Technical Committee
on 31.07.2012

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

- 1 G S Patnaik, Vice Chairman
- 2 Vinod Dhar, Chief Architect
- 3 Ashok Kumar, Commr. (Plg)-I
- 4 Dr. S P. Bansal, Commr. (Plg)-II
- 5 P.M Parate, Addl. Commr. (Plg) AP
- 6 R K Jain, Addl. Commr (Plg) UE & P
- 7 S.P. Pathak, Addl. Commr (Plg)MPPR
- 8 Savita Bhandari, Addl. Commr (LS)
- 9 Ashok Kumar Nanda, SE/(Elect)
- 10 I P. Parate, Dir. (Plg)MPR& TC
- 11 Amit Das Dir. (Plg.) Narela Project
- 12 S B. Khodankar,Dir (Plg.) MP & DC
- 13 M P. Nim. Dir. (Horti) S/E
- 14 Chandu Bhutia, Dir (Plg). UC&J
- 15 Pramod Behra, Dir (AP)-I
- 16 Manju Paul, Dy Dir, VC Office
- 17 T.C.P.O.
Sudeep Roy, ATCP

18. **Municipal Corporation of Delhi:**
R.S. Nagar, Architect (SDMC)
Manoj Kumar, Assitt. Architect (SDMC)

- 19 **L&D.O.:**
Ravindra Singh, Building Officer

20. **PWD:**
U.P. Sharma A.E.(PWD)

- 21 **DMRC:**
Umesh Mishra, C E. (PD)

22. **Traffic Police:**
Raj Kumar ACP, Traffic



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION, 6TH FLOOR,
VIKAS MINAR, NEW DELHI - 110002

No.F.1 (10)2012/MP/ 204

Dt. 16.8.2012

Sub: Minutes of the 4th Technical Committee Meeting held on
31.07.2012.

Item No. 29/2012:

Confirmation of Minutes of the 3rd Technical Committee meeting held
on 29.06.12.

F.1 (9)2012/MP

The minutes were forwarded to the Members and no comments/
observations have been received for any Item. hence the same were
confirmed.

Item No. 30/2012:

Allotment of additional land to be utilized by the existing Petrol Pump
for augmenting the CNG facilities near Andheria More.(Zone-J)

F.7 (7)97/MP

The proposal was presented by the Director (plg) UC & Zone 'J' In view of
the fact that M.G. road has recently been designated as National Highway
and that there is no CNG facility within Delhi stretch of this road. the
Technical Committee as a special case from Planning point of view agreed
for allotment of additional land to the existing petrol Pump for augmenting
CNG facility Disposal aspect may be seen by the Lands Deptt. as per Land
Disposal Policy.

Action Commissioner (I D)
Director (Plg)UC&Zone 'J'

Item No. 31/2012:

Proposal for setting up National Institute of Technology in Zone P-I,
Narela Sub City.

No.F.9(01)2012/MP

The proposal was presented by Director (Plg.) Zone P-I & P-II The
Technical Committee recommended the proposal for further processing
under sub clause 8 (2) of Development code of MPD-2021

Action Director (Plg)P-I & P-II

Item No. 32/2012:

Retail outlet opposite IIT Hostel on Outer Ring Road (M/s. Sant Service
Station)

F.7(1)81/MP

The proposal was presented by Director (Plg) Zone 'F' & 'H' The four
alternatives were explained Out of which alternative three was
recommended by the Technical Committee with the condition that DMRC

may be allowed the work on temporary basis. DMRC shall seek necessary permission for cutting of trees and Re-plantation from the competent Authority. The Petrol Pump may continue at the present site till such time DMRC's work is under progress. Thereafter Petrol Pump may be allotted equivalent land surrendered for the road right of way from the District Park so that the continuity of service road, footpath etc is maintained.

Action: Director (Plg.) AP-I

Item No. 33/2012:

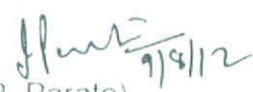
Regulations for redevelopment of godown clusters existing in non conforming areas in Delhi.

No.F3(84)2610/MP

The proposal was explained by Director (Plg.) MP. It was explained the policy regulations for re-development of Godown clusters existing in non conforming areas in Delhi were taken up with reference to NCT of Delhi Laws (Special Provisions) Act-2011, the decision taken in the earlier Technical Committee Meeting of DDA held on 03.03.2011 and further follow up actions using the experiences of Jhajjar and Riwari in Haryana and notified policy of the Govt. for the "Redevelopment of clusters of industrial concentration in non conforming areas / unplanned industrial areas in Delhi" on the subject. The Technical Committee recommended the policy with the directions that it may also be placed before the Management Action Group / Advisory Group as part of MPD-2021 review.

Action: Director (Plg.) MP
Director (Plg.) MPR

Meeting ended with vote of thanks to the Chair


(I.P. Parate)
Director (MPR&T.C.)

Copy to:

1. Vice Chairman, DDA
2. Finance Member, DDA
3. Engineer Member, DDA
4. Commissioner (Plg.)-I, DDA
5. Commissioner (Plg.)-II, DDA
6. Commissioner (LM) DDA
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19. Secretary, DIAC
20. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
21. Dy. Commr. of Police (Traffic) Delhi
22. Land & Development Officer, (L&DO)

List of participants of 4th meeting for the year 2012 of Technical Committee on 31.07.2012

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. G S. Patnaik, Vice Chairman
2. Vinod Dhar, Chief Architect
3. Ashok Kumar, Commr. (Plg.)-I
4. Dr. S P. Bansal, Commr. (Plg.)-II
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6. R K. Jain, Addl. Commr (Plg) UE & P
7. S.P. Pathak, Addl. Commr (Plg) MPPR
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13. M.P. Nim, Dir. (Horti) S/E
14. Chandu Bhutia, Dir (Plg). UC&J
15. Pramod Behra, Dir (AP)-I
16. Manju Paul, Dy. Dir. VC Office
17. T.C.P.O.

Sudeep Roy, ATCP

18. Municipal Corporation of Delhi:

R.S. Nagar, Architect (SDMC)
Manoj Kumar, Assitt. Architect (SDMC)

19. L&D.O.:

Ravindra Singh, Building Officer

20. PWD:

U.P. Sharma A.E.(PWD)

21. DMRC:

Umesh Mishra, C.E. (PD)

22. Traffic Police:

Raj Kumar ACP, Traffic



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN IMPLEMENTATION, 6TH FLOOR,
VIKAS MINAR, NEW DELHI - 110002

No.F.1 (10)2012/MP/ 204

Dt. 16.8.2012

Sub: Minutes of the 4th Technical Committee Meeting held on
31.07.2012.

Item No. 29/2012:

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F.1 (9)2012/MP

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Technical Committee as a special case from Planning point of view agreed
for allotment of additional land to the existing petrol Pump for augmenting
CNG facility. Disposal aspect may be seen by the Lands Deptt. as per Land
Disposal Policy.

Action: Commissioner (I.D)
Director (Plg.)UC&Zone 'J'

Item No. 31/2012:

Proposal for setting up National Institute of Technology in Zone P-I,
Narela Sub City

No.F.9(01)2012/MP

The proposal was presented by Director (Plg.) Zone P-I & P-II. The
Technical Committee recommended the proposal for further processing
under sub clause 8 (2) of Development code of MPD-2021.

Action: Director (Plg.)P-I & P-II

Item No. 32/2012:

Retail outlet opposite IIT Hostel on Outer Ring Road (M/s. Sant Service
Station)

F.7(1)81/MP

The proposal was presented by Director (Plg.) Zone 'F' & 'H'. The four
alternatives were explained. Out of which alternative three was
recommended by the Technical Committee with the condition that DMRC

may be allowed the work on temporary basis. DMRC shall seek necessary permission for cutting of trees and Re-plantation from the competent Authority. The Petrol Pump may continue at the present site till such time DMRC's work is under progress. Thereafter Petrol Pump may be allotted equivalent land surrendered for the road right of way from the District Park so that the continuity of service road, footpath etc is maintained.

Action: Director (Plg.) AP-I

Item No. 33/2012:

Regulations for redevelopment of godown clusters existing in non conforming areas in Delhi.

No.F3(84)2010/MP

The proposal was explained by Director (Plg.) MP. It was explained the policy regulations for re-development of Godown clusters existing in non conforming areas in Delhi were taken up with reference to NCT of Delhi Laws (Special Provisions) Act-2011, the decision taken in the earlier Technical Committee Meeting of DDA held on 03.03.2011 and further follow up actions using the experiences of Jhajjar and Riwari in Hariyana and notified policy of the Govt. for the "Redevelopment of clusters of industrial concentration in non conforming areas / unplanned industrial areas in Delhi" on the subject. The Technical Committee recommended the policy with the directions that it may also be placed before the Management Action Group / Advisory Group as part of MPD-2021 review

Action: Director (Plg.) MP
Director (Plg.) MPR

Meeting ended with vote of thanks to the Chair.


(I.P. Parate)
Director (MPR&T C)

Copy to:

1. Vice Chairman, DDA
2. Finance Member, DDA
3. Engineer Member, DDA
4. Commissioner (Plg.)-I, DDA
5. Commissioner (Plg.)-II, DDA
6. Commissioner (LM) DDA
7. Commissioner (LD) DDA
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19. Secretary, QUAC
20. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
21. Dy. Commr. of Police (Traffic) Delhi
22. Land & Development Officer, (L&DO)

List of participants of 4th meeting for the year 2012 of Technical Committee on 31.07.2012

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. G S. Patnaik, Vice Chairman
2. Vinod Dhar, Chief Architect
3. Ashok Kumar, Commr. (Plg.)-I
4. Dr. S.P. Bansal, Commr. (Plg.)-II
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Ravindra Singh, Building Officer
20. **PWD:**
U P. Sharma A.E. (PWD)
21. **DMRC:**
Umesh Mishra, C.E. (PD)
22. **Traffic Police:**
Raj Kumar ACP, Traffic



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION, 6TH FLOOR,
VIKAS MINAR, NEW DELHI - 110002

No.F.1 (10)2012/MP/ 204

Dt. 16.8.2012

Sub Minutes of the 4th Technical Committee Meeting held on
31.07.2012

Item No. 29/2012:

Confirmation of Minutes of the 3rd Technical Committee meeting held on 29.06.12.

F.1 (9)2012/MP

The minutes were forwarded to the Members and no comments/ observations have been received for any Item, hence the same were confirmed.

Item No. 30/2012:

Allotment of additional land to be utilized by the existing Petrol Pump for augmenting the CNG facilities near Andheria More.(Zone-J)

F.7 (7)97/MP

The proposal was presented by the Director (plg.) UC & Zone 'J'. In view of the fact that M.G. road has recently been designated as National Highway and that there is no CNG facility within Delhi stretch of this road, the Technical Committee as a special case from Planning point of view agreed for allotment of additional land to the existing petrol Pump for augmenting CNG facility. Disposal aspect may be seen by the Lands Deptt. as per Land Disposal Policy.

Action: Commissioner (I.D.)
Director (Plg.) UC & Zone 'J'

Item No. 31/2012:

Proposal for setting up National Institute of Technology in Zone P-I, Narela Sub City.

No.F.9(01)2012/MP

The proposal was presented by Director (Plg.) Zone P-I & P-II. The Technical Committee recommended the proposal for further processing under sub clause b (2) of Development code of MPD-2021

Action: Director (Plg.) P-I & P-II

Item No. 32/2012:

Retail outlet opposite IIT Hostel on Outer Ring Road (M/s. Sant Service Station)

F.7(1)81/MP

The proposal was presented by Director (Plg.) Zone 'F' & 'H'. The four alternatives were explained. Out of which alternative three was recommended by the Technical Committee with the condition that DMRC

may be allowed the work on temporary basis. DMRC shall seek necessary permission for cutting of trees and Re-plantation from the competent Authority. The Petrol Pump may continue at the present site till such time DMRC's work is under progress. Thereafter Petrol Pump may be allotted equivalent land surrendered for the road right of way from the District Park so that the continuity of service road, footpath etc is maintained.

Action: Director (Plg.) AP-I

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Regulations for redevelopment of godown clusters existing in non conforming areas in Delhi.

No.F3(84)2010/MP

The proposal was explained by Director (Plg.) MP. It was explained the policy regulations for re-development of Godown clusters existing in non conforming areas in Delhi were taken up with reference to NCT of Delhi Laws (Special Provisions) Act-2011, the decision taken in the earlier Technical Committee Meeting of DDA held on 03.03.2011 and further follow up actions using the experiences of Jhajjar and Riwari in Hariyana and notified policy of the Govt. for the "Redevelopment of clusters of industrial concentration in non conforming areas / unplanned industrial areas in Delhi" on the subject. The Technical Committee recommended the policy with the directions that it may also be placed before the Management Action Group / Advisory Group as part of MPD-2021 review.

Action: Director (Plg.) MP
Director (Plg.) MPR

Meeting ended with vote of thanks to the Chair.


(I.P. Parate)
Director (MPR&T C)

Copy to:

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20. PWD:

U.P. Sharma A.E.(PWD)

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Umesh Mishra, C.E. (PD)

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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION, 6TH FLOOR,
VIKAS MINAR, NEW DELHI - 110002

No.F.1 (10)2012/MP/ 204

Dt. 16.8.2012

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on 29.06.12.

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The minutes were forwarded to the Members and no comments/
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Allotment of additional land to be utilized by the existing Petrol Pump
for augmenting the CNG facilities near Andheria More.(Zone-J)

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The proposal was presented by the Director (plg.) UC & Zone 'J'. In view of
the fact that M.G. road has recently been designated as National Highway
and that there is no CNG facility within Delhi stretch of this road, the
Technical Committee as a special case from Planning point of view agreed
for allotment of additional land to the existing petrol Pump for augmenting
CNG facility. Disposal aspect may be seen by the Lands Deptt. as per Land
Disposal Policy.

Action: Commissioner (I.D.)
Director (Plg.)UC&Zone 'J'

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Narela Sub City.

No.F.9(01)2012/MP

The proposal was presented by Director (Plg.) Zone P-I & P-II. The
Technical Committee recommended the proposal for further processing
under sub clause 8 (2) of Development code of MPD-2021.

Action: Director (Plg.)P-I & P-II

Item No. 32/2012:

Retail outlet opposite IIT Hostel on Outer Ring Road (M/s. Sant Service
Station)

F.7(1)81/MP

The proposal was presented by Director (Plg.) Zone 'F' & 'H'. The four
alternatives were explained Out of which alternative three was
recommended by the Technical Committee with the condition that DMRC

may be allowed the work on temporary basis. DMRC shall seek necessary permission for cutting of trees and Re-plantation from the competent Authority. The Petrol Pump may continue at the present site till such time DMRC's work is under progress. Thereafter Petrol Pump may be allotted equivalent land surrendered for the road right of way from the District Park so that the continuity of service road, footpath etc is maintained.

Action: Director (Plg.) AP-I

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Action: Director (Plg.) MP
Director (Plg.) MPR

Meeting ended with vote of thanks to the Chair.


(I.P. Parate)
Director (MPR&T C)

Copy to:

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21. Dy. Commr. of Police (Traffic) Delhi
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List of participants of 4th meeting for the year 2012 of Technical Committee
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No.F.1 (10)2012/MP/ 204

Dt. 16.8.2012

Sub: Minutes of the 4th Technical Committee Meeting held on
31.07.2012.

Item No. 29/2012:

Confirmation of Minutes of the 3rd Technical Committee meeting held
on 20.08.12.

F.1 (9)2012/MP

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observations have been received for any Item, hence the same were
confirmed.

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Allotment of additional land to be utilized by the existing Petrol Pump
for augmenting the CNG facilities near Andheria More.(Zone-J)

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and that there is no CNG facility within Delhi stretch of this road, the
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The proposal was presented by Director (Plg.) Zone P-I & P-II. The
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under sub clause 8 (2) of Development code of MPD-2021.

Action: Director (Plg.) P-I & P-II

Item No. 32/2012:

Retail outlet opposite IIT Hostel on Outer Ring Road (M/s. Sant Service
Station)

F.7(1)81/MP

The proposal was presented by Director (Plg.) Zone 'F' & 'H'. The four
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Action: Director (Plg.) MP
Director (Plg.) MPR

Meeting ended with vote of thanks to the Chair.


(I.P. Parate)
Director (MPR&T C)

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Disposal Policy.

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Technical Committee recommended the proposal for further processing
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may be allowed the work on temporary basis. DMRC shall seek necessary permission for cutting of trees and Re-plantation from the competent Authority. The Petrol Pump may continue at the present site till such time DMRC's work is under progress. Thereafter Petrol Pump may be allotted equivalent land surrendered for the road right of way from the District Park so that the continuity of service road, footpath etc is maintained.

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Action: Director (Plg.) MP
Director (Plg.) MPR

Meeting ended with vote of thanks to the Chair.


(I.P. Parate)
Director (MPR&T C)

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U.P. Sharma A.E.(PWD)

21. **DMRC:**

Umesh Mishra, C.E. (PD)

22. **Traffic Police:**

Raj Kumar ACP, Traffic

tem/l

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

No. F. 1(10)2012/MP/190

Date: 30.7.2012

The 4th Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on **31.07.2012 at 04.00 P.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi**. A list of items along with agenda to be discussed is enclosed herewith.

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

Encl: As above.



(I.P. Parate)

Director (MPR) & TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
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19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy.. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

Special Invitees

1. Director (Plg/UC & Zone J)
2. Director (Horticulture) (South)
3. Director (Plg) Zone P-I & P-II
4. Chief Engineer (Gen.)DMRC
5. Director (Plg) Zone F&H
6. Director (Plg) UTTIPEC
7. Executive Engineer-F-112 PWD/GNCTD
8. Director (Plg.)MP

For item No.

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4th Technical Committee Meeting to be held on 31.07.2012.

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2.	30/12	Allotment of additional land to be utilized by the existing Petrol Pump for augmenting the CNG facilities near Andheria More.(Zone-J) F.7(7)97/MP	5
3.	31/12	Proposal for setting up National Institute of Technology in Zone P-I, Narela Sub City. No.F.9(01)2012/MP	6 & 7
4.	32/12	Retail outlet opposite IIT Hostel on Outer Ring Road (M/s. Sant Service Station) F.7(1)81/MP	8 to 17
5.	33/12	Guidelines for redevelopment of godown clusters existing in non conforming areas. No.F3(84)2010/MP	18 to 23



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION, 6TH FLOOR,
VIKAS MINAR, NEW DELHI - 110002

Dt. 10/07/2012

No.F.1 (09)2012/MP/175

Sub: Minutes of the 3rd Technical Committee Meeting held on 29.6.2012.

Item No. 20/2012:

Confirmation of Minutes of the 2nd Technical Committee meeting held on 26.04.12.

F.1 (7)2012/MP

These minutes were forwarded to the Members and no comments/ observations have been received for any Item and the same were confirmed.

Item No. 21/2012:

Change of land use from 'Recreational' (Community Park) to 'Public & Semi Public (Burial Ground)' in Layout Plan of Facility Centre No. 8, at Wazirabad Road and Loni Road Crossing.

F.3 (125)98/MP

The proposal was presented by the Director (Plg) Zone E. The Technical Committee recommended the proposal of change of land use from 'Recreational (Community Park)' to 'Public & Semi Public (Burial Ground)' in the facility centre No 8 for further processing for amendment in MPD-2021 under Section 11A of DD Act-1957.

Action: Dir. (Plg) AP Zone (E&O)

Item No.22/2012:

Change of land use of 9.08 Acres (3.67 Ha. approx.) of land in Revenue Estate of Village Chattarpur (Mehrauli) from "Residential" to "Public & Semi Public (PSP)" (7.56 Acres) and "Transportation" (1.52 Acres) for the proposed 225 Bedded Hospital Project of Govt. of NCT of Delhi.

F.13(01)2010/MP

The proposal was explained by Director (Plg) UC & Zone J. The Technical Committee recommended the proposal of change of land use

- a From 'Residential' to 'Public and Semi-Public (PS1)' ---3.07 Ha (7.56 Acres)
(with a condition that an area of about 0.57 ha (1.38 acres) to be kept as mandatory 'Green')

- b From 'Residential' to 'Transportation' ---0.60Ha (1.52 Acres)

The Technical Committee recommended the proposal for processing the amendment in MPD-2021 under Section 11A of DD Act-1957.

Action: Dir UC&J Zone

Item No.23/2012:

Special dispensation of 20% of maximum FAR for Residential use of essential staff and student accommodation (Hostel) for land allotted to ITBP School in Sector-16 (b) Dwarka.

F4 (16)93/Plg./Dwk./Pt.III

The proposal was presented by Director (Plg.) Dwarka. The Technical Committee agreed to the proposal for one time Special dispensation of 20% of maximum FAR for Residential use of essential staff and student accommodation (Hostel) as allowed in schools for physically and mentally challenged. It was also decided to further process the case as a "special permission" from the Authority, under sub-clause 8(2) of MPD-2021.

Action: Dir (Plg) Dwarka

Item No.24/2012:

Policy decision regarding carving out of land for CNG Station in 'Recreational Use' in Zone-'E' where 'Recreational Area' is only 5.3% compared to 15% required as per Master Plan for Delhi-2021.

F.5 (36)/2007/MP

The proposal was explained by Director (Plg.) Zone 'E&O' wherein the proposed CNG stations (3 nos.) of Indraprastha Gas Ltd. (IGL) in the Recreational Use Zone in Zone 'E' was discussed. The Technical Committee in principle approved the proposal of IGL of three CNG Stations, forming part of undeveloped recreational use, however specific sites to be indicated as part of landscape plan of each pocket to be prepared by the landscape unit for consideration of the DDA screening committee as per the provision of MPD-2021.

Action: Addl. Commr. (Landscape)
Dir (Plg) Zone E & O

Item No.25/2012:

Sanction of Building Plans with permitted Commercial Activities in Industrial Plots

F.3 (33)2008/MP/Pt.

The proposal was explained by Chief Town Planner, MCD. The Technical Committee agreed to the proposal as per the permissibility of Commercial activity in Industrial plots given in MPD-2021 as well as in the Regulations notified on 01.04.2011. The remaining issues pertaining to Building bye laws to be examined by the concerned Local Body based on use occupancy.

Action: Chief Town Planner, MCD

Item No. 26/2012:

Change of land use of 53.31 acres of land at Village Ghitorni for the National Institute of Communication and Finance, New Delhi from 'Residential' to 'Public and semi-public facilities (PSP)' including facility corridor, as approved in Zonal Development Plan of Zone J to be utilized only for 'Public

F.26 (06)2011/MP/

The proposal was presented by Director (Plg.) Zone J. Technical Committee recommended the change of land use of the area measuring 53.31 acres from

'Residential' to 'Public & Semi Public (PSP)' for consideration of the Authority and to process the amendment in MPD-2021 under Section 11A of DD Act-1957.

Action: Dir (Plg) Zone UC&J

Item No.27/2012:

Proposed change of land use of an area measuring 49.98 ha, (123.51 acres) of Pragati Maidan in Planning Zone 'D' from 'Recreational (District Park)' to 'Public and semi- public facilities' (International Convention Centre).

F.3(41) 96/MP

The proposal was presented by Director (Plg.) Zone 'D'. After detailed deliberation, discussions and considering the decision taken in the meeting of Hon'ble L.G. Delhi on 23.5.12, the Technical Committee recommended the change of land use of the entire area measuring 49.98 ha (123.51 acres) for consideration of the Authority to process the amendment in MPD-2021 under Section 11A of DD Act-1957 with the condition that the ITPO shall take necessary approval from land owning agency i.e. L&DO in respect of lease agreement etc.

Action: Dir (Plg) GIS & Zone 'D'

Item No.28/2012:

Relaxation in setback norms in 8 (eight) housing pockets at Rohini & Narela - schemes proposed for Construction of 18600 EWS Housing by using Prefab Technology having RCC member i.e. columns, beams and slabs all precast (A Turnkey Project).F.39 (01) 2011/HUPW/SA (R&N)/DDA

The proposal for relaxation in setback norms in 8 housing pockets at Rohini and Narela was presented by Sr. Architect (R&N) HUPW, DDA. It was informed that as per the observations of Delhi Urban Art Commission regarding provision of consolidation of green area in various housing pockets, the proposed relaxation in setbacks was approved by the Technical Committee

Action: Senior Architect (Rohini & Narela)

Meeting ended with vote of thanks to the Chair.

(I.P. Parate)
Director (MPR&T C)

Copy to -

1. Vice Chairman, DDA
2. Finance Member, DDA
3. Engineer Member, DDA
4. Commissioner (Plg.)-I, DDA
5. Commissioner (Plg.)-II, DDA
6. Commissioner (LM) DDA
7. Commissioner (LD) DDA
8. Chief Town Planner, TCPO
9. Chief Architect, HUPW DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property Development), DMRC
12. Chief Engineer (Elect) DDA
13. Addl. Commr (Plg) UE&P
14. Addl. Commr (Plg) TB&C
15. Addl. Commr (Plg) (MPPR)
16. Addl. Commr Landscape
17. Sr. Town Planner, MCD
18. Secretary, DUAC
19. Sr. Architect (HQ-1), CPWD, Nirman Bhawan
20. Dy. Commr of Police (Traffic) Delhi
21. Land & Development Officer (L&DO)

Delhi Development Authority

1. S/Sh./Ms.
2. G.S. Patnaik, Vice Chairman
3. Prabhat Ranjan Acharya, FM, DDA
4. Ashok Khurana, EM, DDA
5. Vinod Dhar, Chief Architect
6. Ashok Kumar, Commr. (Plg.)-I
7. Dr. S.P. Bansal, Commr. (Plg.)-II
8. P.M. Parate, Addl. Commr. (Plg) AP
9. R.K. Jain, Addl. Commr. (Plg) UE & P
10. S.P. Pathak, Addl. Commr (Plg.)MPPR.
11. Ashok Nigah, CE/(Elect.)
12. Savita Bhandari, Addl. Commr (LS)
13. Ashok Ghoshwar, ACA-II
14. P.S. Uttarwar, Dir (Plg) DWK
15. I.P. Parate, Director (Plg) MPR & TC
16. S.B. Khodankar, Dir. (Plg) MP & DC
17. A.K. Manna, Dir. (Plg.). AP-I
18. Sabyasachi Das, Dir (Plg) D-Zone
19. T.K. Mandal, Dir. (Plg), AP(E&O)
20. Chandu Bhutia, Dir (Plg), UC&J
21. Harleen, Sr. Architect (R&N)
22. Manju Paul, Dy. Director, VC Office
23. Vimal Mehra, EX. Engg., (Elect). DDA
24. T.C.P.O.

Sudeep Roy, ATCP

25. Municipal Corporation of Delhi:

Shamsher Singh, Chief Town Planner

26. N.D.M.C:

Rajeev Gupta, Architect

27. L&D.O.:

Ravindra Singh, Building Officer

28. C.P.W.D:

Ashok Dhiman, Architect, CPWD

29. DMRC:

Umesh Mishra, C.E. (PD)

33. Traffic Police:

G.S. Awana, Addl. DCP, Traffic

5/2

ITEM No. 35/12

AGENDA FOR TECHNICAL COMMITTEE

File No.F.7(7)/97/MP

Sub: Allotment of additional land to be utilized by the existing Petrol Pump for augmenting the CNG facilities. *near Andheria Metro (Station)*

1.0 BACKGROUND:

A Petrol Pump site measuring 45x33 mtr. was allotted by the DDA to IBP Company for setting-up of the Petrol Pump. This Petrol Pump is being operated by M/s Lotus Automobiles. Commercial Land Department of DDA has forwarded the file for consideration of the additional land measuring 15x33 mtr. for adding CNG facilities to the Petrol Pump site.

2.0 MASTER PLAN FOR DELHI-2021 PROVISIONS:

As per the provision of Master Plan for Delhi-2021 the Plot size for Fuel Station shall be minimum 15x33 mtr. and 33x45 mtr. to be located on 30 mtr. ROW. As per clause 12.12 of MPD-2021 CNG Stations are permitted in all the use Zones except in the Regional Park, developed District Park whereas Petrol Pumps are permissible of all use Zones except in the Recreational Zone.

3.0 EXAMINATION:

1. The existing Petrol Pump is operating on plot size 33x45 mtr.
2. The land use of the adjacent vacant land of District Park, is as per Gazette Notification No 787(E) dated 24.4.2011 (copy annexed). Earlier the land use of the land was Regional Park which has been modified to District Park.
3. A separate request for CNG Station in the same area was also received but due to paucity of the land received, it is difficult to provide a separate land to IGL for CNG Station.
4. The District Park which has been notified on 26.4.2011 is not fully developed.

4.0 PROPOSAL:

1. The proposal is for increasing the size of the existing Petrol Pump from 33x45 mtr. to 33x60 mtr. by adding strip of land measuring 15x33 mtr., so that this additional land can be utilized by the existing Petrol Pump for augmenting the CNG facilities.
2. This allotment of additional land shall be as per disposal policy of the Land Department of DDA.

5.0 RECOMMENDATION:-

The proposal has been given above, in 4.0 put-up for consideration of the Technical Committee.

The above agenda is put up for consideration of the Technical Committee.

By Delhi M.C.D. *By D.D.R. (P.G.O.)*

MINISTRY OF URBAN DEVELOPMENT

(DELHI DIVISION)

NOTIFICATION

New Delhi, the 26th April, 2011

S.O. 789(E).—Whereas certain modifications which the Central Government proposed to make in the Master Plan for Delhi regarding the area mentioned hereunder were published in the Gazette of India, Extraordinary, as Public Notice vide S.O. No. 2352(E) dated 29th September, 2010 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice.

2. Whereas objections/suggestions received with regard to the proposed modifications have been considered by the Delhi Development Authority; and

3. Whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi 2021.

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modification in the said Master Plan for Delhi- 2021 with effect from the date of Publication of this Notification in the Gazette of India.

1. The land use of the following area admeasuring 27.97 Ha. situated at South of Qutab Institutional Area, New Delhi falling in Zone-D is changed as per description listed below:-

Location	Area	Land use (MPD-2021)	Land Use changed to	Boundaries
1	2	3	4	5
South of Qutab Institutional Area, Zone-I	27.97 Ha.	'Public & Semi-Public (PSP)	'Recreational (P-I, Park)' 'Regional	North - Qutab Institutional Area South - Regional Park East - Qutab Institutional Area West - J.N.U. Road

II. The land use of the following area admeasuring 20 Ha. situated at South of Mehrauli-Mahipalpur Road, New Delhi falling in Zone-J (excluding area of existing M.G. Road with proposed M.G. Road with proposed 80.0 mt. R/W i.e. 3.39 Ha.) is changed as per description listed below:-

Location	Area	Land use (MPD-2021)	Land Use changed to	Boundaries
1	2	3	4	5
South of Mehrauli Mahipalpur Road Zone-I (excluding area of existing M.G. Road with proposed M.G. Road with proposed 80.0 mt. R/W i.e. 3.39 Ha)	(a) 4.80 Ha (b) 8.90 Ha (c) 6.30 Ha Total- (a)+(b)+(c) = 20 Ha.	'Recreational (P-1 Regional Park)' 'Recreational (P-1 Regional Park)' 'Recreational (P-1 Regional Park)'	'Transportation' 'Recreational (P-2 District Park)' 'Residential'	North- Mehrauli-Mahipalpur Road South & West - Boundaries of Regional Park as per the existing Land Use Plan contained in MPD-2021 East - Mehrauli Gurgaon Road & Bhatti Mines Road

U. No. K-12011/21/2009-DDIB]

[illegible]

Sub: Proposal for setting up National Institute of Technology in Zone P-I, Narcla Sub City.
(File no. F.9 (01)/2012-MP)

1. Background:-

i) MOUD, G.O.L., vide letter no. K-20013/4/2009-DDVA/(3652) dated 23rd Aug 2011 forwarded a copy of letter dated 6/6/2011 of Secy., Department of Higher Education, Ministry of HRD for allotment of land of 300 acres (120 Ha.) for setting up permanent Campus of National Institute of Technology, Delhi (NIT-Delhi).

ii) Subsequently, National Institute of Technology requested for minimum 100 acres (40 Ha.) of land for their permanent Campus due to shortage of land in Delhi.

iii) Department of Higher Education, Ministry of HRD formed a Site Selection Committee for the purpose and a site visit was conducted by the members of the Committee on 8/6/12. Accordingly, the Committee visited the following sites:

1. Facility Area-7 (Area-21 ha. approx.)

Location : Located at the junction of U/R-II (100 mtr. R/W road) & G.T. Karnal Road.

2. Sector A-1 to A-4, (Area-320 ha. approx.)

Location : Located near Mamoorpur Forest area adjacent to G.T. Karnal road.

3. Village Tikri Khurd Area.

Location : Along 20/20 m wide road.

A copy of the report of the Site Selection Committee was handed over by Director, NIT, Delhi during the meeting with Commissioner (Plg.)-II on dated 19/7/12.

iv) Site Selection Committee identified Land for the proposed Campus at Facility area no.7 (Area-21 Ha. approx.) and additional residential land near Mansa Devi Mandir at Sector A1-A4 as per notified Zonal Development Plan of Zone P-I.

2. Examination:-

MPD-2021/Zonal Plan P-I, Provisions:-

i) According to MPD-2021, four nos. of sites of University Campus each with an area upto 20 Ha. could be proposed in Urban Extension areas. Such University Centre/Campus is permissible under Land Use category PS1 (Clause-4) USE ZONES DESIGNATED. The planning norms and standard for education facilities (higher education) is as under:

Table 13.5:

Category	Pop./unit	Plot area
University Campus including International Education Centre (IUC) - Large campus (10 Ha. and above) will be divided into following four parts -	4 sites in Urban Extension.	Upto 20.00 Ha.
a) Academic including Administration (45% of total land area).		
b) Residential (25% of total land area).		
c) Sports and Cultural activities (15% of total land area).		
d) Parks and Landscape (15% of total land area).		

Upto 10% variation in plot size is permitted.

ii) In the notified Zonal Plan of Zone P-I under Facility Area no.7- Hospital 'C', Hospital 'D'.2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV are proposed. These facilities need to be re-located in the nearby facility area as per notified Zonal Plan. It is needless to say that some deficiency may prevail at Zonal Level facilities.

iii) Land Status:- In the meeting held on 10/4/12 in the office of C.L.M., Land Status of pockets under reference have been informed as acquired and is with DDA.

3. Proposal:-

Keeping in view of Site Selection Committee's report and examination above at Para 2, it is proposed:

i) National Institute of Technology, Delhi may be proposed in PSP pocket (Facility area no.7) measuring 21 Ha. (approx.) for their institutional campus within MPD-2021 provisions (as the land use of the F.A-7 is 'Public semi Public' as per notified Zonal Plan of Zone P-I and MPD 2021). Univ. Centre/Campus is covered in PSI under PSP facility (Clause 4.0 Use Zone designated). The establishment of NIT, Delhi will also add to higher education facility of the National Capital of Delhi.

ii) Land for additional residential requirement could be examined for allotment in sector A1-A4 as per availability and land disposal policy of DDA. This may be dealt separately by L.D. Wing.

iii) The Zonal level facilities as indicated in the text of ZDP of Zone P-I is proposed to be examined for re-location in other facility areas of the Zone as indicated on the notified Zonal plan.

The Zonal Plan showing the location for the proposed site of NIT, Delhi is laid on table.

4. Recommendation:-

The proposal at para 3 above is put up for the consideration of Technical committee.

Asstt Director (Plg.)
Narela Project

Jt. Director (Plg.)
Narela Project

Director (Plg.)
Narela Project.

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draft

Item No.: 32/12

AGENDA FOR TECHNICAL COMMITTEE

Subject: Retail outlet opposite IIT Hostel on Outer Ring Road(Ms Sant Service Station).
File No: F7(1)81/MP

1.0 BACKGROUND:

- i). As per the note in file no.F12(23)2000/CRC at 23/N, the existing site at Jia Sarai on Outer Ring Road was allotted by DDA to Indian Oil Company on Licence Fee basis in 1974. However, no documents related to allotment letter, possession plan, sanctioned building plan is available in the file nor made available by the owner for examination of the case. The concerned file no. F15(22)72/LSB(I) is also not available.
- ii). The size of the petrol pump site was 17 m x 30 m. EE/F-112, PWD vide letter dated 24.9.07 has conveyed to remove the existing structure of the petrol pump falling within the R/W of Outer Ring road. As per the letter 4.5 m x 30 m width strip of the petrol pump is affected in the R/W.
- iii). Earlier the case of retail outlet opposite IIT Hostel, on Outer Ring Road (M/s. Sant Service Station) related to allotment of land in lieu of land affected in the R/W was discussed in the Technical Committee meeting vide item no. 6 dated 10.6.82 in which the following decision was taken:

"The Technical Committee noted that the existing outlet was developed on a Master Plan (Petrol Pump) site. It is, therefore, desired that land required for widening of the road may be taken from the existing outlet and the land be allotted in the rear of the existing outlet subject to the condition that no trees should be cut".
- iv). Subsequently, the case was again discussed in the T.C. vide item no. 5 dated 24.9.82 keeping in view the report from Director (Hort.), the following decision was taken:

"The Technical committee examined and approved the proposed alternative site for the resitement of the affected outlet. It further desired that the present site be developed as a part of the green area after leaving necessary land required for the widening of outer Ring Road.
- v). The above recommendation of the Technical committee meeting dated 24.9.82 was approved by the Authority vide Resolution No. 17 dated 13.1.1983.
- vi). Director (CL) vide note dated 7.12.2011 has stated that, as per information available in the file, actual resitement could not be done for the reasons not available in the file .
- vii). The representation from M/s. Sant Service Station dated 7.1.2009 addressed to VC was examined, keeping in view the observation of Planning Department which conveyed that the land of the proposed strip and the alternate site is Recreational and can not

File
ADC(MP)

be considered for the petrol pump, Director (CL) recommended for resitement of petrol pump site as per policy by holding a computerized draw out of available petrol pump site and the same was approved by Lt. Governor in the above mentioned Lands Deptt. file. Copy of the note at Annexure-A)

- viii). The representation dt. 11.7.2011 from Ms. Maju Mehta, Sant Service Station received in VC's Public Hearing was examined by Lands Deptt. Based on the examination, VC DDA has directed that **no land can be given on the rear side as it forms part of the District Park. The allottee will have to satisfy himself with lesser area as the land is required for the road.** The decision was intimated to the Petrol Pump Owner.
- ix). A representation dated 23.4.12 addressed to VC, DDA was received from Ms. Manju Mehta, in which it was submitted that as per policy, the minimum site required for petrol pump is 17 m x 30 m which is as per the explosive norms but after the widening of the outer Ring Road by taking 5 m strip of land from petrol pump, the size of petrol pump will be reduced to 12.5 x 30 which may not confirm to the explosive norms. Hence, 5m strip of land from the District Park, be considered for allotment in lieu of 5 m strip used for road widening.
- x). The site was surveyed and as per the survey report 7 nos. of large trees are falling within the proposed 5 m strip of land at the rear side of the petrol pump.
- xi). Since, the earlier report has been submitted by the Hort. Deptt. a reference was sent to Dir. (Hort.)SZ to intimate number of trees affected in the stretch/strip & for comments. The reference has also been referred to UTTIPEC for comments.

2.0 EXAMINATION:

- i). The Petrol Pump has been allotted by DDA in the year 1974 on the Master/Zonal plan site .
- ii). The proposed strip of land measuring 5mx 30m requested for Petrol Pump in lieu of the Land required for road widening is part of the District Park. As per the provision of **MPD-2021, Petrol Pumps are not permitted in Recreational area.**
- iii). In the absence of the possession plan which shows the exact site including the physical features such as road r/w, carriage way and location of the site with respect to the above features it is difficult to ascertain the demarcation of the site with respect to the Road R/W. How ever a photo copy of the fire clearance plan submitted by the owner was examined which shows the site is located 180ft(54m) from the PWD boundary wall which seems to be the existing IIT boundary wall.(Copy of the part plan placed at **Annexure-B.**
- iv). Chief Divisional Retail sales Manager,IOC, vide letter dated 26.6.2012 addressed to VC, DDA has intimated that the minimum requirement for the site as per explosive norms and Master Plan is also 17min depth for safe installation of tanks & pumps.

item no 32/12

ADCMPS

- v). The observation of the Land Landscape Department is reproduced below:
The site is a protected forest as per notification of GNCTD issued in 1980. Already Metro Station is coming near this area and lots of green is lost to DMRC. This may be considered while taking a decision.
- vi). From the PT survey it is observed that the available R/W at this location is 54.6m from the IIT boundary wall to the boundary of the Petrol Pump. Presently the size of the petrol pump is 16.2m x 30. If land of the petrol Pump is to be surrendered for the road widening, then, about 201.16sqm. land (5.9m-7.3 x 30m) strip of land will be required to be adjusted from the District Park(notified protected forest). About 8 fully grown trees and no of bushes are falling within this 201.16 sqm area. This 201.16sqm land can not be used for any purpose other than green since the trees are to be retained. With the additional land the petrol Pump will get an space of about 10m x 30m for operational area.(Copy of the P T Survey placed at Annexure-D)
- vii). As per the approved alignment plan of Outer Ring Road approved by TC on 3.5.2006, the R/W of this road is 45m. However it is observed that the R/W has been considered as the boundary of the District park in the north & the boundary wall of IIT in south which is about 59m. As per the proposal, cycle track and foot path are proposed on the Petrol Pump land.(Copy of the part plan at Annexure-D)
- viii). From the alignment Plan, it is observed that, there is a difference in the existing c/w on both sides of the central verge. The c/w on the PP side is 21m while the c/w towards IIT side is 19.4m. More over, the slip road on both side of the fly over has been proposed with different width. The width of the slip Road towards IIT side is 9m, while the width of the slip road towards District Park side is 13m
- ix). DMRC has requested DDA vide letter **No DMRC/Land/15/DDA/JP-BG/1441/205 dated 19.7.2011 to transfer of 28m x 180m** land on temporary basis for cut and cover tunnel along the boundary of the existing Petrol Pump which is under consideration.(CXopy of the letter & plan placed at Annexure-E)
- x). Keeping in view the above, a minor modification in the alignment plan towards Petrol Pump side, if carried out, by shifting the r/w line on the existing edge of the Petrol Pump, which is about 54m from the boundary wall of IIT against 45m stipulated R/W and adjustment of the existing c/w which is 21m and subsequently shifting the foot path and cycle track on the edge of the existing Petrol Pump which may not have an adverse impact on the over all circulation, and stipulated Master Plan R/W width. The Petrol Pump will not be affected with the said minor modification and will function at this location without disturbing the Master Plan green.
- xi). The observation from Director(Hort) & Dir(UTTIPEC) has not yet been received.

item No. 32/12
Jhila
ADOMP)

3.0 PROPOSAL:

Alternative- I

- i) PWD may carry out necessary modification in the alignment plan by shifting the R/W line from the boundary of the District Park to the edge of the petrol pump to allow the Petrol Pump to function at the present site on the minimum site area

-11-

17m x 30m required as per the explosive norm by making necessary modification in the road cross section.

Alternative -II

In case an area of 201.16 sqm. considered from the District Park(notified protected forest) as shown on the plan to confirm the minimum site dimension of 17m x 30m, it may be subject to

- a. No trees shall be allowed to cut and no construction of any nature, permanent or Temporary shall be allowed on the above strip of land. The existing nature of the land shall be maintained.
- b. Since this is part of the notified protected forest, **clearance from forest Department** shall be obtained before handing over the strip of land

Alternative-III

The petrol Pump to continue at the present site with the present dimension. After the work of DMRC is completed, the required land for the Petrol Pump could be re-examined.

Alternative -IV

Resitement of the petrol pump site as per policy by holding a computerized draw out of available petrol pump site as was approved by Lt. Governor on 20.5.2009 in the above mentioned Lands Deptt. File.

item No 32/12
Heli
AD(MP) All the above alternatives are also subject to submission of the allotment letter, possession plan and sanctioned building plans.

4.0 RECOMMENDATION:

Keeping in view the contents as explained at para 2 & 3, the case is placed before the Technical Committee.

S. S. Shand
Asstt. Dir(AP)I

K. Seetha
301
Dy. Dir(AP)I
IN-CHARGE

[Signature]
Dir(AP)I

F.12 (23)2000/CRC



26/N

May kindly see note from 14/N and PUC (36/C) addressed to Hon'ble LG. Additional Secretary to LG spoken on phone and desired that facts of the case to be submitted on file for kind perusal of LG.

It is submitted that the existing petrol pump site at Jia Sarai- Outer Ring Road was allotted by DDA to Indian Oil Company on licence fee basis in 1974. A strip of 4.55 mtr width of this site is coming in the right of way of the road widening work of PWD. The LOI of the Petrol Pump is requesting for allotment of equal land out of the existing DDA land at adjacent rear side. Recently the request was referred to Planning Department for examination. Based on the advice of Planning Department that the area of the land in rear is of recreational use, the request of the applicant has already been rejected (34/C).

Here it is submitted that in past re-sitement of the petrol pump was considered on nearby land i.e. about 321' further down towards R.K. Puram and was approved by the Authority in its meeting dated 13.1.83. The re-sitement was considered at that time because allotment of additional land in the rear side was not feasible because of quite a large number of trees there. However actual re-sitement could not be done for the reasons not available on file but it seems that the requirement was not felt after the Asian Games were over in 1982 that necessitated it.

Now Planning Department at 25/N has informed that the land use of the existing site, land at rear side and of the alternative site approved by Authority in 1983 is of 'Recreational' use District Park. Hence neither any additional land can be allotted in the rear side nor the alternative site (321' further down towards R. K. Puram on same side) can be allotted can be given to him at this stage. Hence we are left with only alternative of re-sitement of the petrol pump site, as per policy (copy placed opposite at Flag 'X'), by holding a computerized draw out of available petrol pump sites.

Since Hon'ble LG desired the facts of the case on file, about three months back, we may send the file to LG office and take further action subsequently after its perusal by Hon'ble LG.

(Vashpal Garg)
Director (CL)
4.5.2009

CLD

PC

VE

LG

'X' above is affixed

Ve

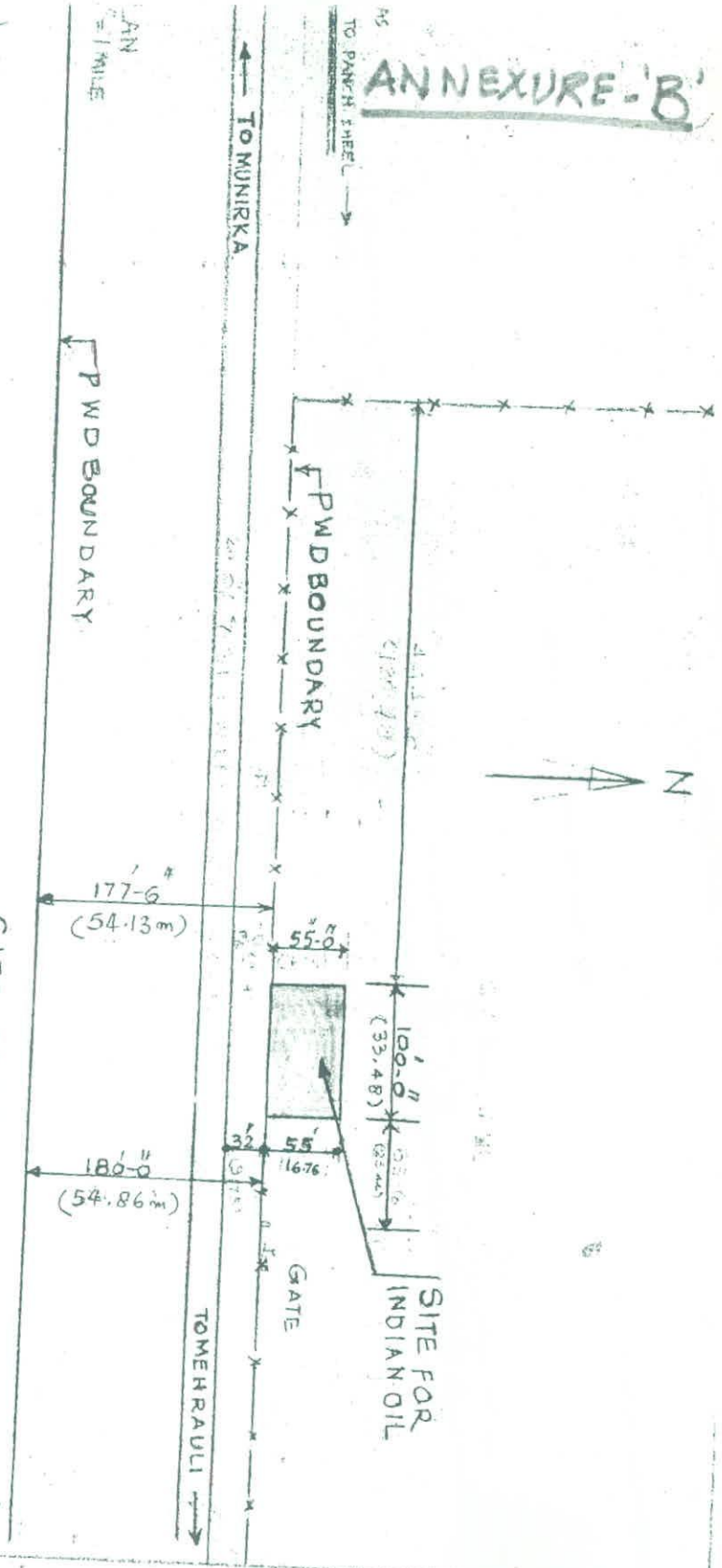
Unsh
6/5/09
8/5/09

Unsh
24/5/09

DD (CC)
25/5/09

4/9/12

ANNEXURE 'B'



AREA DETAILS

AREA OF THE PLOT 100 X 55

= 5500 SQ.F = 510.96699 M.

SITE PLAN

Approved

4/1/24

Officer,
Mun of Lutha

2280.000 211.80

Item No 32/12
Balla
AD(MP)

Signature
Date

14- ANNEXURE - 'C'

GREEN

FOOT PATH

ROAD

CENTRAL VERGE

ROAD

T. GATE

FOOT PATH

VACANT

PETROL PUMP

M/S SANT SERVICE STN.

FOOT PATH

STONE B/W WITH

SHATOOT 0.10m

SHATOOT 0.60m

PIPAZ 0.30m

NEEM 1.20m

NEEM 0.60m

NEEM 1.10m

NEEM

30.50 m

6.50m

16.20m

W.L.

0.20m

0.30m

0.30m

0.30m

0.30m

0.30m

10.20m

2.30m

19.20m

1.10m

19.0m

2.30m

5.10m

16.20m

W.L.

0.20m

0.20m

0.65m

0.10m

0.10m

0.10m

0.10m

0.10m

0.10m

0.10m

1.0m KIKAR 30.0m

0.40m KIKAR

0.20m TREE

1.35m SHISHAM

0.30m NEEM

0.20m NEEM

0.20m SHATOOT

0.20m TREE

0.20m SHATOOT

0.20m SHATOOT

0.10m KIKAR

0.20m KIKAR

0.20m NEEM

1.35m

0.10m NEEM

1.40m

0.20m KIKAR

0.20m

0.20m NEEM

1.35m

0.60m NEEM

0.60m

1.10m NEEM

1.10m

NEEM

25mb
10mb
5mb
5mb

Hand No 32/12
Shelly
AD(CMP)

NEEM 1.10m

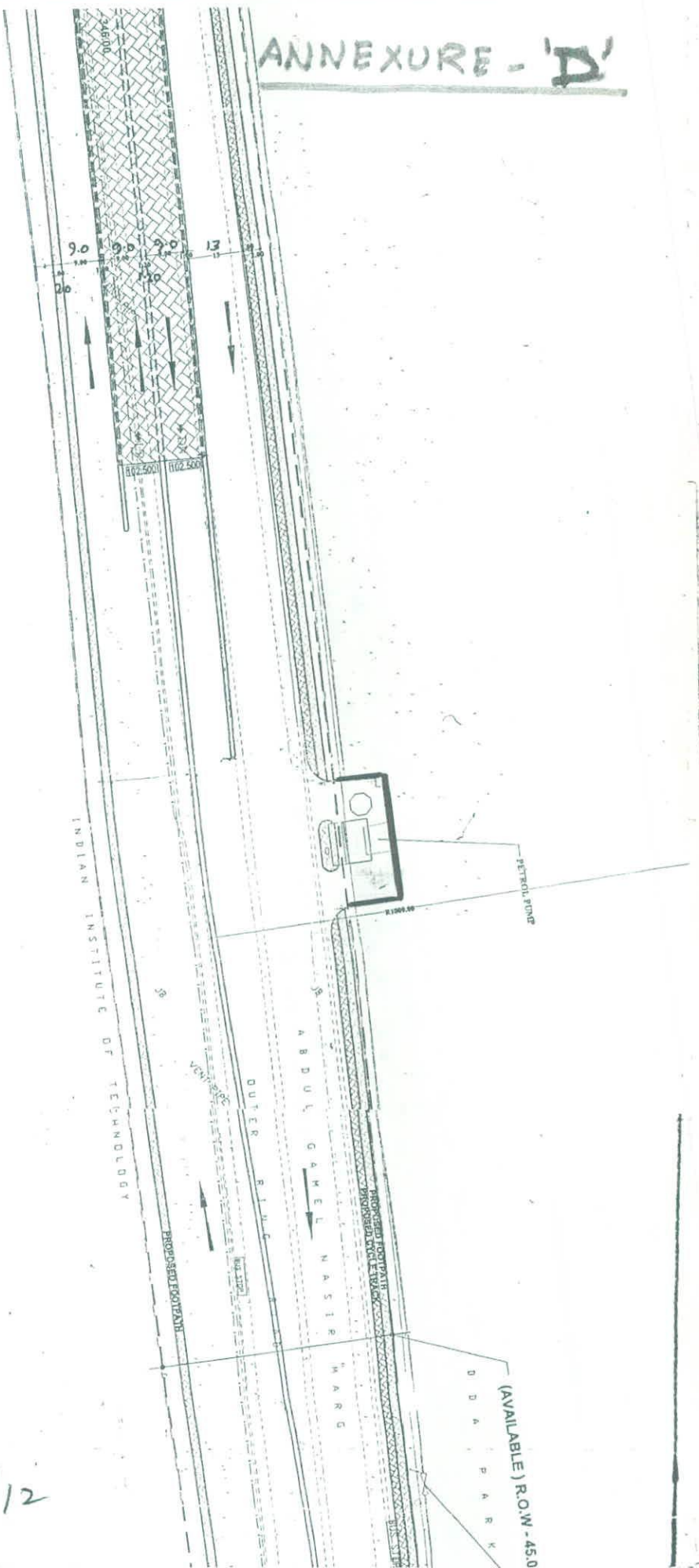
NEEM 1.40m

KIKAR 0.20m

NEEM 1.35m

NEEM 0.60m

ANNEXURE - 'D'



AFFECTED STRUCTURES

LEGEND:

SL.NO.	DESCRIPTION	SYMBOL
1	PROPOSED FLYOVER	
2	PROPOSED FOOTPATH	
3	PROPOSED CYCLE TRACK	
4	TRAFFIC AT SERVICE ROAD	
5	TRAFFIC AT CARPARKWAY	
6	TRAFFIC AT FLYOVER	
7	BUILDING LINE & WALL WITH GATE	

LEGEND:

SL.NO.	DESCRIPTION
1	EXISTING CURB LINE
2	PROPOSED CURB LINE
3	LIGHT POLE
4	TELEPHONE POLE
5	SIGNAL POLE
6	TREE
7	WALL WITH GATE
8	FENCE LINE
9	MITRALE
10	ELECTRIC POLE
11	BUILDING LINE
12	OPEN DRAIN
13	COVERED DRAIN
14	LETTER BOX
15	JUNCTION BOX

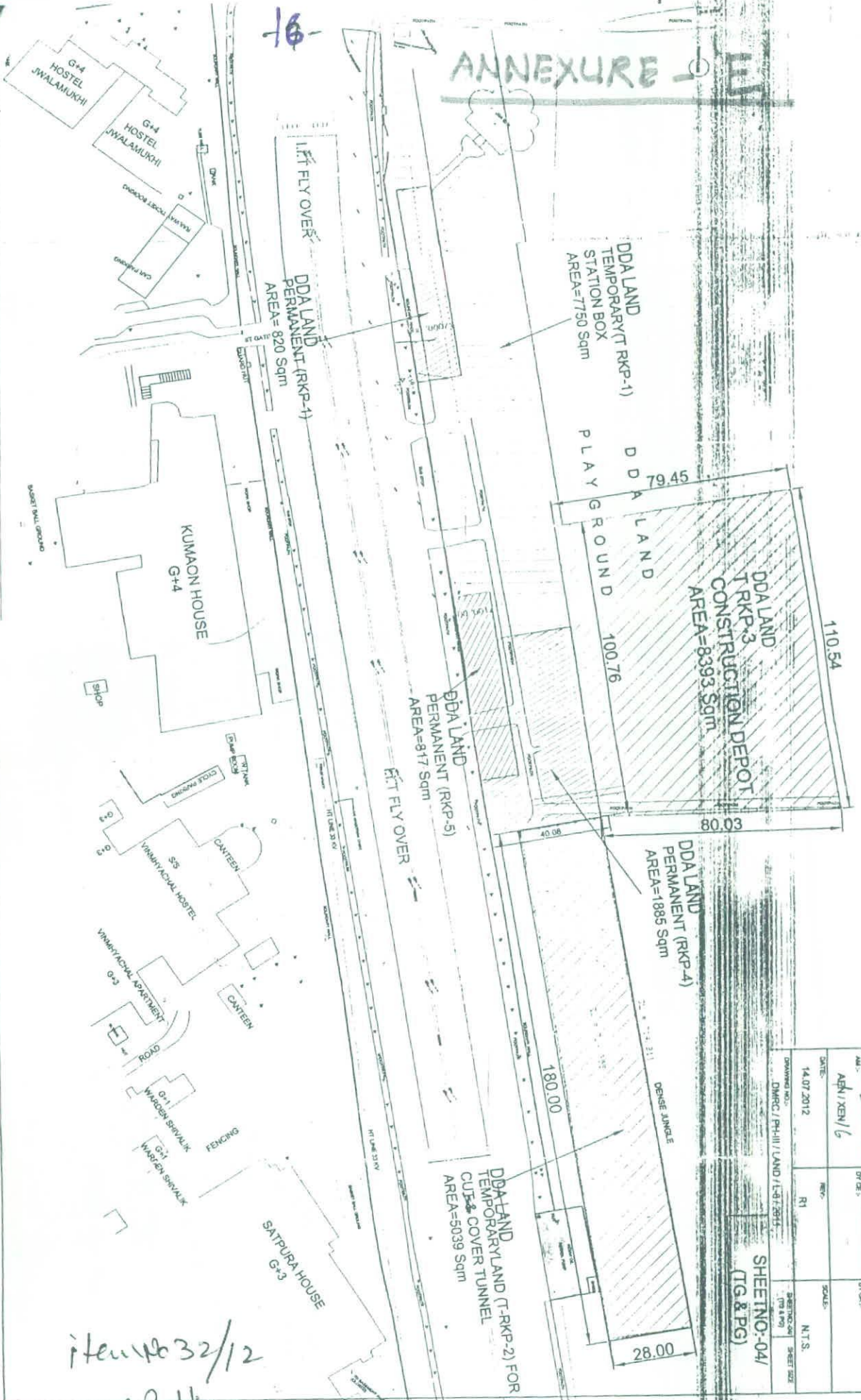
item no 32/12
Palu
 AD(MP)

(AVAILABLE) R.O.W - 45.0

LAND PLAN (R K PURAM STATION)
VASANT VIHAR TO KALKAJI

DATE	14.07.2012	REV	R1	SCALE	N.T.S.
DRAWN BY	DMRC / PH/II / LAND / L-3/2015	SHEET NO.	04/	(TG & PG)	

ANNEXURE



AT R.K. PURAM

AREA (Sq.m)	GOVT.	PVT.	GOVT.	AGENCY	REMARKS
7750	NIL	DDA			AREA & AGENCY REVISED
5039	NIL	DDA			AGENCY REVISED
820	NIL	DDA			AGENCY REVISED

PERMANENT LAND AT R.K. PURAM STATION

IDENTIFICATION	PURPOSE	AREA (Sq.m)	GOVT.	PVT.	GOVT.	AGENCY	REMARKS
RKP-1	ENTR/EXIT	820	DDA				AREA & AGENCY REVISED
RKP-4	APARTMENT BUILDING / PARKING SHAFT	1885	DDA				LOCATION AREA & AGENCY REVISED
RKP-5	SHAFTS & ENTR/EXIT	817	DDA				LOCATION AREA & AGENCY REVISED
TOTAL		3998					

item no 32/12

AD (MP)

F34(34)11/IL

-18- ANNEXURE - 'E'

दूरभाष Tel
फैक्स Fax

दिल्ली मेट्रो रेल कॉर्पोरेशन लि०
DELHI METRO RAIL CORPORATION LTD.
 (भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
 (A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

DMRC/Land/15/DDA/JP-BG/1441 1205

19.07.2011

Deputy Director (IL)
 Delhi Development Authority
 Vikas Sadan, INA
 New Delhi-110 023

Subject: Requirement of one Pocket DDA land at R.K.Puram Station on temporary basis for construction of Janakpuri (West) – Kalindi Kunj (Line-8) of Delhi MRTS Project, Phase-III.

DMRC has taken up construction of Janakpuri (West) – Kalindi Kunj corridor of Delhi MRTS Project, Phase-III. Two pockets of land measuring 5039 Sqm, is required on temporary basis as shown below :

S.No.	Location of land	Area (Sqm)	Basis	Purpose
	R.K.Puram Station (Near IIT Flyover)			
1	T RKP-2	5039	Temporary	Cut and Cover

Actual area available at site for transfer will be reconciled during verification by the officials of DDA and DMRC. Allotment can be made on the basis of area jointly measured at site.

You are therefore, requested to take necessary action for transfer of above land on temporary basis for a period of 4 years for Delhi MRTS Project and send demand note towards the lease charges of land @5% of land cost per annum, as per the decision of Union Cabinet issued vide letter No. J-22011/4/95-LD dated 16/04/1999 of MOUD i.e. at inter-departmental transfer rates.

Thanking you,

Yours faithfully,

Encls: As above

(P. S. Chauhan)
 Chief Engineer/General

Copy for information and necessary action to:

1. Commissioner (LD), DDA, Vikas Sadan, INA, New Delhi-110023.
2. Commissioner (Planning), DDA, Vikas Minar, IP Estate, New Delhi-110002.
3. Commissioner (LM)-II, DDA, Vikas Sadan, A-Block, INA, New Delhi-110023.
4. Dy. Commissioner (MRTS), Transport Department, GNCTD, Delhi-110054.

Chief Engineer/General

item no 32/12
 Shalika
 AD(MP)

(मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001)

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

forest Department shall be obtained before handing over the strip of land

Item No: 33/12

DRAFT AGENDA FOR TECHNICAL COMMITTEE

F. No F 3 (84)2010/MP/

Subject: Regulations for redevelopment of Godown clusters existing in non - conforming areas in Delhi

A BACKGROUND:

- i. The National Capital Territory of Delhi Laws (Special Provisions) Second Act- 2011 provides for formulation of

"policy or plan for orderly arrangement regarding schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land and guidelines for redevelopment for existing godown clusters (including those for a storages of non- agricultural goods) required to cater to the needs of the peoples of the National Capital Territory of Delhi"

It also envisages no punitive action till 31.12.2014 for the unauthorized construction in this regard.

- ii. Accordingly Dy. Commissioner of all District were requested to provide for information on the number of unauthorised godowns existing in rural areas with specific details.
- iii. The "Draft Guidelines for Redevelopment of Godown clusters existing in Non-conforming Areas" were initially discussed in the Technical Committee meeting of DDA held on 03.03.11 wherein it was decided that **in the first instance, village wise survey of the existing food grain godown clusters in Delhi be undertaken by the MCD and the Dy. Commissioners, GNCTD** The basic contention of village wise survey was to ascertain the physical formation of the non conforming clusters in rural areas i.e. whether the godown clusters and their activities in a particular area can be considered as per the draft policy guidelines which were put up to Technical Committee.

1/cen No 33/12

galkAD (MP)**B FOLLOW UP ACTION**

- i. As a follow up to the Technical Committee meeting, Pr. Commissioner (Revenue) cum-Divisional Commissioner, GNCTD and Commissioner, MCD were requested to provide the details. No information from the revenue office was received. S.E (Bldg) MCD vide his letter dt.21.10.11 was a tabular category wise listing of existing godowns without any locational details/maps. Hence, S.E (Bldg) vide letter dt. 14.12.11 was asked to provide the details of location, access road to these godowns, adjoining activities, and existing

facilities of these godowns to examine the extent of concentration of these godowns in a particular area.

- ii. Addl. Commissioner (Eng.), MCD vide his letter dt. 23.1.12 informed that additional information as desired in para 2 of the letter dt. 14-12-11 will require a re-survey. Further, since MCD does not have infrastructure/ manpower to collate the desired information, MCD would require additional time and the services of Consultant, whose expenditure may have to be borne by the DDA.
- iii. Taking cognizance of the letter from MCD, the matter was accordingly put up to LG Delhi. As per approval/direction of VC, DDA/LG, Delhi, in File No F. 14(192)2011/MP a visit was held to Jhajjar and Rewari in Haryana on 24th and 26th of April 2012 respectively to study the basic principles of development of godowns/ warehouses and to study the guidelines/ regulations for regularizing the godowns/ warehouses at Rewari and Jhajjar. VC, DDA vide his note dt. 4-6-12 in F. No F.14 (192)2011/NP has observed that the report be brought the TC especially para 6 of the Report.

Team Findings/Observations

- The towns of Rewari and Jhajjar are not comparable with Delhi in terms of population, urbanization and land value and land area.
- In Rewari town only 3 cases of change of land use has been done in the rural zone within the controlled area of Town, whereas three cases of change of land use has been done at district level of Jhajjar from 'agricultural to industrial' in respect of warehouse/godowns.
- No change of land use has been permitted/done in urbanizable area as per their plan.
- As per the Master Plan of Delhi-2021 there is no land use as agriculture and all the land has been earmarked as urbanizable area. The land value in Delhi is very high as compared to Jhajjar and Rewari. The land is very scarce in Delhi and any regularization of existing godowns/warehouses in Delhi will reduce the land use component of the respective areas.

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AD(MP)

- iv. Meanwhile, Under Secretary (DDIB) vide letter No J-13036/3/2011-DD.IB dt. 9-4-2012 has forwarded minutes of the meeting held under the chairmanship of Addl. Secretary (UD) held on 28-3-2012 in which following has been decided:
 - i. DDA will advise MCD to carry out a limited survey with details
 - ii. DDA would also conduct its own limited survey
 - iii. DDA will develop a draft policy on issue within next 2 months
- v. Further, a meeting was also held under the chairmanship of Commissioner (Plg)-I & II on 11-5-12 to discuss/revisit the "Draft Guidelines for Redevelopment of Godown clusters existing in Non-conforming Areas" which

were initially discussed in the Technical Committee meeting of DDA held on 03.03.11. The findings of the site visit to Jhajjar & Rewari were also explained by Joint Director (Plg) P-I & II and Dy. Director (Plg) MP & DC. The following important points emerged from the meeting:

- a) No change of land use has been permitted/ done in urbanizable area as per the Haryana Policy. The Haryana Policy is for godowns in Agricultural land which are given NOC for change of Land Use with certain conditions. The contents of the Haryana policy could be adopted in the Green belt area of Delhi where such godown clusters exist. This will require the modification in the Master Plan of Delhi provisions.
- b) The existing policy for godown clusters needs to be revisited/modified based on
 - The survey details by the local body. The clusters which existed on a pre-decided cut of date to be taken up under this policy only.
 - Decisions of the MOUD meeting held in regard to non conforming industrial areas.
 - Due to existing ground conditions, the size of the plot stipulated in the Haryana Policy cannot be applied in case of Delhi.

- vi. With reference to the observations/directions of VC, DDA dt. 26-4-2012 the information on number of cases registered under relevant provisions of DLR Act for converting Agriculture land for Non Agriculture uses has also been sought vide letter No F3 (84)/2010/MP/120 dt. 25-5-12 addressed to Principal Secretary (Revenue) cum Divisional Commissioner, GNCTD. The reply is awaited.

C PROPOSAL

Based on the decisions taken, the *regulations for redevelopment of godowns clusters existing in non-conforming areas* has being revisited and draft modified regulations / guidelines are as follows

Itan No 33/12
AD (MP)

REGULATIONS FOR REDEVELOPMENT OF GODOWN CLUSTERS EXISTING IN NON-CONFORMING AREAS.

1.0 INTRODUCTION

- 1.1 The National Capital Territory of Delhi Laws (Special Provisions) Second Act-2011 provides for formulation of

"policy or plan for orderly arrangement regarding schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land and guidelines for redevelopment for existing godown clusters (including those for a storages of non- agricultural goods) required to cater to the needs of the peoples of the National Capital Territory of Delhi"

It also envisages no punitive action till 31.12.2014 for the unauthorized construction in this regard.

2.0 NORMS FOR REDEVELOPMENT OF GODOWN CLUSTERS IN NON-CONFORMING AREAS

Following norms will be followed in redevelopment process, keeping in view the existing ground realities as well as the imperatives of planned development.

- 2.1 Non-conforming clusters of godowns / warehousing activities having concentration of minimum 4 Ha. contiguous area and having more than 70% plots within the clusters may be considered for redevelopment of area identified on the basis of actual surveys.
- 2.2 Individual plots which do not form part of any cluster will be governed by the provisions of the Master Plan for Delhi 2021 / Zonal Development Plans.
- 2.3 After notification of such clusters by the GNCTD, the redevelopment scheme will have to be prepared by the concerned local body / land owning agency in the areas under their jurisdiction, in consultation with the Society (to be formed by the land owners) based on following norms / conditions. Alternatively, the redevelopment scheme may be prepared by the society based on the norms but shall require approval of the concerned local body/land owning agency.
 - i) The cluster should have direct approach from a road of minimum 30mt R/W.
 - ii) Formation of Society shall be mandatory to facilitate preparation of redevelopment scheme / plan, development of services, parking and maintenance, pollution control and environment management.
 - iii) Amalgamation and reconstitution of plots shall be permissible for redevelopment.
 - iv) Owners of the godowns shall have to obtain the requisite statutory clearances from the concerned agencies, wherever necessary. After approval of the Layout Plan for redevelopment by the local body, the identified clusters will be processed for change of land use under section 11-A, of DD Act 1957. by DDA on receiving the proposal from local body / GNCTD.
 - v) Other stipulations shall include:
 - a) About 10% area is to be reserved for circulation / roads / service lanes.
 - b) About 10% of semi permeable surface for common parking, idle parking and loading / unloading areas.
 - c) About 10% of total area to be reserved for Associated infrastructure requirement such as Electric Sub-stations, Fire Station, Police Post, servicing, Loading and Boarding and informal market areas etc. as per the norms.
 - d) Preparation of Plan for water supply from DJB / Central Ground Water Authority (wherever required) along with requirement for pumping

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stations, storage tanks, ground water recharging / rainwater harvesting and Drainage plan as per norms.

- e) About 8% of the cluster area shall be reserved for parks / green buffer.
- f) Utilities such as ESS, underground water storage tank, roof top water harvesting system, solar heating / lighting systems etc. will be provided within the plot.
- g) Plot up to 300sq.mt. size should face road of 12 mt R/W and plots above 300sq.mt. size should face road of minimum 18 mt. R/W.
- h) Development control norms to be followed at scheme level :

Max Gr. Coverage (%)	Max. FAR	Max. Height	Parking
30	80	No restriction, subject to clearance from Airport Authority of India, Fire Department and other statutory bodies	3 ECS / 100sq.mt. of floor area.

- i) Development control norms for the individual plots shall be as follows:

Plot Size	Max. Gr. Coverage (%)	Max. FAR	Max. Height	Parking
Up to 300sq.mt.	60	120	8 mt	Common Parking
Above 300sq.mt.	50	100	8 mt.	3 ECS / 100sq.mt. of floor area.

- j) Provision of parking and loading / unloading will be made within the plots of size 301 sq.mt. and above.
- k) Common parking to be provided for plots up to 300 sqmt. size and front set back shall be provided without boundary wall for use of parking and loading / unloading purposes.
- l) Provision / use of basement will be as per the stipulations of MPD-2021.
- vi) Other provisions / development control norms shall be applicable as prescribed. Depending upon ground conditions, the local body may relax the norms in consultation with service providing agencies including Fire, Police, Traffic, Water, Power, Sewerage, Drainage, DPCC and Disaster Management.
- vii) The redevelopment work may be undertaken by the societies voluntarily or by the concerned local body / agencies. In case the agencies take up the redevelopment work for execution, they shall collect the charges from the individual industries themselves directly. Requisite charges for change in land use, enhanced FAR and land (wherever applicable) would be required to be paid to the concerned Authority.
- viii) The redevelopment shall be completed within three years from the date of approval of the scheme / plans. Clusters, which fail to complete the

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AD(MP)

redevelopment proposals within the period specified as above, shall have to shift to other conforming areas and the godowns functioning in non-conforming clusters shall have to close down. In such cases, the licensing authority will not renew / issue the licenses to such godowns without obtaining land use clearance from the competent authority. Further, no new licenses will be issued in non-conforming areas, without obtaining land use clearance.

- ix) The following areas shall not be eligible for godown clusters redevelopment scheme: Bungalow Zones (New Delhi & Civil Lines), the Ridge, River Bed (Zone-O), areas along water bodies, canals, sensitive areas from security point of view, conservation & heritage areas, reserved/protected forests, DDA flats, Cooperative Group Housing Societies, Government flats/bungalows/employer housing etc. and their immediate proximity.

3 OTHER CONDITIONS:

- i) All the Redevelopment Schemes under these guidelines shall conform to the statutory provisions/requirements/ DD Act, 1957 and Master Plan stipulations.
- ii) Redevelopment plans of individual clusters will have to be prepared by the concerned societies and thereafter approved by the concerned local authority/MCD. The redevelopment shall be completed within three years from the date of approval of such plans
- iii) The concerned local body and the stakeholders will workout the mechanism for implementation of the scheme in time bound manner and the recovery of stipulated levies / charges.
- iv) While examining redevelopment proposals, the Local Body can consider use of Accommodation Reservation (AR) and Transfer of Development Rights (TDR) as tools for approving redevelopment Schemes depending on case to case basis.
- v) In case of surrender of land for road widening, the FAR of the original plot will be permissible.
- vi) Demonstrative examples/models depicting the implementation of these Regulations be brought out by the Local Body as part of User Friendly Guide covering the Frequently Asked Questions (FAQs) for such projects.

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- D. The proposal contained in Para 'C' is placed before the technical committee for consideration for inserting these regulations as Para ' 6.4' in chapter 6 - wholesale trade as a modification to MPD -2021 to be processed under Section 11-A of DD Act-1957.

Meenal
30-7-12

Astt. Director (MP)

Shamini
30-7-12

Dy. Director (MP)

P
30/7/12

Director (MP)

tcm/1

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

No. F. 1(10)2012/MP/190

Date: 30.7.2012

The 4th Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on **31.07.2012 at 04.00 P.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi.** A list of items along with agenda to be discussed is enclosed herewith.

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

Encl: As above.



(I.P. Parate)

Director (MPR) & TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
6. Commissioner (LD) DDA
7. Chief Town Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Addl. Commr.(Plg.)UE&P
13. Addl. Commr.(Plg.)TB&C
14. Addl. Commr.(Plg.)AP
15. Addl. Commr. (Plg.) MPPR.
16. Addl. Commissioner, Landscape
17. Chief Town Planner, SDMC.
18. Secretary, DUAC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy.. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

Special Invitees

For item No.

- | | |
|---------------------------------------|---------------|
| 1. Director (Plg/UC & Zone J) | 30/12 |
| 2. Director (Horticulture) (South) | 30/12 . 32/12 |
| 3. Director (Plg) Zone P-I & P-II | 31/12 |
| 4. Chief Engineer (Gen.)DMRC | 32/12 |
| 5. Director (Plg) Zone F&H | 32/12 |
| 6. Director (Plg) UTTIPEC | 32/12 |
| 7. Executive Engineer-F-112 PWD/GNCTD | 32/12 |
| 8. Director (Plg.)MP | 33/12 |

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4th Technical Committee Meeting to be held on 31.07.2012.

S.No.	Item No.	Subject	Page No.
1.	29/12	Confirmation of Minutes of the 3 rd Technical Committee meeting held on 27.06.12. F.1(9)2012/MP	1 to 4
2.	30/12	Allotment of additional land to be utilized by the existing Petrol Pump for augmenting the CNG facilities near Andheria More.(Zone-J) F.7(7)97/MP	5
3.	31/12	Proposal for setting up National Institute of Technology in Zone P-I, Narela Sub City. No.F.9(01)2012/MP	6 & 7
4.	32/12	Retail outlet opposite IIT Hostel on Outer Ring Road (M/s. Sant Service Station) F.7(1)81/MP	8 to 17
5.	33/12	Guidelines for redevelopment of godown clusters existing in non conforming areas. No.F3(84)2010/MP	18 to 23



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION 6TH FLOOR,
VIKAS MINAR, NEW DELHI - 110002

Dt. 10/07/2012

No.F.1 (09)2012/MPI/175

Sub: Minutes of the 3rd Technical Committee Meeting held on 29.6.2012.

Item No. 20/2012:

Confirmation of Minutes of the 2nd Technical Committee meeting held on 26.04.12.

F.1 (7)2012/MP

These minutes were forwarded to the Members and no comments/ observations have been received for any Item and the same were confirmed.

Item No. 21/2012:

Change of land use from 'Recreational' (Community Park) to 'Public & Semi Public (Burial Ground) in Layout Plan of Facility Centre No. 8, at Wazirabad Road and Loni Road Crossing.

F.3 (125)98/MP

The proposal was presented by the Director (Plg) Zone E. The Technical Committee recommended the proposal of change of land use from Recreational (Community Park) to 'Public & Semi Public (Burial Ground) in the facility centre No.8 for further processing for amendment in MPD-2021 under Section 11A of DD Act-1957.

Action: Dir. (Plg) AP Zone (E&O)

Item No.22/2012:

Change of land use of 9.08 Acres (3.67 Ha. approx.) of land in Revenue Estate of Village Chattarpur (Mehrauli) from "Residential" to "Public & Semi Public (PSP)" (7.56 Acres) and "Transportation" (1.52 Acres) for the proposed 225 Bedded Hospital Project of Govt. of NCT of Delhi.

F.13(01)2010/MP

The proposal was explained by Director (Plg) UC & Zone J. The Technical Committee recommended the proposal of change of land use

- a From 'Residential' to Public and Semi-Public(PS1) -----3.07 Ha (7.56 Acres)
(with a condition that an area of about 0.57 ha (1.38 acres) to be kept as mandatory 'Green')

- b From 'Residential' to 'Transportation' ----0.60Ha (1.52 Acres)
(TRA)

The Technical Committee recommended the proposal for processing the amendment in MPD-2021 under Section 11A of DD Act-1957

Action: Dir UC&J Zone

Item No.23/2012:

Special dispensation of 20% of maximum FAR for Residential use of essential staff and student accommodation (Hostel) for land allotted to ITBP School in Sector-16 (b) Dwarka.

F4 (16)93/Plg./Dwk./Pt.III

The proposal was presented by Director (Plg.) Dwarka. The Technical Committee agreed to the proposal for one time Special dispensation of 20% of maximum FAR for Residential use of essential staff and student accommodation (Hostel) as allowed in schools for physically and mentally challenged. It was also decided to further process the case as a "special permission" from the Authority, under sub-clause 8(2) of MPD-2021

Action: Dir (Plg) Dwarka

Item No.24/2012:

Policy decision regarding carving out of land for CNG Station in 'Recreational Use' in Zone-'E' where 'Recreational Area' is only 5.3% compared to 15% required as per Master Plan for Delhi-2021.

F.5 (36)/2007/MP

The proposal was explained by Director (Plg. Zone E&O) wherein the proposed CNG stations (3 nos.) of Indraprastha Gas Ltd (IGL) in the Recreational Use Zone in Zone 'E' was discussed. The Technical Committee in principle approved the proposal of IGL of three CNG Stations, forming part of undeveloped recreational use, however specific sites to be indicated as part of landscape plan of each pocket to be prepared by the landscape unit for consideration of the DDA screening committee as per the provision of MPD-2021

Action: Addl. Commr. (Landscape)
Dir (Plg) Zone E&O

Item No.25/2012:

Sanction of Building Plans with permitted Commercial Activities in Industrial Plots

F.3 (33)2008/MP/Pt.

The proposal was explained by Chief Town Planner, MCD. The Technical Committee agreed to the proposal as per the permissibility of Commercial activity in Industrial plots given in MPD-2021 as well as in the Regulations notified on 04.04.2011. The remaining issues pertaining to Building bye laws to be examined by the concerned Local Body based on use occupancy

Action: Chief Town Planner, MCD

Item No. 26/2012:

Change of land use of 53.31 acres of land at Village Ghitorni for the National Institute of Communication and Finance, New Delhi from 'Residential' to 'Public and semi- public facilities (PSP)' including facility corridor, as approved in Zonal Development Plan of Zone J to be utilized only for 'Public

F.20 (06)2011/MP/

The proposal was presented by Director (Plg.) DC & Zone J. Technical Committee recommended the change of land use of the area measuring 53.31 acres from

'Residential' to 'Public & Semi Public (PSP)' for consideration of the Authority and to process the amendment in MPD-2021 under Section 11A of DD Act-1957

Action: Dir (Plg) Zone UC&J

Item No.27/2012:

Proposed change of land use of an area measuring 49.98 ha, (123.51 acres) of Pragati Maidan in Planning Zone 'D' from 'Recreational (District Park)' to 'Public and semi- public facilities' (International Convention Centre).

F.3(41) 96/MP

The proposal was presented by Director (Plg.) Zone 'D'. After detailed deliberation, discussions and considering the decision taken in the meeting of Hon'ble L.G. Delhi on 23.5.12, the Technical Committee recommended the change of land use of the entire area measuring 49.98 ha (123.51 acres) for consideration of the Authority to process the amendment in MPD-2021 under Section 11A of DD Act-1957 with the condition that the ITPO shall take necessary approval from land owning agency i.e. L&DO in respect of lease agreement etc

Action: Dir (Plg) GIS & Zone 'D'

Item No.28/2012:

Relaxation in setback norms in 8 (eight) housing pockets at Rohini & Narela - schemes proposed for Construction of 18600 EWS Housing by using Prefab Technology having RCC member i.e. columns, beams and slabs all precast (A Turnkey Project).F.39 (01) 2011/HUPW/SA (R&N)/DDA

The proposal for relaxation in setback norms in 8 housing pockets at Rohini and Narela was presented by Sr. Architect (R&N) HUPW DDA. It was informed that as per the observations of Delhi Urban Art Commission, regarding provision of consolidation of green area in various housing pockets, the proposed relaxation in setbacks was approved by the Technical Committee

Action: Senior Architect (Rohini & Narela)

Meeting ended with vote of thanks to the Chair.

(I.P. Parate)
Director (MPR&T C)

Copy to:

- 1 Vice Chairman, DDA
- 2 Finance Member, DDA
- 3 Engineer Member, DDA
- 4 Commissioner (Plg.)-I, DDA
- 5 Commissioner (Plg.)-II, DDA
- 6 Commissioner (LM) DDA
- 7 Commissioner (LD) DDA
- 8 Chief Town Planner, TCPO
- 9 Chief Architect, HUPW DDA
- 10 Chief Architect, NDMC
- 11 Chief Engineer (Property Development), DMRC
- 12 Chief Engineer (Elect) DDA
- 13 Addl. Commr (Plg.)UE&P
- 14 Addl. Commr (Plg.)TB&C
- 15 Addl. Commr (Plg.)JAP
- 16 Addl. Commr (Plg.) (MPPR)
- 17 Addl. Commr. Landscape
- 18 Sr. Town Planner, MCD
- 19 Secretary, DUAC
- 20 Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
- 21 Dy. Commr. of Police (Traffic) Delhi
- 22 Land & Development Officer, (L&DO)

Delhi Development Authority

1. S/Sh./Ms.
2. G.S. Patnaik, Vice Chairman
3. Prabhat Ranjan Acharya, FM, DDA
4. Ashok Khurana, EM, DDA
5. Vinod Dhar, Chief Architect
6. Ashok Kumar, Commr. (Plg.)-I
7. Dr. S.P. Bansal, Commr. (Plg.)-II
8. P.M. Parate, Addl. Commr. (Plg) AP
9. R.K. Jain, Addl. Commr. (Plg) UE & P
10. S.P. Pathak, Addl. Commr (Plg.)MPPR.
11. Ashok Nigah, CE/(Elect.)
12. Savita Bhandari, Addl. Commr (LS)
13. Ashok Ghoeshwar , ACA-II
14. P.S. Uttarwar, Dir (Plg) DWK
15. I.P. Parate, Director (Plg.)MPR& TC
16. S.B. Khodankar, Dir (Plg) MP & DC
17. A.K. Manna, Dir. (Plg). AP-I
18. Sabyasachi Das, Dir (Plg)D-Zone
19. T.K. Mandal, Dir. (Plg), AP(E&O)
20. Chandu Bhutia, Dir (Plg). UC&J
21. Harleen, Sr. Architect (R& N)
22. Manju Paul, Dy. Director, VC Office
23. Vimal Mehra, EX. Engg., (Elect). DDA
24. T.C.P.O.

Sudeep Roy, ATCP

25. **Municipal Corporation of Delhi:**
Shamsher Singh, Chief Town Planner

26. **N.D.M.C:**
Rajeev Gupta, Architect
27. **L&D.O.:**
Ravindra Singh, Building Officer
28. **C.P.W.D:**
Ashok Dhiman, Architect, CPWD
29. **DMRC:**
Umesh Mishra, C E. (PD)
33. **Traffic Police:**
G.S. Awana, Addl. DCP, Traffic

-5/2

ITEM NO. 30/12

AGENDA FOR TECHNICAL COMMITTEE

File No.F.7(7)/97/MP

Sub: Allotment of additional land to be utilized by the existing Petrol Pump for augmenting the CNG facilities. *near Anandpur Market (Kamraj)*

1.0 BACKGROUND:

A Petrol Pump site measuring 45x33 mtr. was allotted by the DDA to IBP Company for setting-up of the Petrol Pump. This Petrol Pump is being operated by M/s Lotus Automobiles. Commercial Land Department of DDA has forwarded the file for consideration of the additional land measuring 15x33 mtr. for adding CNG facilities to the Petrol Pump site.

2.0 MASTER PLAN FOR DELHI-2021 PROVISIONS:

As per the provision of Master Plan for Delhi-2021, the Plot size for Fuel Station shall be minimum 15x33 mtr. and 33x45 mtr. to be located on 30 mtr. ROW. As per clause 12.12 of MPD-2021 CNG Stations are permitted in all the use Zones except in the Regional Park, developed District Park whereas Petrol Pumps are permissible of all use Zones except in the Recreational Zone.

3.0 EXAMINATION:

1. The existing Petrol Pump is operating on plot size 33x45 mtr.
2. The land use of the adjacent vacant land of District Park, is as per Gazette Notification No 787(E) dated 24.4.2011 (copy annexed). Earlier the land use of the land was Regional Park which has been modified to District Park.
3. A separate request for CNG Station in the same area was also received but due to paucity of the land received, it is difficult to provide separate land to IGL for CNG Station.
4. The District Park which has been notified on 26.4.2011 is not fully developed.

4.0 PROPOSAL:

1. The proposal is for increasing the size of the existing Petrol Pump from 33x45 mtr. to 33x60 mtr. by adding strip of land measuring 15x33 mtr., so that this additional land can be utilized by the existing Petrol Pump for augmenting the CNG facilities.
2. This allotment of additional land shall be as per disposal policy of the Land Department of DDA.

5.0 RECOMMENDATION:-

The proposal has been given above, in 4.0 put-up for consideration of the Technical Committee.

The above agenda is put up for consideration of the Technical Committee.

[Signature]
By Director, DDA

[Signature]
By Director, DDA

MINISTRY OF URBAN DEVELOPMENT

(DELHI DIVISION)

NOTIFICATION

New Delhi, the 26th April, 2011

S.O. 789(E).—Whereas certain modifications which the Central Government proposed to make in the Master Plan for Delhi regarding the area mentioned hereunder were published in the Gazette of India, Extraordinary, as Public Notice vide S.O. No. 2352(E) dated 29th September, 2010 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice.

2. Whereas objections/suggestions received with regard to the proposed modifications have been considered by the Delhi Development Authority; and

3. Whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi 2021.

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modification in the said Master Plan for Delhi- 2021 with effect from the date of Publication of this Notification in the Gazette of India.

1. The land use of the following area admeasuring 27.97 Ha. situated at South of Qutab Institutional Area, New Delhi falling in Zone-D is changed as per description listed below:-

0.9.9.9

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[illegible]

Sub: Proposal for setting up National Institute of Technology in Zone P-I, Narela Sub City.
(File no. F.9 (01)/2012-MP)

1. Background:-

i) MOUD, G.O.L., vide letter no. K-20013/4/2009-DDVA/(3652) dated 23rd Aug 2011 forwarded a copy of letter dated 6/6/2011 of Secy., Department of Higher Education, Ministry of HRD for allotment of land of 300 acres (120 Ha.) for setting up permanent Campus of National Institute of Technology, Delhi (NIT-Delhi).

ii) Subsequently, National Institute of Technology requested for minimum 100 acres (40 Ha.) of land for their permanent Campus due to shortage of land in Delhi.

iii) Department of Higher Education, Ministry of HRD formed a Site Selection Committee for the purpose and a site visit was conducted by the members of the Committee on 8/6/12. Accordingly, the Committee visited the following sites:

1. Facility Area-7 (Area-21 ha. approx.)

Location : Located at the junction of UFR-II (100 mtr. R/W road) & G.T. Karnal Road.

2. Sector A-1 to A-4, (Area-320 ha. approx.)

Location : Located near Mamoorpur Forest area adjacent to G.T. Karnal road.

3. Village Tikri Khurd Area

Location : Along 20/20 m wide road

A copy of the report of the Site Selection Committee was handed over by Director, NIT, Delhi during the meeting with Commissioner (Plg.)-II on dated 19/7/12.

iv) Site Selection Committee identified Land for the proposed Campus at Facility area no.7 (Area-21 Ha. approx.) and additional residential land near Mansa Devi Mandir at Sector A1-A4 as per notified Zonal Development Plan of Zone P-I.

2. Examination: -

MPD-2021/Zonal Plan P-I, Provisions:-

i) According to MPD-2021, four nos. of sites of University Campus each with an area upto 20 Ha. could be proposed in Urban Extension areas. Such University Centre/Campus is permissible under Land Use category PSI (Clause-4) USE ZONES DESIGNATED. The planning norms and standard for education facilities (higher education) is as under:

Table 13.5:

Category	Pop./unit	Plot area
University Campus including International Education Centre (IUC). Large campus (10 Ha. and above) will be divided into following four parts:	4 sites in	Upto 20.00 Ha.
a) Academic including Administration (45% of total land area).	Urban	
b) Residential (25% of total land area).	Extension	
c) Sports and Cultural activities (15% of total land area).		
d) Parks and Landscape (15% of total land area).		

Upto 10% variation in plot size is permitted.

ii) In the notified Zonal Plan of Zone P-I under Facility Area no.7- Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV are proposed. These facilities need to be re-located in the nearby facility area as per notified Zonal Plan. It is needless to say that some deficiency may prevail at Zonal Level facilities.

iii) Land Status:- In the meeting held on 10/4/12 in the office of C.L.M., Land Status of pockets under reference have been informed as acquired and is with DDA.

3. Proposal:-

Keeping in view of Site Selection Committee's report and examination above at Para 2, it is proposed:

i) National Institute of Technology, Delhi may be proposed in PSP pocket (Facility area no.7) measuring 21 Ha. (approx.) for their institutional campus within MPD-2021 provisions (as the land use of the F.A-7 is 'Public semi Public' as per notified Zonal Plan of Zone P-I and MPD-2021). Univ. Centre/Campus is covered in PSI under PSP facility (Clause 4.0 Use Zone designated). The establishment of NIT, Delhi will also add to higher education facility of the National Capital of Delhi.

ii) Land for additional residential requirement could be examined for allotment in sector A1-A4 as per availability and land disposal policy of DDA. This may be dealt separately by L.D. Wing.

iii) The Zonal level facilities as indicated in the text of ZDP of Zone P-I is proposed to be examined for re-location in other facility areas of the Zone as indicated on the notified Zonal plan.

The Zonal Plan showing the location for the proposed site of NIT, Delhi is laid on table.

4. Recommendation:-

The proposal at para 3 above is put up for the consideration of Technical committee.

Asstt Director (Plg.)
Narela Project

Jt. Director (Plg.)
Narela Project

Director (Plg.)
Narela Project.

AGENDA FOR TECHNICAL COMMITTEE

Subject: Retail outlet opposite IIT Hostel on Outer Ring Road(Ms Sant Service Station).

File No: F7(1)81/MP

1.0 BACKGROUND:

- i). As per the note in file no.F12(23)2000/CRC at 23/N, the existing site at Jia Sarai on Outer Ring Road was allotted by DDA to Indian Oil Company on Licence Fee basis in 1974. However, no documents related to allotment letter, possession plan, sanctioned building plan is available in the file nor made available by the owner for examination of the case. The concerned file no. F15(22)72/LSB(I) is also not available.
- ii). The size of the petrol pump site was 17 m x 30 m. EE/F-112, PWD vide letter dated 24.9.07 has conveyed to remove the existing structure of the petrol pump falling within the R/W of Outer Ring road. As per the letter 4.5 m x 30 m width strip of the petrol pump is affected in the R/W.
- iii). Earlier the case of retail outlet opposite IIT Hostel, on Outer Ring Road (M/s. Sant Service Station) related to allotment of land in lieu of land affected in the R/W was discussed in the Technical Committee meeting vide item no. 6 dated 10.6.82 in which the following decision was taken:

"The Technical Committee noted that the existing outlet was developed on a Master Plan (Petrol Pump) site. It is, therefore, desired that land required for widening of the road may be taken from the existing outlet and the land be allotted in the rear of the existing outlet subject to the condition that no trees should be cut".

- iv). Subsequently, the case was again discussed in the T.C. vide item no. 5 dated 24.9.82 keeping in view the report from Director (Hort.), the following decision was taken:

"The Technical committee examined and approved the proposed alternative site for the resitement of the affected outlet. It further desired that the present site be developed as a part of the green area after leaving necessary land required for the widening of outer Ring Road.

- v). The above recommendation of the Technical committee meeting dated 24.9.82 was approved by the Authority vide Resolution No. 17 dated 13.1.1983.
- vi). Director (CL) vide note dated 7.12.2011 has stated that, as per information available in the file, actual resitement could not be done for the reasons not available in the file .
- vii). The representation from M/s. Sant Service Station dated 7.1.2009 addressed to VC was examined, keeping in view the observation of Planning Department which conveyed that the land of the proposed strip and the alternate site is Recreational and can not

AdCMP

be considered for the petrol pump, Director (CL) recommended for resitement of petrol pump site as per policy by holding a computerized draw out of available petrol pump site and the same was approved by Lt. Governor in the above mentioned Lands Deptt. file. Copy of the note at Annexure-A)

- viii). The representation dt. 11.7.2011 from Ms. Maju Mehta, Sant Service Station received in VC's Public Hearing was examined by Lands Deptt. Based on the examination, VC DDA has directed that **no land can be given on the rear side as it forms part of the District Park. The allottee will have to satisfy himself with lesser area as the land is required for the road.** The decision was intimated to the Petrol Pump Owner.
- ix). A representation dated 23.4.12 addressed to VC, DDA was received from Ms. Manju Mehta, in which it was submitted that as per policy, the minimum site required for petrol pump is 17 m x 30 m which is as per the explosive norms but after the widening of the outer Ring Road by taking 5 m strip of land from petrol pump, the size of petrol pump will be reduced to 12.5 x 30 which may not confirm to the explosive norms. Hence, 5m strip of land from the District Park, be considered for allotment in lieu of 5 m strip used for road widening.
- x). The site was surveyed and as per the survey report 7 nos. of large trees are falling within the proposed 5 m strip of land at the rear side of the petrol pump.
- xi). Since, the earlier report has been submitted by the Hort. Deptt. a reference was sent to Dir. (Hort.)SZ to intimate number of trees affected in the stretch/strip & for comments. The reference has also been referred to UTTIPEC for comments.

2.0 EXAMINATION:

- i). The Petrol Pump has been allotted by DDA in the year 1974 on the Master/Zonal plan site .
- ii). The proposed strip of land measuring 5mx 30m requested for Petrol Pump in lieu of the Land required for road widening is part of the District Park. As per the provision of **MPD-2021, Petrol Pumps are not permitted in Recreational area.**
- iii). In the absence of the possession plan which shows the exact site including the physical features such as road r/w, carriage way and location of the site with respect to the above features it is difficult to ascertain the demarcation of the site with respect to the Road R/W. How ever a photo copy of the fire clearance plan submitted by the owner was examined which shows the site is located 180ft(54m) from the PWD boundary wall which seems to be the existing IIT boundary wall.(Copy of the part plan placed at **Annexure-B.**
- iv). Chief Divisional Retail sales Manager,IOC, vide letter dated 26.6.2012 addressed to VC, DDA has intimated that the minimum requirement for the site as per explosive norms and Master Plan is also 17min depth for safe installation of tanks & pumps.

item no 32/12

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ADCMP)

- v). The observation of the Land Scape Department is reproduced below:

The site is a protected forest as per notification of GNCTD issued in 1980. Already Metro Station is coming near this area and lots of green is lost to DMRC. This may be considered while taking a decision.

- vi). From the PT survey it is observed that the available R/W at this location is 54.6m from the IIT boundary wall to the boundary of the Petrol Pump. Presently the size of the petrol pump is 16.2m x 30. If land of the petrol Pump is to be surrendered for the road widening, then, about 201.16sqm. land (5.9m-7.3 x 30m) strip of land will be required to be adjusted from the District Park(notified protected forest). About 8 fully grown trees and no of bushes are falling within this 201.16 sqm area. This 201. 16sqm land can not be used for any purpose other than green since the trees are to be retained. With the additional land the petrol Pump will get an space of about 10m x 30m for operational area.(Copy of the P T Survey placed at Annexure-D)
- vii). As per the approved alignment plan of Outer Ring Road approved by TC on 3.5.2006, the R/W of this road is 45m. However it is observed that the R/W has been considered as the boundary of the District park in the north & the boundary wall of IIT in south which is about 59m. As per the proposal, cycle track and foot path are proposed on the Petrol Pump land.(Copy of the part plan at Annexure-D)
- viii). From the alignment Plan, it is observed that, there is a difference in the existing c/w on both sides of the central verge. The c/w on the PP side is 21m while the c/w towards IIT side is 19.4m. More over, the slip road on both side of the fly over has been proposed with different width. The width of the slip Road towards IIT side is 9m, while the width of the slip road towards District Park side is 13m
- ix). DMRC has requested DDA vide letter **No DMRC/Land/15/DDA/JP-BG/1441/205 dated 19.7.2011 to transfer of 28m x 180m** land on temporary basis for cut and cover tunnel along the boundary of the existing Petrol Pump which is under consideration.(CXopy of the letter & plan placed at **Annexure-E**)
- x). Keeping in view the above, a minor modification in the alignment plan towards Petrol Pump side, if carried out, by shifting the r/w line on the existing edge of the Petrol Pump, which is about 54m from the boundary wall of IIT against 45m stipulated R/W and adjustment of the existing c/w which is 21m and subsequently shifting the foot path and cycle track on the edge of the existing Petrol Pump which may not have an adverse impact on the over all circulation, and stipulated Master Plan R/W width. The Petrol Pump will not be affected with the said minor modification and will function at this location without disturbing the Master Plan green.
- xi). The observation from Director(Hort) & Dir(UTTIPEC) has not yet been received.

3.0 PROPOSAL:

Alternative- I

- i) PWD may carry out necessary modification in the alignment plan by shifting the R/W line from the boundary of the District Park to the edge of the petrol pump to allow the Petrol Pump to function at the present site on the minimum site area

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-11-

17m x 30m required as per the explosive norm by making necessary modification in the road cross section.

Alternative -II

In case an area of 201.16 sqm. considered from the District Park(notified protected forest) as shown on the plan to confirm the minimum site dimension of 17m x 30m, it may be subject to

- a. No trees shall be allowed to cut and no construction of any nature, permanent or Temporary shall be allowed on the above strip of land. The existing nature of the land shall be maintained.
- b. Since this is part of the notified protected forest, **clearance from forest Department** shall be obtained before handing over the strip of land

Alternative-III

The petrol Pump to continue at the present site with the present dimension. After the work of DMRC is completed, the required land for the Petrol Pump could be re-examined.

Alternative -IV

Resitment of the petrol pump site as per policy by holding a computerized draw out of available petrol pump site as was approved by Lt. Governor on 20.5.2009 in the above mentioned Lands Deptt. File.

item No 32/12
Heli
ADCMR All the above alternatives are also subject to submission of the allotment letter, possession plan and sanctioned building plans.

4.0 RECOMMENDATION:

Keeping in view the contents as explained at para 2 & 3, the case is placed before the Technical Committee.

S. S. Shand
Asstt. Dir(AP)I

K. Seetha
30.1.
Dy. Dir(AP)I
IN-CHARGE

[Signature]
Dir(AP)I

Annexure - A

13(31)98/crc

12

F.12 (23)2000/CRC



May kindly see note from 14/N and PUC (36/C) addressed to Hon'ble LG. Additional Secretary to LG spoken on phone and desired that facts of the case to be submitted on file for kind perusal of LG.

It is submitted that the existing petrol pump site at Jia Sarai- Outer Ring Road was allotted by DDA to Indian Oil Company on licence fee basis in 1974. A strip of 4.55 mtr width of this site is coming in the right of way of the road widening work of PWD. The LOI of the Petrol Pump is requesting for allotment of equal land out of the existing DDA land at adjacent rear side. Recently the request was referred to Planning Department for examination. Based on the advice of Planning Department that the area of the land in rear is of recreational use, the request of the applicant has already been rejected (34/C).

Here it is submitted that in past re-sitement of the petrol pump was considered on nearby land i.e. about 321' further down towards R.K. Puram and was approved by the Authority in its meeting dated 13.1.83. The re-sitement was considered at that time because allotment of additional land in the rear side was not feasible because of quite a large number of trees there. However actual re-sitement could not be done for the reasons not available on file but it seems that the requirement was not felt after the Asian Games were over in 1982 that necessitated it.

Now Planning Department at 25/N has informed that the land use of the existing site, land at rear side and of the alternative site approved by Authority in 1983 is of 'Recreational' use District Park. Hence neither any additional land can be allotted in the rear side nor the alternative site (321' further down towards R. K. Puram on same side) can be allotted can be given to him at this stage. Hence we are left with only alternative of re-sitement of the petrol pump site, as per policy (copy placed opposite at Flag 'X'), by holding a computerized draw out of available petrol pump sites.

Since Hon'ble LG desired the facts of the case on file, about three months back, we may send the file to LG office and take further action subsequently after its perusal by Hon'ble LG.

(Signature)
(Yashpal Garg)
Director (CL)
4.5. 2009

1737/CLD
5/5/09

CLD

PC

VC

LG

1327

1952/CLD

22/5/09

'X' above is affixed

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(Signature)
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(Signature)
8/5/09

(Signature)
24/5/09

GLD

DD (CL)

25/5/09

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39.4.9

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4/5/09

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TO PANCH SHEEL. —>



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5500 SQF
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Approved

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James Thompson

14

ANNEXURE - 'C'

GREEN

FOOT PATH

ROAD

CENTRAL VERGE

T. GATE

ROAD

FOOT PATH

VACANT

30.50 m

PETROL PUMP

M/S SANT SERVICE STN.

FOOT PATH

STONE B/W WITH

SHATOOT 0.10m

TREE 0.60m

SHATOOT 0.60m

PIPAZ 0.30m

NEEM 1.20m

25m
10m
5m
m

KIKAR 1.20m
KIKAR 0.20m

NEEM 0.65m

GRONGE 1.10m

NEEM 1.10m

1.0m KIKAR
0.40m KIKAR

30.0m

0.20m TREE

1.35m SHISHAM
0.30m NEEM
0.20m NEEM
1.30m

0.20m SHATOOT

TREE

KIKAR 0.10m

KIKAR 0.20m

30M

SHATOOT 0.30m

NEEM 1.40m

KIKAR 0.20m

NEEM 1.35m

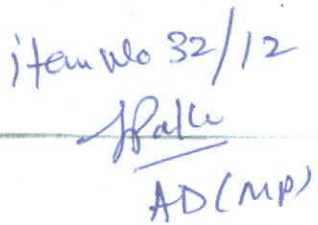
NEEM 0.60m

NEEM 1.10m

NEEM

1/2 No 32/12
Shell
ADCMP

85

SYMBOL

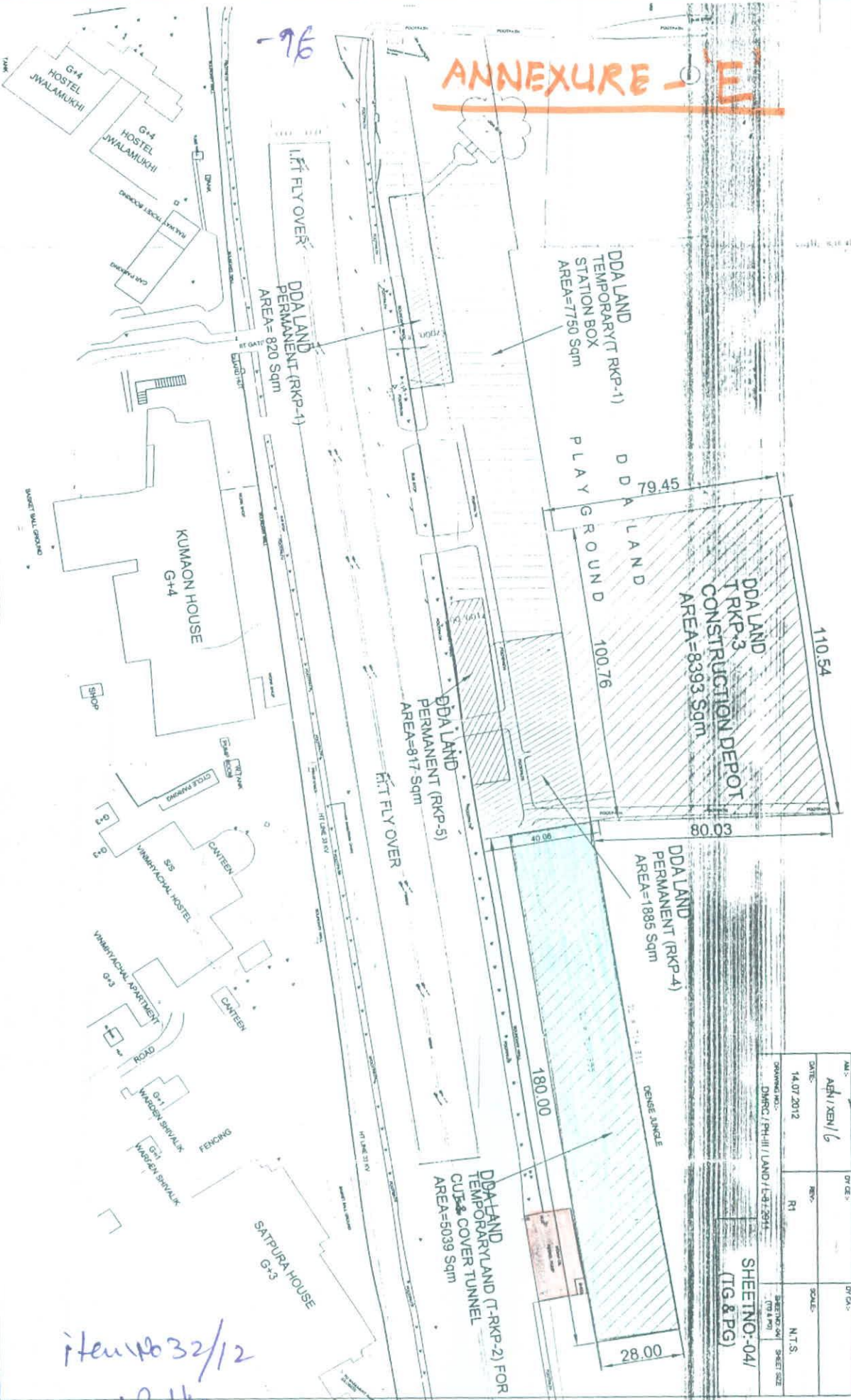
SL.NO.	DESCRIPTION
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1	EXISTING CURB LINE	
2	PROPOSED CURB LINE	
3	LIGHT POLE	
4	TELEPHONE POLE	
5	SIGNAL POLE	
6	TREE	
7	WALL WITH GATE	
8	FENCE LINE	
9	H/T POLE	
10	ELECTRIC POLE	
11	BUILDING LINE	
12	OPEN DRAIN	
13	COVERED DRAIN	
14	LETTER BOX	
15	JUNCTION BOX	

DATE	14.07.2012	REV	R1	SCALE	N.T.S.	SHEET NO	SHEET SIZE
DATE	14.07.2012	REV	R1	SCALE	N.T.S.	SHEET NO	SHEET SIZE
DATE	14.07.2012	REV	R1	SCALE	N.T.S.	SHEET NO	SHEET SIZE

SHEET NO-04/
(TG & PG)

ANNEXURE - E



item no 32/12
Path
AD (MP)

RARY LAND AT R.K.PURAM

ACTION	PURPOSE	GOVT.	PVT.	GOVT.	AGENCY	REMARKS
1	STATION BOX	7750	NIL	DDA		AREA & AGENCY REVISED
2	CUT & COVER TUNNEL	5039	NIL	DDA		AGENCY REVISED
3	CONSTRUCTION DEPOT	8393	NIL	DDA		AGENCY REVISED
TOTAL=		21182				

PERMANENT LAND AT R.K.PURAM STATION

IDENTIFICATION	PURPOSE	GOVT.	PVT.	GOVT.	AGENCY	REMARKS
RKP-1	ENTR/EXIT	820		DDA		AREA & AGENCY REVISED
RKP-4	ANGULAR BUILDING / PARKING SWFT	1885		DDA		LOCATION, AREA & AGENCY REVISED
RKP-5	SHEDS & ENTR/EXIT	817		DDA		LOCATION, AREA & AGENCY REVISED
TOTAL=		3998				

F.34(34)11/IL

-17 ANNEXURE - 'E'

दूरभाष Tel
फैक्स Fax

दिल्ली मेट्रो रेल कॉर्पोरेशन लि०
DELHI METRO RAIL CORPORATION LTD.
 (भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
 (A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

DMRC/Land/15/DDA/JP-BG/1441 1205

19.07.2011

Deputy Director (IL)
 Delhi Development Authority
 Vikas Sadan, INA
 New Delhi-110 023

Sub: Requirement of one Pocket DDA land at R.K.Puram Station on temporary basis for construction of Janakpuri (West) – Kalindi Kunj (Line-8) of Delhi MRTS Project, Phase-III.

DMRC has taken up construction of Janakpuri (West) – Kalindi Kunj corridor of Delhi MRTS Project, Phase-III. Two pockets of land measuring 5039 Sqm, is required on temporary basis as shown below:

S.No.	Location of land	Area (Sqm)	Basis	Purpose
	R.K.Puram Station (Near IIT Flyover)			
1	T RKP-2	5039	Temporary	Cut and Cover

Actual area available at site for transfer will be reconciled during verification by the officials of DDA and DMRC. Allotment can be made on the basis of area jointly measured at site.

You are therefore, requested to take necessary action for transfer of above land on temporary basis for a period of 4 years for Delhi MRTS Project and send demand note towards the lease charges of land @5% of land cost per annum, as per the decision of Union Cabinet issued vide letter No. J-22011/4/95-LD dated 16/04/1999 of MOUD i.e. at inter-departmental transfer rates.

Thanking you,

Yours faithfully,

Encls: As above

(P. S. Chauhan)
 Chief Engineer/General

Copy for information and necessary action to:

1. Commissioner (LD), DDA, Vikas Sadan, INA, New Delhi-110023.
2. Commissioner (Planning), DDA, Vikas Minar, IP Estate, New Delhi-110002.
3. Commissioner (LM)-II, DDA, Vikas Sadan, A-Block, INA, New Delhi-110023.
4. Dy. Commissioner (MRTS), Transport Department, GNCTD, Delhi-110054.

Chief Engineer/General

(मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001)

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

forest Department shall be obtained before handing over the strip of land

item no 32/12
 Shalika
 ADCMP

DRAFT AGENDA FOR TECHNICAL COMMITTEE

F. No F 3 (84)2010/MP/

Subject: Regulations for redevelopment of Godown clusters existing in non - conforming areas in Delhi

A BACKGROUND:

- i. The National Capital Territory of Delhi Laws (Special Provisions) Second Act- 2011 provides for formulation of

"policy or plan for orderly arrangement regarding schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land and guidelines for redevelopment for existing godown clusters (including those for a storages of non- agricultural goods) required to cater to the needs of the peoples of the National Capital Territory of Delhi"

It also envisages no punitive action till 31.12.2014 for the unauthorized construction in this regard.

- ii. Accordingly Dy. Commissioner of all District were requested to provide for information on the number of unauthorised godowns existing in rural areas with specific details.
- iii. The "Draft Guidelines for Redevelopment of Godown clusters existing in Non-conforming Areas" were initially discussed in the Technical Committee meeting of DDA held on 03.03.11 wherein it was decided that **in the first instance, village wise survey of the existing food grain godown clusters in Delhi be undertaken by the MCD and the Dy. Commissioners, GNCTD**. The basic contention of village wise survey was to ascertain the physical formation of the non conforming clusters in rural areas i.e. whether the godown clusters and their activities in a particular area can be considered as per the draft policy guidelines which were put up to Technical Committee.

B FOLLOW UP ACTION

- i. As a follow up to the Technical Committee meeting, Pr. Commissioner (Revenue) cum-Divisional Commissioner, GNCTD and Commissioner, MCD were requested to provide the details. No information from the revenue office was received. S.E (Bldg) MCD vide his letter dt.21.10.11 was a tabular category wise listing of existing godowns without any locational details/maps. Hence, S.E (Bldg) vide letter dt. 14.12.11 was asked to provide the details of location, access road to these godowns, adjoining activities, and existing

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AD (MP)

facilities of these godowns to examine the extent of concentration of these godowns in a particular area.

- ii. Addl. Commissioner (Eng.), MCD vide his letter dt. 23.1.12 informed that additional information as desired in para 2 of the letter dt. 14-12-11 will require a re-survey. Further, since MCD does not have infrastructure/ manpower to collate the desired information, MCD would require additional time and the services of Consultant, whose expenditure may have to be borne by the DDA.
- iii. Taking cognizance of the letter from MCD, the matter was accordingly put up to LG Delhi. As per approval/direction of VC, DDA/LG, Delhi, in File No F. 14(192)2011/MP a visit was held to Jhajjar and Rewari in Haryana on 24th and 26th of April 2012 respectively to study the basic principles of development of godowns/ warehouses and to study the guidelines/ regulations for regularizing the godowns/ warehouses at Rewari and Jhajjar. VC, DDA vide his note dt. 4-6-12 in F. No F.14 (192)2011/NP has observed that the report be brought the TC especially para 6 of the Report.

Team Findings/Observations

- The towns of Rewari and Jhajjar are not comparable with Delhi in terms of population, urbanization and land value and land area.
- In Rewari town only 3 cases of change of land use has been done in the rural zone within the controlled area of Town, whereas three cases of change of land use has been done at district level of Jhajjar from 'agricultural to industrial' in respect of warehouse/godowns.
- No change of land use has been permitted/done in urbanizable area as per their plan.
- As per the Master Plan of Delhi-2021 there is no land use as agriculture and all the land has been earmarked as urbanizable area. The land value in Delhi is very high as compared to Jhajjar and Rewari. The land is very scarce in Delhi and any regularization of existing godowns/warehouses in Delhi will reduce the land use component of the respective areas.

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- iv. Meanwhile, Under Secretary (DDIB) vide letter No J-13036/3/2011-DD.IB dt. 9-4-2012 has forwarded minutes of the meeting held under the chairmanship of Addl. Secretary (UD) held on 28-3-2012 in which following has been decided:
 - i. DDA will advise MCD to carry out a limited survey with details
 - ii. DDA would also conduct its own limited survey
 - iii. DDA will develop a draft policy on issue within next 2 months
- v. Further, a meeting was also held under the chairmanship of Commissioner (Plg)-I & II on 11-5-12 to discuss/revisit the "Draft Guidelines for Redevelopment of Godown clusters existing in Non-conforming Areas" which

-20-

were initially discussed in the Technical Committee meeting of DDA held on 03.03.11. The findings of the site visit to Jhajjar & Rewari were also explained by Joint Director (Plg) P-I & II and Dy. Director (Plg) MP & DC. The following important points emerged from the meeting:

- a) No change of land use has been permitted/ done in urbanizable area as per the Haryana Policy. The Haryana Policy is for godowns in Agricultural land which are given NOC for change of Land Use with certain conditions. The contents of the Haryana policy could be adopted in the Green belt area of Delhi where such godown clusters exist. This will require the modification in the Master Plan of Delhi provisions.
- b) The existing policy for godown clusters needs to be revisited/modified based on
 - The survey details by the local body. The clusters which existed on a pre-decided cut of date to be taken up under this policy only.
 - Decisions of the MOUD meeting held in regard to non conforming industrial areas.
 - Due to existing ground conditions, the size of the plot stipulated in the Haryana Policy cannot be applied in case of Delhi.

- vi. With reference to the observations/directions of VC, DDA dt. 26-4-2012 the information on number of cases registered under relevant provisions of DLR Act for converting Agriculture land for Non Agriculture uses has also been sought vide letter No F3 (84)/2010/MP/120 dt. 25-5-12 addressed to Principal Secretary (Revenue) cum Divisional Commissioner, GNCTD. The reply is awaited.

C PROPOSAL

Based on the decisions taken, the *regulations for redevelopment of godowns clusters existing in non-conforming areas* has being revisited and draft modified regulations / guidelines are as follows

Itan No 33/12
AD (MP)

REGULATIONS FOR REDEVELOPMENT OF GODOWN CLUSTERS EXISTING IN NON-CONFORMING AREAS.

1.0 INTRODUCTION

- 1.1 The National Capital Territory of Delhi Laws (Special Provisions) Second Act-2011 provides for formulation of

"policy or plan for orderly arrangement regarding schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land and guidelines for redevelopment for existing godown clusters (including those for a storages of non- agricultural goods) required to cater to the needs of the peoples of the National Capital Territory of Delhi"

It also envisages no punitive action till 31.12.2014 for the unauthorized construction in this regard.

2.0 NORMS FOR REDEVELOPMENT OF GODOWN CLUSTERS IN NON-CONFORMING AREAS

Following norms will be followed in redevelopment process, keeping in view the existing ground realities as well as the imperatives of planned development.

- 2.1 Non-conforming clusters of godowns / warehousing activities having concentration of minimum 4 Ha. contiguous area and having more than 70% plots within the clusters may be considered for redevelopment of area identified on the basis of actual surveys.
- 2.2 Individual plots which do not form part of any cluster will be governed by the provisions of the Master Plan for Delhi 2021 / Zonal Development Plans.
- 2.3 After notification of such clusters by the GNCTD, the redevelopment scheme will have to be prepared by the concerned local body / land owning agency in the areas under their jurisdiction, in consultation with the Society (to be formed by the land owners) based on following norms / conditions. Alternatively, the redevelopment scheme may be prepared by the society based on the norms but shall require approval of the concerned local body/land owning agency.
 - i) The cluster should have direct approach from a road of minimum 30mt R/W.
 - ii) Formation of Society shall be mandatory to facilitate preparation of redevelopment scheme / plan, development of services, parking and maintenance, pollution control and environment management.
 - iii) Amalgamation and reconstitution of plots shall be permissible for redevelopment.
 - iv) Owners of the godowns shall have to obtain the requisite statutory clearances from the concerned agencies, wherever necessary. After approval of the Layout Plan for redevelopment by the local body, the identified clusters will be processed for change of land use under section 11-A, of DD Act 1957 by DDA on receiving the proposal from local body / GNCTD.
 - v) Other stipulations shall include:
 - a) About 10% area is to be reserved for circulation / roads / service lanes.
 - b) About 10% of semi permeable surface for common parking, idle parking and loading / unloading areas.
 - c) About 10% of total area to be reserved for Associated infrastructure requirement such as Electric Sub-stations, Fire Station, Police Post, servicing, Loading and Boarding and informal market areas etc. as per the norms.
 - d) Preparation of Plan for water supply from DJB / Central Ground Water Authority (wherever required) along with requirement for pumping

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stations, storage tanks, ground water recharging / rainwater harvesting and Drainage plan as per norms.

- e) About 8% of the cluster area shall be reserved for parks / green buffer.
- f) Utilities such as ESS, underground water storage tank, roof top water harvesting system, solar heating / lighting systems etc. will be provided within the plot.
- g) Plot up to 300sq.mt. size should face road of 12 mt R/W and plots above 300sq.mt. size should face road of minimum 18 mt. R/W.
- h) Development control norms to be followed at scheme level :

Max Gr. Coverage (%)	Max. FAR	Max. Height	Parking
30	80	No restriction, subject to clearance from Airport Authority of India, Fire Department and other statutory bodies	3 ECS / 100sq.mt. of floor area.

- i) Development control norms for the individual plots shall be as follows:

Plot Size	Max. Gr. Coverage (%)	Max. FAR	Max. Height	Parking
Up to 300sq.mt.	60	120	8 mt	Common Parking
Above 300sq.mt.	50	100	8 mt.	3 ECS / 100sq.mt. of floor area.

- j) Provision of parking and loading / unloading will be made within the plots of size 301 sq.mt. and above.
- k) Common parking to be provided for plots up to 300 sqmt. size and front set back shall be provided without boundary wall for use of parking and loading / unloading purposes.
- l) Provision / use of basement will be as per the stipulations of MPD-2021.
- vi) Other provisions / development control norms shall be applicable as prescribed. Depending upon ground conditions, the local body may relax the norms in consultation with service providing agencies including Fire, Police, Traffic, Water, Power, Sewerage, Drainage, DPCC and Disaster Management.
- vii) The redevelopment work may be undertaken by the societies voluntarily or by the concerned local body / agencies. In case the agencies take up the redevelopment work for execution, they shall collect the charges from the individual industries themselves directly. Requisite charges for change in land use, enhanced FAR and land (wherever applicable) would be required to be paid to the concerned Authority.
- viii) The redevelopment shall be completed within three years from the date of approval of the scheme / plans. Clusters, which fail to complete the

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redevelopment proposals within the period specified as above, shall have to shift to other conforming areas and the godowns functioning in non-conforming clusters shall have to close down. In such cases, the licensing authority will not renew / issue the licenses to such godowns without obtaining land use clearance from the competent authority. Further, no new licenses will be issued in non-conforming areas, without obtaining land use clearance.

- ix) The following areas shall not be eligible for godown clusters redevelopment scheme: Bungalow Zones (New Delhi & Civil Lines), the Ridge, River Bed (Zone-O), areas along water bodies, canals, sensitive areas from security point of view, conservation & heritage areas, reserved/protected forests, DDA flats, Cooperative Group Housing Societies, Government flats/bungalows/employer housing etc. and their immediate proximity.

3 OTHER CONDITIONS:

- i) All the Redevelopment Schemes under these guidelines shall conform to the statutory provisions/requirements/ DD Act, 1957 and Master Plan stipulations.
- ii) Redevelopment plans of individual clusters will have to be prepared by the concerned societies and thereafter approved by the concerned local authority/MCD. The redevelopment shall be completed within three years from the date of approval of such plans
- iii) The concerned local body and the stakeholders will workout the mechanism for implementation of the scheme in time bound manner and the recovery of stipulated levies / charges.
- iv) While examining redevelopment proposals, the Local Body can consider use of Accommodation Reservation (AR) and Transfer of Development Rights (TDR) as tools for approving redevelopment Schemes depending on case to case basis.
- v) In case of surrender of land for road widening, the FAR of the original plot will be permissible.
- vi) Demonstrative examples/models depicting the implementation of these Regulations be brought out by the Local Body as part of User Friendly Guide covering the Frequently Asked Questions (FAQs) for such projects.

- D. The proposal contained in Para 'C' is placed before the technical committee for consideration for inserting these regulations as Para ' 6.4' in chapter 6 - wholesale trade as a modification to MPD -2021 to be processed under Section 11-A of DD Act-1957.

Meenal
30-7-12

Astt. Director (MP)

Shamun
30-7-12

Dy. Director (MP)

30/7/12

Director (MP)

Item No 33/12

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

No. F. 1(10)2012/MP/190

Date: 30.7.2012

The 4th Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on **31.07.2012 at 04.00 P.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi.** A list of items along with agenda to be discussed is enclosed herewith.

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

Encl: As above.



(I.P. Parate)

Director (MPR) & TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
6. Commissioner (LD) DDA
7. Chief Town Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Addl. Commr.(Plg.)UE&P
13. Addl. Commr.(Plg.)TB&C
14. Addl. Commr.(Plg.)AP
15. Addl. Commr. (Plg.) MPPR.
16. Addl. Commissioner, Landscape
17. Chief Town Planner, SDMC.
18. Secretary, DUAC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy.. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

Special Invitees

For item No.

- | | |
|---------------------------------------|---------------|
| 1. Director (Plg/UC & Zone J) | 30/12 |
| 2. Director (Horticulture) (South) | 30/12 . 32/12 |
| 3. Director (Plg) Zone P-I & P-II | 31/12 |
| 4. Chief Engineer (Gen.)DMRC | 32/12 |
| 5. Director (Plg) Zone F&H | 32/12 |
| 6. Director (Plg) UTIPEC | 32/12 |
| 7. Executive Engineer-F-112 PWD/GNCTD | 32/12 |
| 8. Director (Plg.)MP | 33/12 |

INDEX

4th Technical Committee Meeting to be held on 31.07.2012.

S.No.	Item No.	Subject	Page No.
1.	29/12	Confirmation of Minutes of the 3 rd Technical Committee meeting held on 27.06.12. F.1(9)2012/MP	1 to 4
2.	30/12	Allotment of additional land to be utilized by the existing Petrol Pump for augmenting the CNG facilities near Andheria More.(Zone-J) F.7(7)97/MP	5
3.	31/12	Proposal for setting up National Institute of Technology in Zone P-I, Narela Sub City. No.F.9(01)2012/MP	6 & 7
4.	32/12	Retail outlet opposite IIT Hostel on Outer Ring Road (M/s. Sant Service Station) F.7(1)81/MP	8 to 17
5.	33/12	Guidelines for redevelopment of godown clusters existing in non conforming areas. No.F3(84)2010/MP	18 to 23



**DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION, 6TH FLOOR,
VIKAS MINAR, NEW DELHI - 110002**

Dt. 10/07/2012

No.F.1 (09)2012/MP/175

Sub: Minutes of the 3rd Technical Committee Meeting held on 29.6.2012.

Item No. 20/2012:

Confirmation of Minutes of the 2nd Technical Committee meeting held on 26.04.12.

F.1 (7)2012/MP

These minutes were forwarded to the Members and no comments/ observations have been received for any Item and the same were confirmed

Item No. 21/2012:

Change of land use from 'Recreational' (Community Park) to 'Public & Semi Public (Burial Ground)' in Layout Plan of Facility Centre No. 8, at Wazirabad Road and Loni Road Crossing.

F.3 (125)98/MP

The proposal was presented by the Director (plg) Zone E. The Technical Committee recommended the proposal of change of land use from 'Recreational (Community Park)' to 'Public & Semi Public (Burial Ground)' in the facility centre No.8 for further processing for amendment in MPD-2021 under Section 11A of DD Act-1957.

Action: Dir. (Plg) AP Zone (E&O)

Item No. 22/2012:

Change of land use of 9.08 Acres (3.67 Ha. approx.) of land in Revenue Estate of Village Chattarpur (Mehrauli) from "Residential" to "Public & Semi Public (PSP)" (7.56 Acres) and "Transportation" (1.52 Acres) for the proposed 225 Bedded Hospital Project of Govt. of NCT of Delhi.

F.13(01)2010/MP

The proposal was explained by Director (Plg) UC & Zone J. The Technical Committee recommended the proposal of change of land use

- a From 'Residential' to 'Public and Semi-Public (PS1)' -----3.07 Ha (7.56 Acres)
(with a condition that an area of about 0.57 ha (1.38 acres) to be kept as mandatory Green)
- b From 'Residential' to 'Transportation' -----0.60Ha (1.52 Acres)
(TR)

The Technical Committee recommended the proposal for processing the amendment in MPD 2021 under Section 11A of DD Act 1957

Action: Dir UC&J Zone

Item No.23/2012:

Special dispensation of 20% of maximum FAR for Residential use of essential staff and student accommodation (Hostel) for land allotted to ITBP School in Sector-16 (b) Dwarka.

F4 (16)93/Plg./Dwk./Pt.III

The proposal was presented by Director (Plg.) Dwarka. The Technical Committee agreed to the proposal for one time Special dispensation of 20% of maximum FAR for Residential use of essential staff and student accommodation (Hostel) as allowed in schools for physically and mentally challenged. It was also decided to further process the case as a "special permission" from the Authority, under sub-clause 8(2) of MPD-2021.

Action: Dir (Plg) Dwarka

Item No.24/2012:

Policy decision regarding carving out of land for CNG Station in 'Recreational Use' in Zone-'E' where 'Recreational Area' is only 5.3% compared to 15% required as per Master Plan for Delhi-2021.

F.5 (36)/2007/MP

The proposal was explained by Director (Plg.) Zone E&O wherein the proposed CNG stations (3 nos.) of Indraprastha Gas Ltd (IGL) in the Recreational Use Zone in Zone 'E' was discussed. The Technical Committee in principle approved the proposal of IGL of three CNG Stations, forming part of undeveloped recreational use, however specific sites to be indicated as part of landscape plan of each pocket to be prepared by the landscape unit for consideration of the DDA screening committee as per the provision of MPD 2021.

Action: Addl. Commr. (Landscape)
Dir (Plg) Zone E&O

Item No.25/2012:

Sanction of Building Plans with permitted Commercial Activities in Industrial Plots

F.3 (33)2008/MP/Pt.

The proposal was explained by Chief Town Planner, MCD. The Technical Committee agreed to the proposal as per the permissibility of Commercial activity in Industrial plots given in MPD-2021 as well as in the Regulations notified on 01.04.2011. The remaining issues pertaining to Building bye laws to be examined by the concerned Local Body based on use occupancy.

Action: Chief Town Planner, MCD

Item No. 26/2012:

Change of land use of 53.31 acres of land at Village Ghitorni for the National Institute of Communication and Finance, New Delhi from 'Residential' to 'Public and semi- public facilities (PSP)' including facility corridor, as approved in Zonal Development Plan of Zone J to be utilized only for 'Public and semi- public use'.

F.20 (06)2011/MP/.

The proposal was presented by Director (Plg.) UC & Zone 'J'. Technical Committee recommended the change of land use of the area measuring 53.31 acres from

'Residential' to 'Public & Semi Public (PSP)' for consideration of the Authority and to process the amendment in MPD-2021 under Section 11A of DD Act-1957

Action: Dir (Plg) Zone UC&J

Item No.27/2012:

Proposed change of land use of an area measuring 49.98 ha, (123.51 acres) of Pragati Maidan in Planning Zone 'D' from 'Recreational (District Park)' to 'Public and semi- public facilities' (International Convention Centre).

F.3(41) 96/MP

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, discussions and considering the decision taken in the meeting of Hon'ble L.G. Delhi on 23.5.12, the Technical Committee recommended the change of land use of the entire area measuring 49.98 ha (123.51 acres) for consideration of the Authority to process the amendment in MPD-2021 under Section 11A of DD Act-1957 with the condition that the ITPO shall take necessary approval from land owning agency i.e. L&DO in respect of lease agreement etc

Action: Dir (Plg) GIS & Zone 'D'

Item No.28/2012:

Relaxation in setback norms in 8 (eight) housing pockets at Rohini & Narela schemes proposed for Construction of 18600 EWS Housing by using Prefab Technology having RCC member i.e. columns, beams and slabs all precast (A Turnkey Project).F.39 (01) 2011/HUPW/SA (R&N)/DDA

The proposal for relaxation in setback norms in 8 housing pockets at Rohini and Narela was presented by Sr. Architect (R&N) HUPW, DDA. It was informed that as per the observations of Delhi Urban Art Commission, regarding provision of consolidation of green area in various housing pockets, the proposed relaxation in setbacks was approved by the Technical Committee

Action: Senior Architect (Rohini & Narela)

Meeting ended with vote of thanks to the Chair

(I.P. Parate)
Director (MPR&T C)

Copy to

1. Vice Chairman, DDA
2. Finance Member, DDA
3. Engineer Member, DDA
4. Commissioner (Plg)-I, DDA
5. Commissioner (Plg)-II, DDA
6. Commissioner (LM) DDA
7. Commissioner (LD) DDA
8. Chief Town Planner, TCPO
9. Chief Architect, HUPW DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property Development) DMRC
12. Chief Engineer (Elect) DDA
13. Addl Commr (Plg)UE&P
14. Addl Commr (Plg)J&L
15. Addl Commr (Plg) (MPPR)
16. Addl Commr Landscape
17. Chief Town Planner, MCD
18. Secretary, UAC
19. Sr. Architect, (HO) II, CPWD, Noman Niswan
20. Dy. Commr of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

Delhi Development Authority

1. S/Sh./Ms.
2. G.S. Patnaik, Vice Chairman
3. Prabhat Ranjan Acharya, FM, DDA
4. Ashok Khurana, EM, DDA
5. Vinod Dhar, Chief Architect
6. Ashok Kumar, Commr. (Plg.)-I
7. Dr. S.P. Bansal, Commr. (Plg.)-II
8. P.M. Parate, Addl. Commr. (Plg) AP
9. R.K. Jain, Addl. Commr. (Plg) UE & P
10. S.P. Pathak, Addl. Commr (Plg.)MPPR.
11. Ashok Nigah, CE/(Elect.)
12. Savita Bhandari, Addl. Commr (LS)
13. Ashok Ghoshwar, ACA-II
14. P.S. Uttarwar, Dir (Plg) DWK
15. I.P. Parate, Director (Plg.)MPR& TC
16. S.B. Khodankar, Dir. (Plg.) MP & DC
17. A.K. Manna, Dir. (Plg.), AP-I
18. Sabyasachi Das, Dir. (Plg.)D-Zone
19. T.K. Mandal, Dir. (Plg.), AP(E&O)
20. Chandu Bhutia, Dir (Plg), UC&J
21. Harleen, Sr. Architect (R& N)
22. Manju Paul, Dy. Director, VC Office
23. Vimal Mehra, EX. Engg., (Elect), DDA
24. T.C.P.O.

Sudeep Roy, ATCP

25. **Municipal Corporation of Delhi:**
Shamsher Singh, Chief Town Planner

26. **N.D.M.C.:**
Rajeev Gupta, Architect
27. **L&D.O.:**
Ravindra Singh, Building Officer
28. **C.P.W.D.:**
Ashok Dhiman, Architect, CPWD
29. **DMRC:**
Umesh Mishra, C.E. (PD)
33. **Traffic Police:**
G.S. Awana, Addl DCP, Traffic

ITEM NO. 35/12

-5/2

AGENDA FOR TECHNICAL COMMITTEE

File No.F.7(7)/97/MP

Sub: Allotment of additional land to be utilized by the existing Petrol Pump for augmenting the CNG facilities. *near Andheria More (Zone J)*

1.0 BACKGROUND:

A Petrol Pump site measuring 45x33 mtr. was allotted by the DDA to IBP Company for setting-up of the Petrol Pump. This Petrol Pump is being operated by M/s Lotus Automobiles. Commercial Land Department of DDA has forwarded the file for consideration of the additional land measuring 15x33 mtr. for adding CNG facilities to the Petrol Pump site.

2.0 MASTER PLAN FOR DELHI-2021 PROVISIONS:

As per the provision of Master Plan for Delhi-2021, the Plot size for Fuel Station shall be minimum 15x33 mtr. and 33x45 mtr. to be located on 30 mtr. ROW. As per clause 12.12 of MPD-2021 CNG Stations are permitted in all the use Zones except in the Regional Park, developed District Park whereas Petrol Pumps are permissible of all use Zones except in the Recreational Zone.

3.0 EXAMINATION:

1. The existing Petrol Pump is operating on plot size 33x45 mtr.
2. The land use of the adjacent vacant land of District Park, is as per Gazette Notification No.787(E) dated 24.4.2011 (copy annexed) Earlier the land use of the land was Regional Park which has been modified to District Park.
3. A separate request for CNG Station in the same area was also received but due to paucity of the land received, it is difficult to provide separate land to IGL for CNG Station
4. The District Park which has been notified on 26.4.2011 is not fully developed.

4.0 PROPOSAL:

1. The proposal is for increasing the size of the existing Petrol Pump from 33x45 mtr. to 33x60 mtr. by adding strip of land measuring 15x33 mtr., so that this additional land can be utilized by the existing Petrol Pump of augmenting the CNG facilities.
2. This allotment of additional land shall be as per disposal policy of the Land Department of DDA.

5.0 RECCOMENDATION:-

The proposal has been given above, in 4.0 put-up for consideration of the Technical Committee.

The above agenda is put up for consideration of the Technical Committee.

(1)

By *[Signature]*
For *[Signature]*

MINISTRY OF URBAN DEVELOPMENT

(DELHI DIVISION)

NOTIFICATION

New Delhi, the 26th April, 2011

S.O. 789(E).—Whereas certain modifications which the Central Government proposed to make in the Master Plan for Delhi regarding the area mentioned hereunder were published in the Gazette of India, Extraordinary, as Public Notice vide S.O. No. 2352(E) dated 29th September, 2010 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice.

2. Whereas objections/suggestions received with regard to the proposed modifications have been considered by the Delhi Development Authority; and

3. Whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi 2021.

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modification in the said Master Plan for Delhi- 2021 with effect from the date of Publication of this Notification in the Gazette of India.

Modification :

- I. The land use of the following area admeasuring 27.97 Ha. situated at South of Qutab Institutional Area, New Delhi falling in Zone-D is changed as per description listed below:-

Location	Area	Land use (MPD-2021)	Land Use changed to	Boundaries
1	2	3	4	5
South of Qutab Institutional Area, Zone-D	27.97 Ha.	'Public & Semi-Public (PSP)	'Recreational (P-1 Regional Park)'	North - Qutab Institutional Area South - Regional Park East - Qutab Institutional Area West - JNU Road

- II. The land use of the following area admeasuring 20 Ha. situated at South of Mehrauli-Mahipalpur Road, New Delhi falling in Zone-J (excluding area of existing M.G. Road with proposed M.G. Road with proposed 80.0 mt. R/W i.e. 3.39 Ha.) is changed as per description listed below:-

Location	Area	Land use (MPD-2021)	Land Use changed to	Boundaries
1	2	3	4	5
South of Mehrauli Mahipalpur Road, Zone-J (excluding area of existing M.G. Road with proposed M.G. Road with proposed 80.0 mt. R/W i.e. 3.39 Ha)	(a) 1.80 Ha	'Recreational (P-1 Regional Park)'	'Transportation'	North - Mehrauli-Mahipalpur Road South & West - Boundaries of Regional Park as per the existing Land Use Plan contained in MPD-2021
	(b) 8.90 Ha	'Recreational (P-1 Regional Park)'	'Recreational (P-2 District Park)'	
	(c) 6.30 Ha	'Recreational (P-1 Regional Park)'	'Residential'	East - Mehrauli-Gurgaon Road & Bhatti Mines Road
	Total - (a)+(b)+(c) = 20 Ha.			

[E No. K-12011/21/2009-DDIB]
 U. P. Singh, Director, Urban Planning & Development

Sub: Proposal for setting up National Institute of Technology in Zone P-I, Narela Sub City.
(File no. F.9 (01)/2012-MP)

1. Background:-

i) MOUD, G.O.I., vide letter no. K-20013/4/2009-DDVA/(3652) dated 23rd Aug 2011 forwarded a copy of letter dated 6/6/2011 of Secy., Department of Higher Education, Ministry of HRD for allotment of land of 300 acres (120 Ha.) for setting up permanent Campus of National Institute of Technology, Delhi (NIT-Delhi).

ii) Subsequently, National Institute of Technology requested for minimum 100 acres (40 Ha.) of land for their permanent Campus due to shortage of land in Delhi.

iii) Department of Higher Education, Ministry of HRD formed a Site Selection Committee for the purpose and a site visit was conducted by the members of the Committee on 8/6/12. Accordingly, the Committee visited the following sites:

1. Facility Area-7 (Area-21 hact. approx.)

Location : Located at the junction of UER-II (100 mtr. R/W road) & G.T. Karnal Road.

2. Sector A-1 to A-4, (Area-320 hact. approx.)

Location : Located near Mamoorpur Forest area adjacent to G.T. Karnal road.

3. Village Tikri Khurd Area.

Location : Along 20/20 m wide road.

A copy of the report of the Site Selection Committee was handed over by Director, NIT, Delhi during the meeting with Commissioner (Plg.)-II on dated 19/7/12.

iv) Site Selection Committee identified Land for the proposed Campus at Facility area no.7 (Area-21 Ha. approx.) and additional residential land near Mansa Devi Mandir at Sector A1-A4 as per notified Zonal Development Plan of Zone P-I.

2. Examination: -

MPD-2021/Zonal Plan P-I, Provisions:-

i) According to MPD-2021, four nos. of sites of University Campus each with an area upto 20 Ha. could be proposed in Urban Extension areas. Such University Centre/Campus is permissible under Land Use category PS1 (Clause-4) USE ZONES DESIGNATED. The planning norms and standard for education facilities (higher education) is as under:

Table 13.5:

Category	Pop./unit (approx)	Plot area
University Campus including International Education Centre (I.E.C) - Large campus (10 Ha. and above) will be divided into following four parts : a) Academic including Administration (45% of total land area). b) Residential (25% of total land area). c) Sports and Cultural activities (15% of total land area). d) Parks and Landscape (15% of total land area).	4 sites in Urban Extension	Upto 20.00 Ha.

Upto 10% variation in plot size is permitted.

ii) In the notified Zonal Plan of Zone P-I under Facility Area no.7- Hospital 'C', Hospital 'D'.2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV are proposed. These facilities need to be re-located in the nearby facility area as per notified Zonal Plan. It is needless to say that some deficiency may prevail at Zonal Level facilities.

iii) Land Status:- In the meeting held on 10/4/12 in the office of C.L.M., Land Status of pockets under reference have been informed as acquired and is with DDA.

3. Proposal:-

Keeping in view of Site Selection Committee's report and examination above at Para 2, it is proposed:

i) National Institute of Technology, Delhi may be proposed in PSP pocket (Facility area no.7) measuring 21 Ha. (approx.) for their institutional campus within MPD-2021 provisions (as the land use of the F.A-7 is 'Public semi Public' as per notified Zonal Plan of Zone P-I and MPD-2021). Univ. Centre/Campus is covered in PS1 under PSP facility (Clause 4.0 Use Zone designated). The establishment of NIT, Delhi will also add to higher education facility of the National Capital of Delhi.

ii) Land for additional residential requirement could be examined for allotment in sector A1-A4 as per availability and land disposal policy of DDA. This may be dealt separately by L.D. Wing.

iii) The Zonal level facilities as indicated in the text of ZDP of Zone P-I is proposed to be examined for re-location in other facility areas of the Zone as indicated on the notified Zonal plan.

The Zonal Plan showing the location for the proposed site of NIT, Delhi is laid on table.

4. Recommendation:-

The proposal at para 3 above is put up for the consideration of Technical committee.

Asstt Director (Plg.)
Narela Project

Jt. Director (Plg.)
Narela Project

Director (Plg.)
Narela Project.

AGENDA FOR TECHNICAL COMMITTEE

Subject: Retail outlet opposite IIT Hostel on Outer Ring Road(Ms Sant Service Station).
File No: F7(1)81/MP

1.0 BACKGROUND:

- i). As per the note in file no.F12(23)2000/CRC at 23/N, the existing site at Jia Sarai on Outer Ring Road was allotted by DDA to Indian Oil Company on Licence Fee basis in 1974. However, no documents related to allotment letter, possession plan, sanctioned building plan is available in the file nor made available by the owner for examination of the case. The concerned file no. F15(22)72/LSB(I) is also not available.
- ii). The size of the petrol pump site was 17 m x 30 m. EE/F-112, PWD vide letter dated 24.9.07 has conveyed to remove the existing structure of the petrol pump falling within the R/W of Outer Ring road. As per the letter 4.5 m x 30 m width strip of the petrol pump is affected in the R/W.
- iii). Earlier the case of retail outlet opposite IIT Hostel, on Outer Ring Road (M/s. Sant Service Station) related to allotment of land in lieu of land affected in the R/W was discussed in the Technical Committee meeting vide item no. 6 dated 10.6.82 in which the following decision was taken:

"The Technical Committee noted that the existing outlet was developed on a Master Plan (Petrol Pump) site. It is, therefore, desired that land required for widening of the road may be taken from the existing outlet and the land be allotted in the rear of the existing outlet subject to the condition that no trees should be cut".

- iv). Subsequently, the case was again discussed in the T.C. vide item no. 5 dated 24.9.82 keeping in view the report from Director (Hort.), the following decision was taken:

"The Technical committee examined and approved the proposed alternative site for the resitement of the affected outlet. It further desired that the present site be developed as a part of the green area after leaving necessary land required for the widening of outer Ring Road.

- v). The above recommendation of the Technical committee meeting dated 24.9.82 was approved by the Authority vide Resolution No. 17 dated 13.1.1983.
- vi). Director (CL) vide note dated 7.12.2011 has stated that, as per information available in the file, actual resitement could not be done for the reasons not available in the file .
- vii). The representation from M/s. Sant Service Station dated 7.1.2009 addressed to VC was examined, keeping in view the observation of Planning Department which conveyed that the land of the proposed strip and the alternate site is Recreational and can not

AD(MP)

be considered for the petrol pump, Director (CL) recommended for resitement of petrol pump site as per policy by holding a computerized draw out of available petrol pump site and the same was approved by Lt. Governor in the above mentioned Lands Deptt. file. Copy of the note at Annexure-A)

- viii). The representation dt. 11.7.2011 from Ms. Maju Mehta, Sant Service Station received in VC's Public Hearing was examined by Lands Deptt. Based on the examination, VC DDA has directed that **no land can be given on the rear side as it forms part of the District Park. The allottee will have to satisfy himself with lesser area as the land is required for the road.** The decision was intimated to the Petrol Pump Owner.
- ix). A representation dated 23.4.12 addressed to VC, DDA was received from Ms. Manju Mehta, in which it was submitted that as per policy, the minimum site required for petrol pump is 17 m x 30 m which is as per the explosive norms but after the widening of the outer Ring Road by taking 5 m strip of land from petrol pump, the size of petrol pump will be reduced to 12.5 x 30 which may not confirm to the explosive norms. Hence, 5m strip of land from the District Park, be considered for allotment in lieu of 5 m strip used for road widening.
- x). The site was surveyed and as per the survey report 7 nos. of large trees are falling within the proposed 5 m strip of land at the rear side of the petrol pump.
- xi). Since, the earlier report has been submitted by the Hort. Deptt. a reference was sent to Dir. (Hort.)SZ to intimate number of trees affected in the stretch/strip & for comments. The reference has also been referred to UTTIPEC for comments.

2.0 EXAMINATION:

- i). The Petrol Pump has been allotted by DDA in the year 1974 on the Master/Zonal plan site .
- ii). The proposed strip of land measuring 5mx 30m requested for Petrol Pump in lieu of the Land required for road widening is part of the District Park. As per the provision of **MPD-2021, Petrol Pumps are not permitted in Recreational area.**
- iii). In the absence of the possession plan which shows the exact site including the physical features such as road r/w, carriage way and location of the site with respect to the above features it is difficult to ascertain the demarcation of the site with respect to the Road R/W. How ever a photo copy of the fire clearance plan submitted by the owner was examined which shows the site is located 180ft(54m) from the PWD boundary wall which seems to be the existing IIT boundary wall.(Copy of the part plan placed at **Annexure-B.**
- iv). Chief Divisional Retail sales Manager,IOC, vide letter dated 26.6.2012 addressed to VC, DDA has intimated that the minimum requirement for the site as per explosive norms and Master Plan is also 17min depth for safe installation of tanks & pumps.

item no 32/12

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ADCMP)

- 18-
- v). The observation of the Land Landscape Department is reproduced below:
The site is a protected forest as per notification of GNCTD issued in 1980. Already Metro Station is coming near this area and lots of green is lost to DMRC. This may be considered while taking a decision.
- vi). From the PT survey it is observed that the available R/W at this location is 54.6m from the IIT boundary wall to the boundary of the Petrol Pump. Presently the size of the petrol pump is 16.2m x 30. If land of the petrol Pump is to be surrendered for the road widening, then, about 201.16sqm. land (5.9m-7.3 x 30m) strip of land will be required to be adjusted from the District Park(notified protected forest). About 8 fully grown trees and no of bushes are falling within this 201.16 sqm area. This 201.16sqm land can not be used for any purpose other than green since the trees are to be retained. With the additional land the petrol Pump will get an space of about 10m x 30m for operational area.(Copy of the P T Survey placed at Annexure-D)
- vii). As per the approved alignment plan of Outer Ring Road approved by TC on 3.5.2006, the R/W of this road is 45m. However it is observed that the R/W has been considered as the boundary of the District park in the north & the boundary wall of IIT in south which is about 59m. As per the proposal, cycle track and foot path are proposed on the Petrol Pump land.(Copy of the part plan at Annexure-D)
- viii). From the alignment Plan, it is observed that, there is a difference in the existing c/w on both sides of the central verge. The c/w on the PP side is 21m while the c/w towards IIT side is 19.4m. More over, the slip road on both side of the fly over has been proposed with different width. The width of the slip Road towards IIT side is 9m, while the width of the slip road towards District Park side is 13m
- ix). DMRC has requested DDA vide letter **No DMRC/Land/15/DDA/JP-BG/1441/205 dated 19.7.2011 to transfer of 28m x 180m** land on temporary basis for cut and cover tunnel along the boundary of the existing Petrol Pump which is under consideration.(CXopy of the letter & plan placed at **Annexure-E**)
- x). Keeping in view the above, a minor modification in the alignment plan towards Petrol Pump side, if carried out, by shifting the r/w line on the existing edge of the Petrol Pump, which is about 54m from the boundary wall of IIT against 45m stipulated R/W and adjustment of the existing c/w which is 21m and subsequently shifting the foot path and cycle track on the edge of the existing Petrol Pump which may not have an adverse impact on the over all circulation, and stipulated Master Plan R/W width. The Petrol Pump will not be affected with the said minor modification and will function at this location without disturbing the Master Plan green.
- xi). The observation from Director(Hort) & Dir(UTTIPEC) has not yet been received.

3.0 PROPOSAL:

Alternative- I

- i) PWD may carry out necessary modification in the alignment plan by shifting the R/W line from the boundary of the District Park to the edge of the petrol pump to allow the Petrol Pump to function at the present site on the minimum site area

item no. 32/12
Jhalu
Adamp)

17m x 30m required as per the explosive norm by making necessary modification in the road cross section.

Alternative -II

In case an area of 201.16 sqm. considered from the District Park(notified protected forest) as shown on the plan to confirm the minimum site dimension of 17m x 30m, it may be subject to

- a. No trees shall be allowed to cut and no construction of any nature, permanent or Temporary shall be allowed on the above strip of land. The existing nature of the land shall be maintained.
- b. Since this is part of the notified protected forest, clearance from forest Department shall be obtained before handing over the strip of land

Alternative-III

The petrol Pump to continue at the present site with the present dimension. After the work of DMRC is completed, the required land for the Petrol Pump could be re-examined.

Alternative -IV

Resitement of the petrol pump site as per policy by holding a computerized draw out of available petrol pump site as was approved by Lt. Governor on 20.5.2009 in the above mentioned Lands Deptt. File.

item No 32/12
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AD(CMP) All the above alternatives are also subject to submission of the allotment letter, possession plan and sanctioned building plans.

4.0 RECOMMENDATION:

Keeping in view the contents as explained at para 2 & 3, the case is placed before the Technical Committee.

S. S. Shand
Asstt. Dir(AP)I

F. Seetha
30.7.
Dy. Dir(AP)I
IN - CHARGE

Q. J. S. S. S.
Dir(AP)I

Annexure - A

13(31)98/crc

192

F.12 (23)2000/CRC

26/N

May kindly see note from 14/N and PUC (36/C) addressed to Hon'ble LG. Additional Secretary to LG spoken on phone and desired that facts of the case to be submitted on file for kind perusal of LG.

It is submitted that the existing petrol pump site at Jia Sarai- Outer Ring Road was allotted by DDA to Indian Oil Company on licence fee basis in 1974. A strip of 4.55 mtr width of this site is coming in the right of way of the road widening work of PWD. The LOI of the Petrol Pump is requesting for allotment of equal land out of the existing DDA land at adjacent rear side. Recently the request was referred to Planning Department for examination. Based on the advice of Planning Department that the area of the land in rear is of recreational use, the request of the applicant has already been rejected (34/C).

Here it is submitted that in past re-sitement of the petrol pump was considered on nearby land i.e. about 321' further down towards R.K. Puram and was approved by the Authority in its meeting dated 13.1.83. The re-sitement was considered at that time because allotment of additional land in the rear side was not feasible because of quite a large number of trees there. However actual re-sitement could not be done for the reasons not available on file but it seems that the requirement was not felt after the Asian Games were over in 1982 that necessitated it.

Now Planning Department at 25/N has informed that the land use of the existing site, land at rear side and of the alternative site approved by Authority in 1983 is of 'Recreational' use District Park. Hence neither any additional land can be allotted in the rear side nor the alternative site (321' further down towards R. K. Puram on same side) can be allotted can be given to him at this stage. Hence we are left with only alternative of re-sitement of the petrol pump site, as per policy (copy placed opposite at Flag 'X'), by holding a computerized draw out of available petrol pump sites.

Since Hon'ble LG desired the facts of the case on file, about three months back, we may send the file to LG office and take further action subsequently after its perusal by Hon'ble LG.

(Yashpal Garg)
Director (CL)
4.5. 2009

CLD

PC

VE

LG

'X' above is approved

VE

20/5/09

21/5/09

DD (CC)

25/5/09

TO PANCH JHEEL →

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↑ TO MUNKIRKA.

← PWD BOUNDARY.

$$\frac{177-6}{(54.13 \text{ m})}$$
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TOMEHRAULI →

GATE

SITE FOR
INDIAN OIL

- 43 -

AREA OF THE PLOT: 100 X 55

$\approx 5500 \text{ SdF}$ $\approx 510.96659 \text{ m.}$

SITE PLAN

[illegible]

Approved.

Officer,
"son of Latha,

49124

[illegible]

item no 32/12
Balla
AD (MP)

John C. Brown
and John D. Brown

ANNEXURE - 'C'

GREEN

FOOT PATH

ROAD

CENTRAL VERGE

T. GATE

ROAD

FOOT PATH

VACANT

PETROL PUMP

M/S SANT SERVICE STN.

FOOT PATH

STONE B/W WITH

SHATOOT 0.10m

SHATOOT 0.60m

PIPAZ 0.30m

NEEM 1.20m

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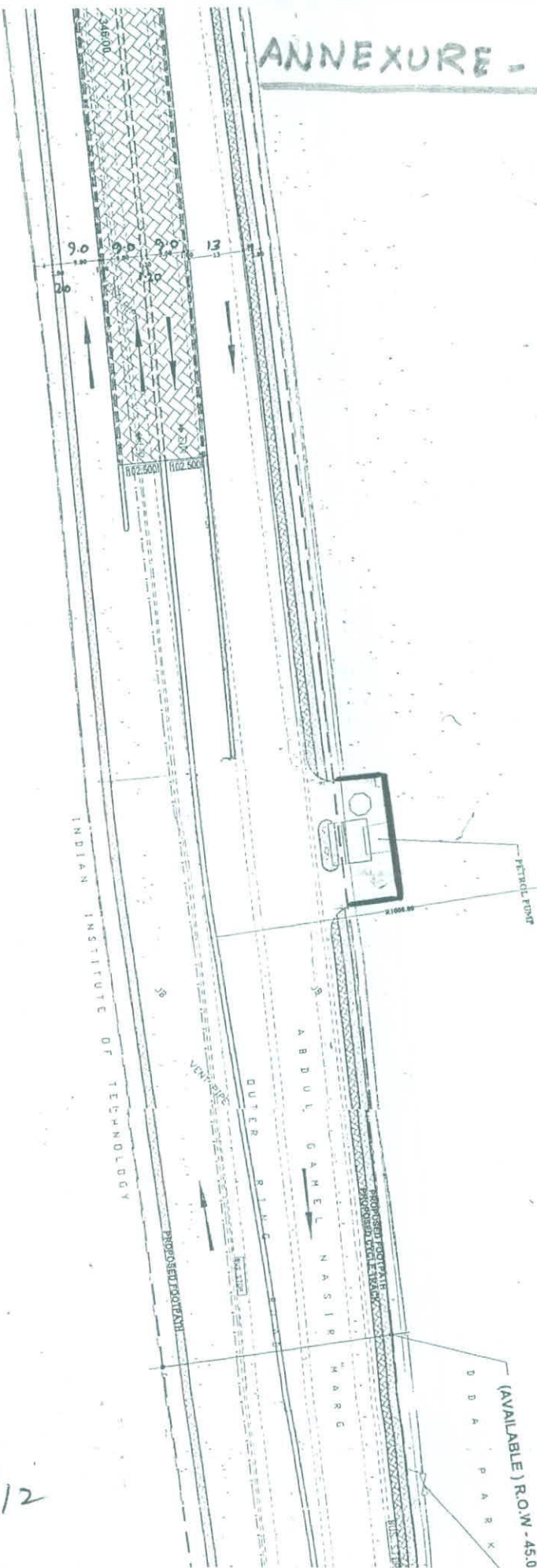
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ANNEXURE - 'D'



AFFECTED STRUCTURES

LEGEND:



SL.NO.	DESCRIPTION	SYMBOL
1	PROPOSED FLYOVER	
2	PROPOSED FOOTPATH	
3	PROPOSED CYCLE TRACK	
4	TRAFFIC AT STREET ROAD	
5	TRAFFIC AT CARRIAGEWAY	
6	TRAFFIC AT FLYOVER	
7	BUILDING LINE & WALL WITH GATE	

LEGEND:

SL.NO.	DESCRIPTION
1	EXISTING CURB LINE
2	PROPOSED CURB LINE
3	LIGHT POLE
4	TELEPHONE POLE
5	SIGNAL POLE
6	TREE
7	WALL WITH GATE
8	FENCE LINE
9	MITRALE
10	ELECTRIC POLE
11	BUILDING LINE
12	OPEN DRAIN
13	COVERED DRAIN
14	LETTER BOX
15	JUNCTION BOX

item no 32/12
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(AVAILABLE) R.O.W - 45.0

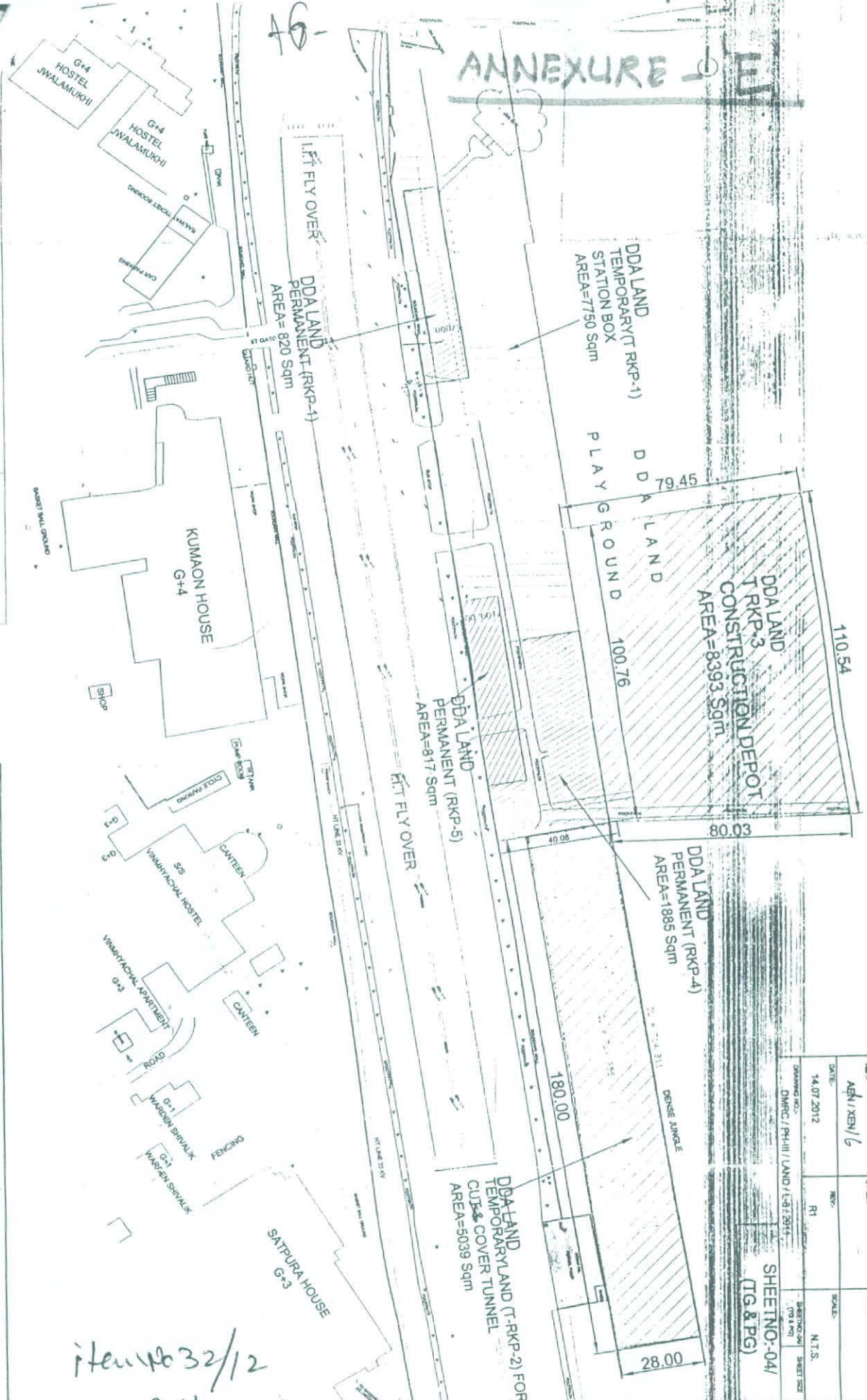
F 34(34)11/L

TITLE: LAND PLAN (R K PURAM STATION)
VASANT VIHAR TO KALKAJI

DATE: 14.07.2012
SCALE: N.T.S.

DRAWING NO.: DMRC/PH/III/LAND/L-3/2014
SHEET NO.: 04/ (TG & PG)

ANNEXURE - E



AT R.K. PURAM

AREA (Sqm.)	GOVT.	PVT.	GOVT.	AGENCY	PVT.	REMARKS
7750	NIL	DDA				AREA & AGENCY REVISED
5039	NIL	DDA				AGENCY REVISED
750	NIL	DDA				AGENCY REVISED

PERMANENT LAND AT R.K. PURAM STATION

IDENTIFICATION	PURPOSE	AREA (Sqm.)	GOVT.	PVT.	GOVT.	PVT.	AGENCY	REMARKS
RKP-1	ENTRY/EXIT	820	DDA					AREA & AGENCY REVISED
RKP-4	APPLICANT BUILDING / PARADISE SHAWT	1885	DDA					LOCATION/AREA & AGENCY REVISED
RKP-5	SHAWTS & ENTRY/EXIT	817	DDA					LOCATION/AREA & AGENCY REVISED
TOTAL		3996						

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F.34(34)11/12

ANNEXURE - 'E'

दूरभाष Tel
फैक्स Fax

दिल्ली मेट्रो रेल कॉर्पोरेशन लि० DELHI METRO RAIL CORPORATION LTD.

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

DMRC/Land/15/DDA/JP-BG/1441 1205

19.07.2011

Deputy Director (IL)
Delhi Development Authority
Vikas Sadan, INA
New Delhi-110 023

Sub: Requirement of one Pocket DDA land at R.K.Puram Station on temporary basis for construction of Janakpuri (West) – Kalindi Kunj (Line-8) of Delhi MRTS Project, Phase-III.

DMRC has taken up construction of Janakpuri (West) – Kalindi Kunj corridor of Delhi MRTS Project, Phase-III. *Two* pockets of land measuring 5039 Sqm, is required on temporary basis as shown below :

S.No.	Location of land	Area (Sqm)	Basis	Purpose
1	R.K.Puram Station (Near IIT Flyover) T RKP-2	5039	Temporary	Cut and Cover

Actual area available at site for transfer will be reconciled during verification by the officials of DDA and DMRC. Allotment can be made on the basis of area jointly measured at site.

You are therefore, requested to take necessary action for transfer of above land on temporary basis for a period of 4 years for Delhi MRTS Project and send demand note towards the lease charges of land @5% of land cost per annum, as per the decision of Union Cabinet issued vide letter No. J-22011/4/95-LD dated 16/04/1999 of MOUD i.e. at inter-departmental transfer rates.

Thanking you.

Yours faithfully,

Encls: As above

[Signature]
(P. S. Chauhan)
Chief Engineer/General

Copy for information and necessary action to:

1. Commissioner (LD), DDA, Vikas Sadan, INA, New Delhi-110023.
2. Commissioner (Planning), DDA, Vikas Minar, IP Estate, New Delhi-110002.
3. Commissioner (LM)-II, DDA, Vikas Sadan, A-Block, INA, New Delhi-110023.
4. Dy. Commissioner (MRTS), Transport Department, GNCTD, Delhi-110054.

[Signature]
Chief Engineer/General

[Signature]

(मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001)

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

forest Department shall be obtained before handing over the strip of land

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[Signature]

ADCMR

Item No: 33/12

DRAFT AGENDA FOR TECHNICAL COMMITTEE

F. No F 3 (84)2010/MP/

Subject: Regulations for redevelopment of Godown clusters existing in non - conforming areas in Delhi

A BACKGROUND:

- i. The National Capital Territory of Delhi Laws (Special Provisions) Second Act- 2011 provides for formulation of

"policy or plan for orderly arrangement regarding schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land and guidelines for redevelopment for existing godown clusters (including those for a storages of non- agricultural goods) required to cater to the needs of the peoples of the National Capital Territory of Delhi"

It also envisages no punitive action till 31.12.2014 for the unauthorized construction in this regard.

- ii. Accordingly Dy. Commissioner of all District were requested to provide for information on the number of unauthorised godowns existing in rural areas with specific details.
- iii. The "Draft Guidelines for Redevelopment of Godown clusters existing in Non-conforming Areas" were initially discussed in the Technical Committee meeting of DDA held on 03.03.11 wherein it was decided that **in the first instance, village wise survey of the existing food grain godown clusters in Delhi be undertaken by the MCD and the Dy. Commissioners, GNCTD** The basic contention of village wise survey was to ascertain the physical formation of the non conforming clusters in rural areas i.e. whether the godown clusters and their activities in a particular area can be considered as per the draft policy guidelines which were put up to Technical Committee.

B FOLLOW UP ACTION

- i. As a follow up to the Technical Committee meeting, Pr. Commissioner (Revenue) cum-Divisional Commissioner, GNCTD and Commissioner, MCD were requested to provide the details. No information from the revenue office was received. S.E (Bldg) MCD vide his letter dt.21.10.11 was a tabular category wise listing of existing godowns without any locational details/maps. Hence, S.E (Blgd) vide letter dt. 14.12.11 was asked to provide the details of location, access road to these godowns, adjoining activities, and existing

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facilities of these godowns to examine the extent of concentration of these godowns in a particular area.

- ii. Addl. Commissioner (Eng.), MCD vide his letter dt. 23.1.12 informed that additional information as desired in para 2 of the letter dt. 14-12-11 will require a re-survey. Further, since MCD does not have infrastructure/ manpower to collate the desired information, MCD would require additional time and the services of Consultant, whose expenditure may have to be borne by the DDA.
- iii. Taking cognizance of the letter from MCD, the matter was accordingly put up to LG Delhi. As per approval/direction of VC, DDA/LG, Delhi, in File No F. 14(192)2011/MP a visit was held to Jhajjar and Rewari in Haryana on 24th and 26th of April 2012 respectively to study the basic principles of development of godowns/ warehouses and to study the guidelines/ regulations for regularizing the godowns/ warehouses at Rewari and Jhajjar. VC, DDA vide his note dt. 4-6-12 in F. No F.14 (192)2011/NP has observed that the report be brought the TC especially para 6 of the Report.

Team Findings/Observations

- The towns of Rewari and Jhajjar are not comparable with Delhi in terms of population, urbanization and land value and land area.
- In Rewari town only 3 cases of change of land use has been done in the rural zone within the controlled area of Town, whereas three cases of change of land use has been done at district level of Jhajjar from 'agricultural to industrial' in respect of warehouse/godowns.
- No change of land use has been permitted/done in urbanizable area as per their plan.
- As per the Master Plan of Delhi-2021 there is no land use as agriculture and all the land has been earmarked as urbanizable area. The land value in Delhi is very high as compared to Jhajjar and Rewari. The land is very scarce in Delhi and any regularization of existing godowns/warehouses in Delhi will reduce the land use component of the respective areas.

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- iv. Meanwhile, Under Secretary (DDIB) vide letter No J-13036/3/2011-DD.IB dt. 9-4-2012 has forwarded minutes of the meeting held under the chairmanship of Addl. Secretary (UD) held on 28-3-2012 in which following has been decided:
 - i. DDA will advise MCD to carry out a limited survey with details
 - ii. DDA would also conduct its own limited survey
 - iii. DDA will develop a draft policy on issue within next 2 months
- v. Further, a meeting was also held under the chairmanship of Commissioner (Plg)-I & II on 11-5-12 to discuss/revisit the "Draft Guidelines for Redevelopment of Godown clusters existing in Non-conforming Areas" which

were initially discussed in the Technical Committee meeting of DDA held on 03.03.11. The findings of the site visit to Jhajjar & Rewari were also explained by Joint Director (Plg) P-I & II and Dy. Director (Plg) MP & DC. The following important points emerged from the meeting:

- a) No change of land use has been permitted/ done in urbanizable area as per the Haryana Policy. The Haryana Policy is for godowns in Agricultural land which are given NOC for change of Land Use with certain conditions. The contents of the Haryana policy could be adopted in the Green belt area of Delhi where such godown clusters exist. This will require the modification in the Master Plan of Delhi provisions.
 - b) The existing policy for godown clusters needs to be revisited/modified based on
 - The survey details by the local body. The clusters which existed on a pre-decided cut of date to be taken up under this policy only.
 - Decisions of the MOUD meeting held in regard to non conforming industrial areas.
 - Due to existing ground conditions, the size of the plot stipulated in the Haryana Policy cannot be applied in case of Delhi.
- vi. With reference to the observations/directions of VC, DDA dt. 26-4-2012 the information on number of cases registered under relevant provisions of DLR Act for converting Agriculture land for Non Agriculture uses has also been sought vide letter No F3 (84)/2010/MP/120 dt. 25-5-12 addressed to Principal Secretary (Revenue) cum Divisional Commissioner, GNCTD. The reply is awaited.

C PROPOSAL

Based on the decisions taken, the *regulations for redevelopment of godowns clusters existing in non-conforming areas* has being revisited and draft modified regulations / guidelines are as follows

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REGULATIONS FOR REDEVELOPMENT OF GODOWN CLUSTERS EXISTING IN NON-CONFORMING AREAS.

1.0 INTRODUCTION

- 1.1 The National Capital Territory of Delhi Laws (Special Provisions) Second Act-2011 provides for formulation of

"policy or plan for orderly arrangement regarding schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land and guidelines for redevelopment for existing godown clusters (including those for a storages of non- agricultural goods) required to cater to the needs of the peoples of the National Capital Territory of Delhi"

It also envisages no punitive action till 31.12.2014 for the unauthorized construction in this regard.

2.0 NORMS FOR REDEVELOPMENT OF GODOWN CLUSTERS IN NON-CONFORMING AREAS

Following norms will be followed in redevelopment process, keeping in view the existing ground realities as well as the imperatives of planned development.

- 2.1 Non-conforming clusters of godowns / warehousing activities having concentration of minimum 4 Ha. contiguous area and having more than 70% plots within the clusters may be considered for redevelopment of area identified on the basis of actual surveys.
- 2.2 Individual plots which do not form part of any cluster will be governed by the provisions of the Master Plan for Delhi 2021 / Zonal Development Plans.
- 2.3 After notification of such clusters by the GNCTD, the redevelopment scheme will have to be prepared by the concerned local body / land owning agency in the areas under their jurisdiction, in consultation with the Society (to be formed by the land owners) based on following norms / conditions. Alternatively, the redevelopment scheme may be prepared by the society based on the norms but shall require approval of the concerned local body/land owning agency.
- i) The cluster should have direct approach from a road of minimum 30mt R/W.
 - ii) Formation of Society shall be mandatory to facilitate preparation of redevelopment scheme / plan, development of services, parking and maintenance, pollution control and environment management.
 - iii) Amalgamation and reconstitution of plots shall be permissible for redevelopment.
 - iv) Owners of the godowns shall have to obtain the requisite statutory clearances from the concerned agencies, wherever necessary. After approval of the Layout Plan for redevelopment by the local body, the identified clusters will be processed for change of land use under section 11-A, of DD Act 1957. by DDA on receiving the proposal from local body / GNCTD.
 - v) Other stipulations shall include:
 - a) About 10% area is to be reserved for circulation / roads / service lanes.
 - b) About 10% of semi permeable surface for common parking, idle parking and loading / unloading areas.
 - c) About 10% of total area to be reserved for Associated infrastructure requirement such as Electric Sub-stations, Fire Station, Police Post, servicing, Loading and Boarding and informal market areas etc. as per the norms.
 - d) Preparation of Plan for water supply from DJB / Central Ground Water Authority (wherever required) along with requirement for pumping

17th Dec 33/12

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stations, storage tanks, ground water recharging / rainwater harvesting and Drainage plan as per norms.

- e) About 8% of the cluster area shall be reserved for parks / green buffer.
- f) Utilities such as ESS, underground water storage tank, roof top water harvesting system, solar heating / lighting systems etc. will be provided within the plot.
- g) Plot up to 300sq.mt. size should face road of 12 mt R/W and plots above 300sq.mt. size should face road of minimum 18 mt. R/W.
- h) Development control norms to be followed at scheme level :

Max Gr. Coverage (%)	Max. FAR	Max. Height	Parking
30	80	No restriction, subject to clearance from Airport Authority of India, Fire Department and other statutory bodies	3 ECS / 100sq.mt. of floor area.

- i) Development control norms for the individual plots shall be as follows:

Plot Size	Max. Gr. Coverage (%)	Max. FAR	Max. Height	Parking
Up to 300sq.mt.	60	120	8 mt	Common Parking
Above 300sq.mt.	50	100	8 mt.	3 ECS / 100sq.mt. of floor area.

- j) Provision of parking and loading / unloading will be made within the plots of size 301 sq.mt. and above.
- k) Common parking to be provided for plots up to 300 sqmt. size and front set back shall be provided without boundary wall for use of parking and loading / unloading purposes.
- l) Provision / use of basement will be as per the stipulations of MPD-2021.

- vi) Other provisions / development control norms shall be applicable as prescribed. Depending upon ground conditions, the local body may relax the norms in consultation with service providing agencies including Fire, Police, Traffic, Water, Power, Sewerage, Drainage, DPCC and Disaster Management.

- vii) The redevelopment work may be undertaken by the societies voluntarily or by the concerned local body / agencies. In case the agencies take up the redevelopment work for execution, they shall collect the charges from the individual industries themselves directly. Requisite charges for change in land use, enhanced FAR and land (wherever applicable) would be required to be paid to the concerned Authority.

- viii) The redevelopment shall be completed within three years from the date of approval of the scheme / plans. Clusters, which fail to complete the

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redevelopment proposals within the period specified as above, shall have to shift to other conforming areas and the godowns functioning in non-conforming clusters shall have to close down. In such cases, the licensing authority will not renew / issue the licenses to such godowns without obtaining land use clearance from the competent authority. Further, no new licenses will be issued in non-conforming areas, without obtaining land use clearance.

- ix) The following areas shall not be eligible for godown clusters redevelopment scheme: Bungalow Zones (New Delhi & Civil Lines), the Ridge, River Bed (Zone-O), areas along water bodies, canals, sensitive areas from security point of view, conservation & heritage areas, reserved/protected forests, DDA flats, Cooperative Group Housing Societies, Government flats/bungalows/employer housing etc. and their immediate proximity.

3 OTHER CONDITIONS:

- i) All the Redevelopment Schemes under these guidelines shall conform to the statutory provisions/requirements/ DD Act, 1957 and Master Plan stipulations.
- ii) Redevelopment plans of individual clusters will have to be prepared by the concerned societies and thereafter approved by the concerned local authority/MCD. The redevelopment shall be completed within three years from the date of approval of such plans
- iii) The concerned local body and the stakeholders will workout the mechanism for implementation of the scheme in time bound manner and the recovery of stipulated levies / charges.
- iv) While examining redevelopment proposals, the Local Body can consider use of Accommodation Reservation (AR) and Transfer of Development Rights (TDR) as tools for approving redevelopment Schemes depending on case to case basis.
- v) In case of surrender of land for road widening, the FAR of the original plot will be permissible.
- vi) Demonstrative examples/models depicting the implementation of these Regulations be brought out by the Local Body as part of User Friendly Guide covering the Frequently Asked Questions (FAQs) for such projects.

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- D. The proposal contained in Para 'C' is placed before the technical committee for consideration for inserting these regulations as Para ' 6.4' in chapter 6 - wholesale trade as a modification to MPD -2021 to be processed under Section 11-A of DD Act-1957.

Meenal
30-7-12

Astt. Director (MP)

Shamun
30-7-12

Dy. Director (MP)

P
30/7/12

Director (MP)

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

No. F. 1(10)2012/MP/190

Date: 30.7.2012

The 4th Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on **31.07.2012 at 04.00 P.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi.** A list of items along with agenda to be discussed is enclosed herewith.

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

Encl: As above.



(I.P. Parate)

Director (MPR) & TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
6. Commissioner (LD) DDA
7. Chief Town Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Addl. Commr.(Plg.)UE&P
13. Addl. Commr.(Plg.)TB&C
14. Addl. Commr.(Plg.)AP
15. Addl. Commr. (Plg.) MPPR.
16. Addl. Commissioner, Landscape
17. Chief Town Planner, SDMC.
18. Secretary, DUAC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy.. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

Special Invitees

1. Director (Plg/UC & Zone J)
2. Director (Horticulture) (South)
3. Director (Plg) Zone P-I & P-II
4. Chief Engineer (Gen.)DMRC
5. Director (Plg) Zone F&H
6. Director (Plg) UTTIPEC
7. Executive Engineer-F-112 PWD/GNCTD
8. Director (Plg.)MP

For item No.

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4th Technical Committee Meeting to be held on 31.07.2012.

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3.	31/12	Proposal for setting up National Institute of Technology in Zone P-I, Narela Sub City. No.F.9(01)2012/MP	6 & 7
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION 6TH FLOOR,
VIKAS MINAR, NEW DELHI - 110002

Dt. 10/07/2012

No.F.1 (09)2012/MP/175

Sub: Minutes of the 3rd Technical Committee Meeting held on 29.6.2012.

Item No. 20/2012:

Confirmation of Minutes of the 2nd Technical Committee meeting held on 26.04.12.

F.1 (7)2012/MP

These minutes were forwarded to the Members and no comments/ observations have been received for any Item and the same were confirmed

Item No. 21/2012:

Change of land use from 'Recreational' (Community Park) to 'Public & Semi Public (Burial Ground) in Layout Plan of Facility Centre No. 8, at Wazirabad Road and Loni Road Crossing.

F.3 (125)98/MP

The proposal was presented by the Director (plg) Zone E. The Technical Committee recommended the proposal of change of land use from 'Recreational (Community Park)' to 'Public & Semi Public (Burial Ground)' in the facility centre No.8 for further processing for amendment in MPD-2021 under Section 11A of DD Act-1957

Action: Dir. (Plg) AP Zone (E&O)

Item No.22/2012:

Change of land use of 9.08 Acres (3.67 Ha. approx.) of land in Revenue Estate of Village Chattarpur (Mehrauli) from "Residential" to "Public & Semi Public (PSP)" (7.56 Acres) and "Transportation" (1.52 Acres) for the proposed 225 Bedded Hospital Project of Govt. of NCT of Delhi.

F.13(01)2010/MP

The proposal was explained by Director (Plg) UC & Zone J. The Technical Committee recommended the proposal of change of land use

- a From 'Residential' to Public and Semi-Public (PSI) -----3.07 Ha. (7.56 Acres)
(with a condition that an area of about 0.57 ha (1.38 acres) to be kept as mandatory 'Green')

- b From 'Residential' to 'Transportation' ----0.60Ha (1.52 Acres)
(F&O)

The Technical Committee recommended the proposal for processing the amendment in MPD-2021 under Section 11A of DD Act-1957

Action: Dir UC&J Zone

Item No.23/2012:

Special dispensation of 20% of maximum FAR for Residential use of essential staff and student accommodation (Hostel) for land allotted to ITBP School in Sector-16 (b) Dwarka.

F4 (16)93/Plg./Dwk./Pt.III

The proposal was presented by Director (Plg.) Dwarka. The Technical Committee agreed to the proposal for one time Special dispensation of 20% of maximum FAR for Residential use of essential staff and student accommodation (Hostel) as allowed in schools for physically and mentally challenged. It was also decided to further process the case as a "special permission" from the Authority, under sub-clause 8(2) of MPD-2021.

Action: Dir (Plg) Dwarka

Item No.24/2012:

Policy decision regarding carving out of land for CNG Station in 'Recreational Use' in Zone-'E' where 'Recreational Area' is only 5.3% compared to 15% required as per Master Plan for Delhi-2021.

F.5 (36)/2007/MP

The proposal was explained by Director (Plg.) Zone 'E&O' wherein the proposed CNG stations (3 nos.) of Indraprastha Gas Ltd. (IGL) in the Recreational Use Zone in Zone 'E' was discussed. The Technical Committee in principle approved the proposal of IGL of three CNG Stations, forming part of undeveloped recreational use, however specific sites to be indicated as part of landscape plan of each pocket to be prepared by the landscape unit for consideration of the DDA screening committee as per the provision of MPD-2021.

Action: Addl. Commr. (Landscape)
Dir (Plg) Zone E & O

Item No.25/2012:

Sanction of Building Plans with permitted Commercial Activities in Industrial Plots

F.3 (33)2008/MP/Pt.

The proposal was explained by Chief Town Planner, MCD. The Technical Committee agreed to the proposal as per the permissibility of Commercial activity in Industrial plots given in MPD-2021 as well as in the Regulations notified on 01.04.2011. The remaining issues pertaining to Building bye laws to be examined by the concerned Local Body based on use occupancy.

Action: Chief Town Planner, MCD

Item No. 26/2012:

Change of land use of 53.31 acres of land at Village Ghitorni for the National Institute of Communication and Finance, New Delhi from 'Residential' to 'Public and semi- public facilities (PSP)' including facility corridor, as approved in Zonal Development Plan of Zone J to be utilized only for 'Public and semi- public uses'.

F.20 (06)2011/MP/

The proposal was presented by Director (Plg.) UC & Zone J. Technical Committee recommended the change of land use of the area measuring 53.31 acres from

'Residential' to 'Public & Semi Public (PSP)' for consideration of the Authority and to process the amendment in MPD-2021 under Section 11A of DD Act-1957

Action: Dir (Plg) Zone UC&J

Item No.27/2012:

Proposed change of land use of an area measuring 49.98 ha, (123.51 acres) of Pragati Maidan in Planning Zone 'D' from 'Recreational (District Park)' to 'Public and semi- public facilities' (International Convention Centre).

F.3(41) 96/MP

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, discussions and considering the decision taken in the meeting of Hon'ble L.G. Delhi on 23.5.12, the Technical Committee recommended the change of land use of the entire area measuring 49.98 ha (123.51 acres) for consideration of the Authority to process the amendment in MPD-2021 under Section 11A of DD Act-1957 with the condition that the ITPO shall take necessary approval from land owning agency i.e. L&DO in respect of lease agreement etc

Action: Dir (Plg) GIS & Zone 'D'

Item No.28/2012:

Relaxation in setback norms in 8 (eight) housing pockets at Rohini & Narela - schemes proposed for Construction of 18600 EWS Housing by using Prefab Technology having RCC member i.e. columns, beams and slabs all precast (A Turnkey Project).F.39 (01) 2011/HUPW/SA (R&N)/DDA

The proposal for relaxation in setback norms in 8 housing pockets at Rohini and Narela was presented by Sr. Architect (R&N) HUPW, DDA. It was informed that as per the observations of Delhi Urban Art Commission, regarding provision of consolidation of green area in various housing pockets, the proposed relaxation in setbacks was approved by the Technical Committee.

Action: Senior Architect (Rohini & Narela)

Meeting ended with vote of thanks to the Chair

(I P. Parate)
Director (MPR&T C)

Copy to

1. Sen Chairman DDA
2. Finance Member DDA
3. Engineer Member DDA
4. Commissioner (Plg) I DDA
5. Commissioner (Plg) II DDA
6. Commissioner (I) DDA
7. Commissioner (ED) DDA
8. Chief Town Planner (ICPO)
9. Chief Architect, HUPW DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property Development) DDA
12. Chief Engineer (Elect) DDA
13. Adm. Comm. (Plg) UE&P
14. Adm. Comm. (Plg) IT&C
15. Adm. Comm. (Plg) MPR&T
16. Adm. Comm. (Plg) C&S
17. Adm. Comm. (Plg) R&N
18. Adm. Comm. (Plg) S&D
19. Adm. Comm. (Plg) T&C
20. Adm. Comm. (Plg) U&P
21. Adm. Comm. (Plg) V&W
22. Adm. Comm. (Plg) X&Y
23. Adm. Comm. (Plg) Z&A
24. Adm. Comm. (Plg) B&C
25. Adm. Comm. (Plg) D&E
26. Adm. Comm. (Plg) F&G
27. Adm. Comm. (Plg) H&I
28. Adm. Comm. (Plg) J&K
29. Adm. Comm. (Plg) L&M
30. Adm. Comm. (Plg) N&O
31. Adm. Comm. (Plg) P&Q
32. Adm. Comm. (Plg) R&S
33. Adm. Comm. (Plg) T&U
34. Adm. Comm. (Plg) V&W
35. Adm. Comm. (Plg) X&Y
36. Adm. Comm. (Plg) Z&A
37. Adm. Comm. (Plg) B&C
38. Adm. Comm. (Plg) D&E
39. Adm. Comm. (Plg) F&G
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20. Chandu Bhutia, Dir (Plg). UC&J
21. Harleen, Sr. Architect (R& N)
22. Manju Paul, Dy. Director, VC Office
23. Vimal Mehra, EX. Engg., (Elect). DDA
24. T.C.P.O.

Sudeep Roy, ATCP

25. Municipal Corporation of Delhi:

Shamsher Singh, Chief Town Planner

26. N.D.M.C:

Rajeev Gupta, Architect

27. L&D.O.:

Ravindra Singh, Building Officer

28. C.P.W.D:

Ashok Dhiman, Architect, CPWD

29. DMRC:

Umesh Mishra, C.E. (PD)

33. Traffic Police:

G.S. Awana, Addl. DCP, Traffic

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ITEM NO. 30/12

AGENDA FOR TECHNICAL COMMITTEE

File No.F.7(7)/97/MP

Sub: Allotment of additional land to be utilized by the existing Petrol Pump for augmenting the CNG facilities. *near Anand Park (Zone I)*

1.0 BACKGROUND:

A Petrol Pump site measuring 45x33 mtr. was allotted by the DDA to IBP Company for setting-up of the Petrol Pump. This Petrol Pump is being operated by M/s Lotus Automobiles. Commercial Land Department of DDA has forwarded the file for consideration of the additional land measuring 15x33 mtr. for adding CNG facilities to the Petrol Pump site.

2.0 MASTER PLAN FOR DELHI-2021 PROVISIONS:

As per the provision of Master Plan for Delhi-2021, the Plot size for Fuel Station shall be minimum 15x33 mtr. and 33x45 mtr. to be located on 30 mtr. ROW. As per clause 12.12 of MPD-2021 CNG Stations are permitted in all the use Zones except in the Regional Park, developed District Park whereas Petrol Pumps are permissible of all use Zones except in the Recreational Zone.

3.0 EXAMINATION:

1. The existing Petrol Pump is operating on plot size 33x45 mtr.
2. The land use of the adjacent vacant land of District Park, is as per Gazette Notification No 787(E) dated 24.4.2011 (copy annexed). Earlier the land use of the land was Regional Park which has been modified to District Park.
3. A separate request for CNG Station in the same area was also received but due to paucity of the land received, it is difficult to provide separate land to IGL for CNG Station.
4. The District Park which has been notified on 26.4.2011 is not fully developed.

4.0 PROPOSAL:

1. The proposal is for increasing the size of the existing Petrol Pump from 33x45 mtr. to 33x60 mtr. by adding strip of land measuring 15x33 mtr., so that this additional land can be utilized by the existing Petrol Pump for augmenting the CNG facilities.
2. This allotment of additional land shall be as per disposal policy of the Land Department of DDA.

5.0 RECOMMENDATION:-

The proposal has been given above, in 4.0 put-up for consideration of the Technical Committee.

The above agenda is put up for consideration of the Technical Committee.

By Dd. H. M. d. J. *By Dd. H. M. d. J.*

MINISTRY OF URBAN DEVELOPMENT

(DELHI DIVISION)

NOTIFICATION

New Delhi, the 26th April, 2011

S.O. 789(E).—Whereas certain modifications which the Central Government proposed to make in the Master Plan for Delhi regarding the area mentioned hereunder were published in the Gazette of India, Extraordinary, as Public Notice vide S.O. No. 2352(E) dated 29th September, 2010 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice.

2. Whereas objections/suggestions received with regard to the proposed modifications have been considered by the Delhi Development Authority; and

3. Whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi 2021.

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modification in the said Master Plan for Delhi- 2021 with effect from the date of Publication of this Notification in the Gazette of India.

Modification :

- I. The land use of the following area admeasuring 27.97 Ha. situated at South of Qutab Institutional Area, New Delhi falling in Zone-D is changed as per description listed below:-

Location	Area	Land use (MPD-2021)	Land Use changed to	Boundaries
1	2	3	4	5
South of Qutab Institutional Area, Zone-F	27.97 Ha.	'Public & Semi-Public (PSP)	'Recreational (P-1, Regional Park)'	North - Qutab Institutional Area South - Regional Park East - Qutab Institutional Area West - J.N.U. Road

- II. The land use of the following area admeasuring 20 Ha. situated at South of Mehrauli-Mahipalpur Road, New Delhi falling in Zone-J (excluding area of existing M.G. Road with proposed M.G. Road with proposed 80.0 mt. R/W i.e. 3.39 Ha.) is changed as per description listed below:-

Location	Area	Land use (MPD-2021)	Land Use changed to	Boundaries
1	2	3	4	5
South of Mehrauli Mahipalpur Road Zone-J (excluding area of existing M.G. Road with proposed M.G. Road with proposed 80.0 mt. R/W i.e. 3.39 Ha.)	(a) 18.0 Ha (b) 8.90 Ha (c) 6.30 Ha Total- 32.20 Ha	'Recreational (P-1 Regional Park)' 'Recreational (P-1 Regional Park)' 'Recreational (P-1 Regional Park)'	'Transportation' 'Recreational (P-2 District Park)' 'Residential'	North- Mehrauli-Mahipalpur Road South & West - Boundaries of Regional Park as per the existing Land Use Plan contained in MPD-2021 East - Mehrauli-Gurgaon Road & Bhatti Mines Road

[D. No. K 12011/21/2009-DDIB]
U. VISWANADHAM, Under Secy.

Sub: Proposal for setting up National Institute of Technology in Zone P-I, Narela Sub City.
(File no. F.9 (01)/2012-MP)

1. Background:-

- i) MOUD, G.O.I., vide letter no. K-20013/4/2009-DDVA/(3652) dated 23rd Aug 2011 forwarded a copy of letter dated 6/6/2011 of Secy., Department of Higher Education, Ministry of HRD for allotment of land of 300 acres (120 Ha.) for setting up permanent Campus of National Institute of Technology, Delhi (NIT-Delhi).
- ii) Subsequently, National Institute of Technology requested for minimum 100 acres (40 Ha.) of land for their permanent Campus due to shortage of land in Delhi.
- iii) Department of Higher Education, Ministry of HRD formed a Site Selection Committee for the purpose and a site visit was conducted by the members of the Committee on 8/6/12. Accordingly, the Committee visited the following sites:

1. Facility Area-7 (Area-21 ha. approx.)

Location : Located at the junction of UER-II (100 mtr. R/W road) & G.T. Karnal Road.

2. Sector A-1 to A-4, (Area-320 ha. approx.)

Location : Located near Mamoorpur Forest area adjacent to G.T. Karnal road.

3. Village Tikri Khurd Area.

Location : Along 20/20 m wide road.

A copy of the report of the Site Selection Committee was handed over by Director, NIT, Delhi during the meeting with Commissioner (Plg.)-II on dated 19/7/12.

- iv) Site Selection Committee identified Land for the proposed Campus at Facility area no.7 (Area-21 Ha. approx.) and additional residential land near Mansa Devi Mandir at Sector A1-A4 as per notified Zonal Development Plan of Zone P-I.

2. Examination: -

MPD-2021/Zonal Plan P-I, Provisions:-

- i) According to MPD-2021, four nos. of sites of University Campus each with an area upto 20 Ha. could be proposed in Urban Extension areas. Such University Centre/Campus is permissible under Land Use category PS1 (Clause-4) USE ZONES DESIGNATED. The planning norms and standard for education facilities (higher education) is as under:

Table 13.5:

Category	Pop./unit	Plot area
University Campus including International Education Centre (IEC). Large campus (10 Ha. and above) will be divided into following four parts:	4 sites in Urban Extension	Upto 20.00 Ha.
a) Academic including Administration (45% of total land area).		
b) Residential (25% of total land area).		
c) Sports and Cultural activities (15% of total land area).		
d) Parks and Landscape (15% of total land area).		

Upto 10% variation in plot size is permitted.

ii) In the notified Zonal Plan of Zone P-I under Facility Area no.7- Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV are proposed. These facilities need to be re-located in the nearby facility area as per notified Zonal Plan. It is needless to say that some deficiency may prevail at Zonal Level facilities.

iii) Land Status:- In the meeting held on 10/4/12 in the office of C.I.M., Land Status of pockets under reference have been informed as acquired and is with DDA.

3. Proposal:-

Keeping in view of Site Selection Committee's report and examination above at Para 2, it is proposed:

i) National Institute of Technology, Delhi may be proposed in PSP pocket (Facility area no.7) measuring 21 Ha. (approx.) for their institutional campus within MPD-2021 provisions (as the land use of the F.A-7 is 'Public semi Public' as per notified Zonal Plan of Zone P-I and MPD-2021). Univ. Centre/Campus is covered in PSI under PSP facility (Clause 4.0 Use Zone designated). The establishment of NIT, Delhi will also add to higher education facility of the National Capital of Delhi.

ii) Land for additional residential requirement could be examined for allotment in sector A1-A4 as per availability and land disposal policy of DDA. This may be dealt separately by L.D. Wing.

iii) The Zonal level facilities as indicated in the text of ZDP of Zone P-I is proposed to be examined for re-location in other facility areas of the Zone as indicated on the notified Zonal plan.

The Zonal Plan showing the location for the proposed site of NIT, Delhi is laid on table.

4. Recommendation:-

The proposal at para 3 above is put up for the consideration of Technical committee.

Asstt Director (Plg.)
Narela Project

Jt. Director (Plg.)
Narela Project

Director (Plg.)
Narela Project.

AGENDA FOR TECHNICAL COMMITTEE

Subject: Retail outlet opposite IIT Hostel on Outer Ring Road(Ms Sant Service Station).
File No: F7(1)81/MP

1.0 BACKGROUND:

- i). As per the note in file no.F12(23)2000/CRC at 23/N, the existing site at Jia Sarai on Outer Ring Road was allotted by DDA to Indian Oil Company on Licence Fee basis in 1974. However, no documents related to allotment letter, possession plan, sanctioned building plan is available in the file nor made available by the owner for examination of the case. The concerned file no. F15(22)72/LSB(I) is also not available.
- ii). The size of the petrol pump site was 17 m x 30 m. EE/F-112, PWD vide letter dated 24.9.07 has conveyed to remove the existing structure of the petrol pump falling within the R/W of Outer Ring road. As per the letter 4.5 m x 30 m width strip of the petrol pump is affected in the R/W.
- iii). Earlier the case of retail outlet opposite IIT Hostel, on Outer Ring Road (M/s. Sant Service Station) related to allotment of land in lieu of land affected in the R/W was discussed in the Technical Committee meeting vide item no. 6 dated 10.6.82 in which the following decision was taken:

"The Technical Committee noted that the existing outlet was developed on a Master Plan (Petrol Pump) site. It is, therefore, desired that land required for widening of the road may be taken from the existing outlet and the land be allotted in the rear of the existing outlet subject to the condition that no trees should be cut".

- iv). Subsequently, the case was again discussed in the T.C. vide item no. 5 dated 24.9.82 keeping in view the report from Director (Hort.), the following decision was taken:

"The Technical committee examined and approved the proposed alternative site for the resitement of the affected outlet. It further desired that the present site be developed as a part of the green area after leaving necessary land required for the widening of outer Ring Road.

- v). The above recommendation of the Technical committee meeting dated 24.9.82 was approved by the Authority vide Resolution No. 17 dated 13.1.1983.
- vi). Director (CL) vide note dated 7.12.2011 has stated that, as per information available in the file, actual resitement could not be done for the reasons not available in the file .
- vii). The representation from M/s. Sant Service Station dated 7.1.2009 addressed to VC was examined, keeping in view the observation of Planning Department which conveyed that the land of the proposed strip and the alternate site is Recreational and can not

File
ADCMP

-9-

be considered for the petrol pump, Director (CL) recommended for resitement of petrol pump site as per policy by holding a computerized draw out of available petrol pump site and the same was approved by Lt. Governor in the above mentioned Lands Deptt. file. Copy of the note at Annexure-A)

- viii). The representation dt. 11.7.2011 from Ms. Maju Mehta, Sant Service Station received in VC's Public Hearing was examined by Lands Deptt. Based on the examination, VC DDA has directed that **no land can be given on the rear side as it forms part of the District Park. The allottee will have to satisfy himself with lesser area as the land is required for the road.** The decision was intimated to the Petrol Pump Owner.
- ix). A representation dated 23.4.12 addressed to VC, DDA was received from Ms. Manju Mehta, in which it was submitted that as per policy, the minimum site required for petrol pump is 17 m x 30 m which is as per the explosive norms but after the widening of the outer Ring Road by taking 5 m strip of land from petrol pump, the size of petrol pump will be reduced to 12.5 x 30 which may not confirm to the explosive norms. Hence, 5m strip of land from the District Park, be considered for allotment in lieu of 5 m strip used for road widening.
- x). The site was surveyed and as per the survey report 7 nos. of large trees are falling within the proposed 5 m strip of land at the rear side of the petrol pump.
- xi). Since, the earlier report has been submitted by the Hort. Deptt. a reference was sent to Dir. (Hort.)SZ to intimate number of trees affected in the stretch/strip & for comments. The reference has also been referred to UTTIPEC for comments.

2.0 EXAMINATION:

- i). The Petrol Pump has been allotted by DDA in the year 1974 on the Master/Zonal plan site .
- ii). The proposed strip of land measuring 5mx 30m requested for Petrol Pump in lieu of the Land required for road widening is part of the District Park. As per the provision of **MPD-2021, Petrol Pumps are not permitted in Recreational area.**
- iii). In the absence of the possession plan which shows the exact site including the physical features such as road r/w, carriage way and location of the site with respect to the above features it is difficult to ascertain the demarcation of the site with respect to the Road R/W. However a photo copy of the fire clearance plan submitted by the owner was examined which shows the site is located 180ft(54m) from the PWD boundary wall which seems to be the existing IIT boundary wall.(Copy of the part plan placed at Annexure-B.
- iv). Chief Divisional Retail sales Manager, IOC, vide letter dated 26.6.2012 addressed to VC, DDA has intimated that the minimum requirement for the site as per explosive norms and Master Plan is also 17min depth for safe installation of tanks & pumps.

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- v). The observation of the Land Landscape Department is reproduced below:
The site is a protected forest as per notification of GNCTD issued in 1980. Already Metro Station is coming near this area and lots of green is lost to DMRC. This may be considered while taking a decision.
- vi). From the PT survey it is observed that the available R/W at this location is 54.6m from the IIT boundary wall to the boundary of the Petrol Pump. Presently the size of the petrol pump is 16.2m x 30. If land of the petrol Pump is to be surrendered for the road widening, then, about 201.16sqm. land (5.9m-7.3 x 30m) strip of land will be required to be adjusted from the District Park(notified protected forest). About 8 fully grown trees and no of bushes are falling within this 201.16 sqm area. This 201.16sqm land can not be used for any purpose other than green since the trees are to be retained. With the additional land the petrol Pump will get an space of about 10m x 30m for operational area.(Copy of the P T Survey placed at Annexure-D)
- vii). As per the approved alignment plan of Outer Ring Road approved by TC on 3.5.2006, the R/W of this road is 45m. However it is observed that the R/W has been considered as the boundary of the District park in the north & the boundary wall of IIT in south which is about 59m. As per the proposal, cycle track and foot path are proposed on the Petrol Pump land.(Copy of the part plan at Annexure-D)
- viii). From the alignment Plan, it is observed that, there is a difference in the existing c/w on both sides of the central verge. The c/w on the PP side is 21m while the c/w towards IIT side is 19.4m. More over, the slip road on both side of the fly over has been proposed with different width. The width of the slip Road towards IIT side is 9m, while the width of the slip road towards District Park side is 13m
- ix). DMRC has requested DDA vide letter **No DMRC/Land/15/DDA/JP-BG/1441/205 dated 19.7.2011 to transfer of 28m x 180m** land on temporary basis for cut and cover tunnel along the boundary of the existing Petrol Pump which is under consideration.(CXopy of the letter & plan placed at **Annexure-E**)
- x). Keeping in view the above, a minor modification in the alignment plan towards Petrol Pump side, if carried out, by shifting the r/w line on the existing edge of the Petrol Pump, which is about 54m from the boundary wall of IIT against 45m stipulated R/W and adjustment of the existing c/w which is 21m and subsequently shifting the foot path and cycle track on the edge of the existing Petrol Pump which may not have an adverse impact on the over all circulation, and stipulated Master Plan R/W width. The Petrol Pump will not be affected with the said minor modification and will function at this location without disturbing the Master Plan green.
- xi). The observation from Director(Hort) & Dir(UTTIPEC) has not yet been received.

3.0 PROPOSAL:

Alternative- I

- i) PWD may carry out necessary modification in the alignment plan by shifting the R/W line from the boundary of the District Park to the edge of the petrol pump to allow the Petrol Pump to function at the present site on the minimum site area

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74-
17m x 30m required as per the explosive norm by making necessary modification in the road cross section.

Alternative -II

In case an area of 201.16 sqm. considered from the District Park(notified protected forest) as shown on the plan to confirm the minimum site dimension of 17m x 30m, it may be subject to

- a. No trees shall be allowed to cut and no construction of any nature, permanent or Temporary shall be allowed on the above strip of land. The existing nature of the land shall be maintained.
- b. Since this is part of the notified protected forest, clearance from forest Department shall be obtained before handing over the strip of land

Alternative-III

The petrol Pump to continue at the present site with the present dimension. After the work of DMRC is completed, the required land for the Petrol Pump could be re-examined.

Alternative -IV

Resitement of the petrol pump site as per policy by holding a computerized draw out of available petrol pump site as was approved by Lt. Governor on 20.5.2009 in the above mentioned Lands Deptt. File.

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AD(MP) All the above alternatives are also subject to submission of the allotment letter, possession plan and sanctioned building plans.

4.0 RECOMMENDATION:

Keeping in view the contents as explained at para 2 & 3, the case is placed before the Technical Committee.


Asstt. Dir(AP)I


Dy. Dir(AP)I
IN - CHARGE


Dir(AP)I

Annexure - A

13(31)98/CRC

19-12



26/N

F.12 (23)2000/CRC

May kindly see note from 14/N and PUC (36/C) addressed to Hon'ble LG. Additional Secretary to LG spoken on phone and desired that facts of the case to be submitted on file for kind perusal of LG.

It is submitted that the existing petrol pump site at Jia Sarai- Outer Ring Road was allotted by DDA to Indian Oil Company on licence fee basis in 1974. A strip of 4.55 mtr width of this site is coming in the right of way of the road widening work of PWD. The LOI of the Petrol Pump is requesting for allotment of equal land out of the existing DDA land at adjacent rear side. Recently the request was referred to Planning Department for examination. Based on the advice of Planning Department that the area of the land in rear is of recreational use, the request of the applicant has already been rejected (34/C).

Here it is submitted that in past re-sitement of the petrol pump was considered on nearby land i.e. about 321' further down towards R.K. Puram and was approved by the Authority in its meeting dated 13.1.83. The re-sitement was considered at that time because allotment of additional land in the rear side was not feasible because of quite a large number of trees there. However actual re-sitement could not be done for the reasons not available on file but it seems that the requirement was not felt after the Asian Games were over in 1982 that necessitated it.

Now Planning Department at 25/N has informed that the land use of the existing site, land at rear side and of the alternative site approved by Authority in 1983 is of 'Recreational' use District Park. Hence neither any additional land can be allotted in the rear side nor the alternative site (321' further down towards R. K. Puram on same side) can be allotted can be given to him at this stage. Hence we are left with only alternative of re-sitement of the petrol pump site, as per policy (copy placed opposite at Flag 'X'), by holding a computerized draw out of available petrol pump sites.

Since Hon'ble LG desired the facts of the case on file, about three months back, we may send the file to LG office and take further action subsequently after its perusal by Hon'ble LG.

(Signature)
(Yashpal Garg)
Director (CL)
4.5. 2009

1737/CLD
5/5/09

CLD

PC

VE

LG

(Signature)
6/5/09
(Signature)
8/5/09

'X' above is approved
20/5/09

(Signature)
24/5/09

1752/CLD
22/5/09

CLD

ADCL

25/5/09

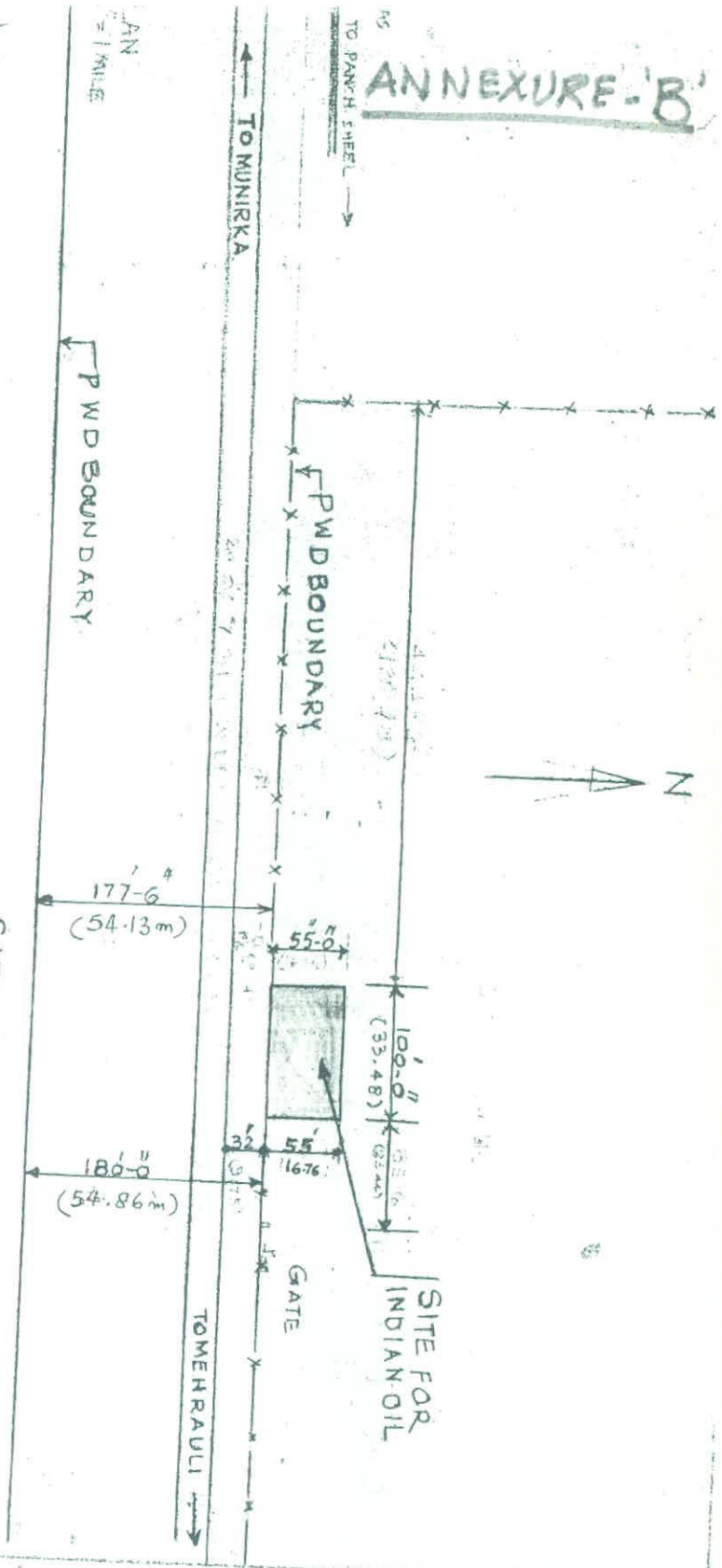
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9/5/12

ANNEXURE 'B'



AREA DETAILS

AREA OF THE PLOT 100 X 55

= 5500 S.A.F = 510.966 Sq. M.

SITE PLAN

Area of the plot is 5500 S.A.F. (510.966 Sq. M.)
 The plot is divided into two sections:
 1. Larger section on the left: 177'-6" (54.13m) x 100'-0" (30.48m) = 17760 S.A.F. (163.44 Sq. M.)
 2. Smaller section on the right: 180'-0" (54.86m) x 100'-0" (30.48m) = 18000 S.A.F. (166.88 Sq. M.)
 Total area of the plot = 17760 S.A.F. + 18000 S.A.F. = 35760 S.A.F. (329.32 Sq. M.)
 The plot is situated between a road to the left (labeled 'TO MUNIRKA') and a road to the right (labeled 'TOMEHRAULI'). A gate is shown on the right side of the plot.

Approved

4/1/24

Officer,
Municipal Corporation

item No 32/12

88/16

AD(MP)

ANNEXURE - 'C'

GREEN

FOOT PATH

ROAD

CENTRAL VERGE

ROAD

T. GATE

FOOT PATH

VACANT

PETROL PUMP

M/S SANT SERVICE STN.

FOOT PATH

STONE B/W WITH

SHATOOT

SHATOOT

PIPAL

NEEM

10.20 m

19.20 m

19.0 m

2.30 m

5.10 m

16.20 m

5.0 m

NEEM

NEEM

KIKAR

NEEM

NEEM

NEEM

NEEM

21.0 m

19.40 m

2.30 m

10.80 m

6.50 m

16.20 m

7.30 m

SHISHAM

NEEM

NEEM

SHATOOT

SHATOOT

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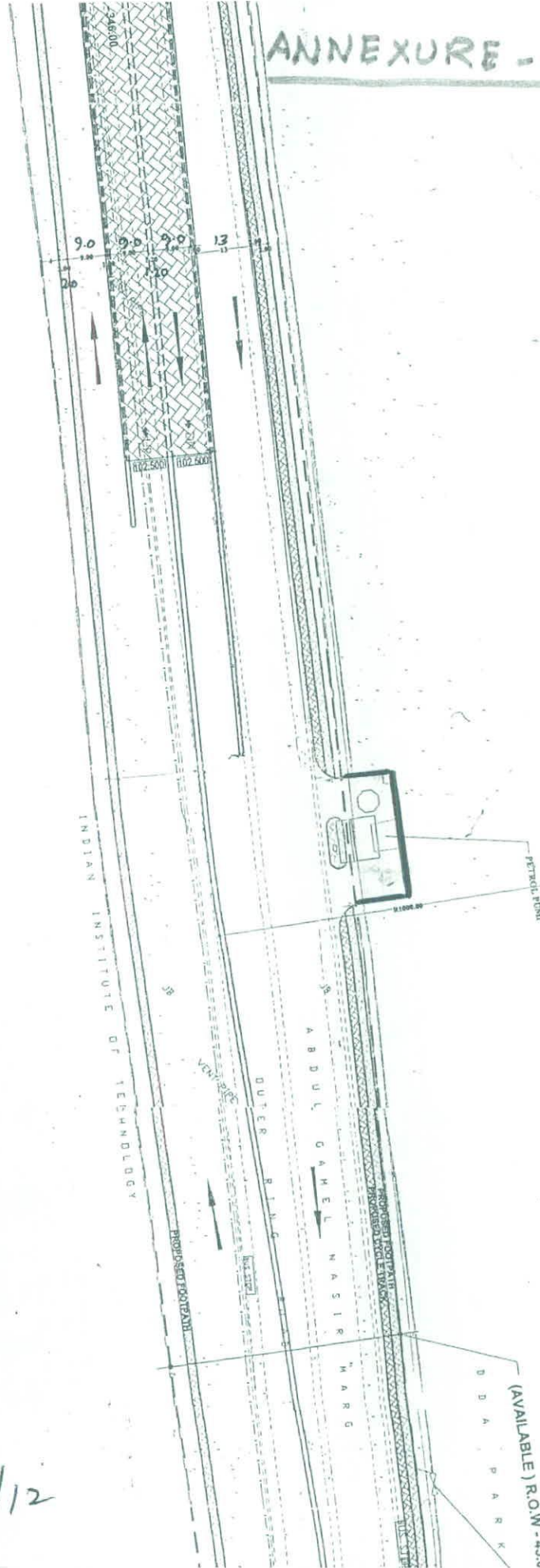
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ANNEXURE - 'D'



AFFECTED STRUCTURES

LEGEND:



S.L.NO.	DESCRIPTION
1.	PROPOSED FLYOVER
2.	PROPOSED FOOTPATH
3.	PROPOSED CYCLE TRACK
4.	TRAFFIC AT SERVICE ROAD
5.	TRAFFIC AT CARPARKWAY
6.	TRAFFIC AT FLYOVER
7.	BUILDING LINE & WALL WITH GATE

S.L.NO.	SYMBOL
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	

LEGEND:

S.L.NO.	DESCRIPTION
1.	EXISTING CURB LINE
2.	PROPOSED CURB LINE
3.	LIGHT POLE
4.	TELEPHONE POLE
5.	SIGNAL POLE
6.	TREE
7.	WALL WITH GATE
8.	FENCE LINE
9.	HT POLE
10.	ELECTRIC POLE
11.	BUILDING LINE
12.	OPEN DRAIN
13.	COVERED DRAIN
14.	LETTER BOX
15.	JUNCTION BOX

item no 32/12
Hale
AD(MP)

ANNEXURE

DDA LAND
TEMPORARY (RKP-1)
STATION BOX
AREA=750 Sqm

DDA LAND
PLAY GROUND
100.76

DDA LAND
TRKP-3
CONSTRUCTION DEPOT
AREA=8393.5 Sqm

DDA LAND
PERMANENT (RKP-4)
AREA=1885 Sqm

DDA LAND
PERMANENT (RKP-5)
AREA=817 Sqm

DDA LAND
TEMPORARY LAND (TRKP-2) FOR
CUT & COVER TUNNEL
AREA=5039 Sqm

DDA LAND
PERMANENT (RKP-1)
AREA=820 Sqm

FLY OVER

FLY OVER

KUMAON HOUSE
G+4

UNIMYACHAL HOSTEL
G+4

UNIMYACHAL APARTMENT
G+4

WARDEN SHALUK
G+1

WARDEN SHALUK
G+1

SATPURA HOUSE
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F.34(34)11/IL

ANNEXURE - 'E'

दूरभाष Tel
फैक्स Fax

दिल्ली मेट्रो रेल कॉर्पोरेशन लि० DELHI METRO RAIL CORPORATION LTD.

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

DMRC/Land/15/DDA/JP-BG/1441 1205

19.07.2011

Deputy Director (IL)
Delhi Development Authority
Vikas Sadan, INA
New Delhi-110 023

Job: Requirement of one Pocket DDA land at R.K.Puram Station on temporary basis for construction of Janakpuri (West) – Kalindi Kunj (Line-8) of Delhi MRTS Project, Phase-III.

DMRC has taken up construction of Janakpuri (West) – Kalindi Kunj corridor of Delhi MRTS Project, Phase-III. Two pockets of land measuring 5039 Sqm, is required on temporary basis as shown below :

S.No.	Location of land	Area (Sqm)	Basis	Purpose
	R.K.Puram Station (Near IIT Flyover)			
1	T RKP-2	5039	Temporary	Cut and Cover

Actual area available at site for transfer will be reconciled during verification by the officials of DDA and DMRC. Allotment can be made on the basis of area jointly measured at site.

You are therefore, requested to take necessary action for transfer of above land on temporary basis for a period of 4 years for Delhi MRTS Project and send demand note towards the lease charges of land @5% of land cost per annum, as per the decision of Union Cabinet issued vide letter No. J-22011/4/95-LD dated 16/04/1999 of MOUD i.e. at inter-departmental transfer rates.

Thanking you,

Yours faithfully,

Encls: As above

(P. S. Chauhan)
Chief Engineer/General

Copy for information and necessary action to:

1. Commissioner (LD), DDA, Vikas Sadan, INA, New Delhi-110023
2. Commissioner (Planning), DDA, Vikas Minar, IP Estate, New Delhi-110002.
3. Commissioner (LM)-II, DDA, Vikas Sadan, A-Block, INA, New Delhi-110023.
4. Dy. Commissioner (MRTS), Transport Department, GNCTD, Delhi-110054.

Chief Engineer/General

item no 32/12
Shalika
ADCMR

(मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001)

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

forest Department shall be obtained before handing over the strip of land

DRAFT AGENDA FOR TECHNICAL COMMITTEE

F. No F 3 (84)2010/MP/

Subject: Regulations for redevelopment of Godown clusters existing in non - conforming areas in Delhi

A BACKGROUND:

- i. The National Capital Territory of Delhi Laws (Special Provisions) Second Act- 2011 provides for formulation of

"policy or plan for orderly arrangement regarding schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land and guidelines for redevelopment for existing godown clusters (including those for a storages of non- agricultural goods) required to cater to the needs of the peoples of the National Capital Territory of Delhi"

It also envisages no punitive action till 31.12.2014 for the unauthorized construction in this regard.

- ii. Accordingly Dy. Commissioner of all District were requested to provide for information on the number of unauthorised godowns existing in rural areas with specific details.
- iii. The "Draft Guidelines for Redevelopment of Godown clusters existing in Non-conforming Areas" were initially discussed in the Technical Committee meeting of DDA held on 03.03.11 wherein it was decided that **in the first instance, village wise survey of the existing food grain godown clusters in Delhi be undertaken by the MCD and the Dy. Commissioners, GNCTD** The basic contention of village wise survey was to ascertain the physical formation of the non conforming clusters in rural areas i.e. whether the godown clusters and their activities in a particular area can be considered as per the draft policy guidelines which were put up to Technical Committee.

B FOLLOW UP ACTION

- i. As a follow up to the Technical Committee meeting, Pr. Commissioner (Revenue) cum-Divisional Commissioner, GNCTD and Commissioner, MCD were requested to provide the details. No information from the revenue office was received. S.E (Bldg) MCD vide his letter dt.21.10.11 was a tabular category wise listing of existing godowns without any locational details/maps. Hence, S.E (Bldg) vide letter dt. 14.12.11 was asked to provide the details of location, access road to these godowns, adjoining activities, and existing

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facilities of these godowns to examine the extent of concentration of these godowns in a particular area.

- ii. Addl. Commissioner (Eng.), MCD vide his letter dt. 23.1.12 informed that additional information as desired in para 2 of the letter dt. 14-12-11 will require a re-survey. Further, since MCD does not have infrastructure/ manpower to collate the desired information, MCD would require additional time and the services of Consultant, whose expenditure may have to be borne by the DDA.
- iii. Taking cognizance of the letter from MCD, the matter was accordingly put up to LG Delhi. As per approval/direction of VC, DDA/LG, Delhi, in File No F. 14(192)2011/MP a visit was held to Jhajjar and Rewari in Haryana on 24th and 26th of April 2012 respectively to study the basic principles of development of godowns/ warehouses and to study the guidelines/ regulations for regularizing the godowns/ warehouses at Rewari and Jhajjar. VC, DDA vide his note dt. 4-6-12 in F. No F.14 (192)2011/NP has observed that the report be brought the TC especially para 6 of the Report.

Team Findings/Observations

- The towns of Rewari and Jhajjar are not comparable with Delhi in terms of population, urbanization and land value and land area.
- In Rewari town only 3 cases of change of land use has been done in the rural zone within the controlled area of Town, whereas three cases of change of land use has been done at district level of Jhajjar from 'agricultural to industrial' in respect of warehouse/godowns.
- No change of land use has been permitted/done in urbanizable area as per their plan.
- As per the Master Plan of Delhi-2021 there is no land use as agriculture and all the land has been earmarked as urbanizable area. The land value in Delhi is very high as compared to Jhajjar and Rewari. The land is very scarce in Delhi and any regularization of existing godowns/warehouses in Delhi will reduce the land use component of the respective areas.

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- iv. Meanwhile, Under Secretary (DDIB) vide letter No J-13036/3/2011-DD.IB dt. 9-4-2012 has forwarded minutes of the meeting held under the chairmanship of Addl. Secretary (UD) held on 28-3-2012 in which following has been decided:
 - i. DDA will advise MCD to carry out a limited survey with details
 - ii. DDA would also conduct its own limited survey
 - iii. DDA will develop a draft policy on issue within next 2 months
- v. Further, a meeting was also held under the chairmanship of Commissioner (Plg)-I & II on 11-5-12 to discuss/revisit the "Draft Guidelines for Redevelopment of Godown clusters existing in Non-conforming Areas" which

-20-

were initially discussed in the Technical Committee meeting of DDA held on 03.03.11. The findings of the site visit to Jhajjar & Rewari were also explained by Joint Director (Plg) P-I & II and Dy. Director (Plg) MP & DC. The following important points emerged from the meeting:

- a) No change of land use has been permitted/ done in urbanizable area as per the Haryana Policy. The Haryana Policy is for godowns in Agricultural land which are given NOC for change of Land Use with certain conditions. The contents of the Haryana policy could be adopted in the Green belt area of Delhi where such godown clusters exist. This will require the modification in the Master Plan of Delhi provisions.
 - b) The existing policy for godown clusters needs to be revisited/modified based on
 - The survey details by the local body. The clusters which existed on a pre-decided cut of date to be taken up under this policy only.
 - Decisions of the MOUD meeting held in regard to non conforming industrial areas.
 - Due to existing ground conditions, the size of the plot stipulated in the Haryana Policy cannot be applied in case of Delhi.
- vi. With reference to the observations/directions of VC, DDA dt. 26-4-2012 the information on number of cases registered under relevant provisions of DLR Act for converting Agriculture land for Non Agriculture uses has also been sought vide letter No F3 (84)/2010/MP/120 dt. 25-5-12 addressed to Principal Secretary (Revenue) cum Divisional Commissioner, GNCTD. The reply is awaited.

C PROPOSAL

Based on the decisions taken, the *regulations for redevelopment of godowns clusters existing in non-conforming areas* has being revisited and draft modified regulations / guidelines are as follows

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REGULATIONS FOR REDEVELOPMENT OF GODOWN CLUSTERS EXISTING IN NON-CONFORMING AREAS.

1.0 INTRODUCTION

- 1.1 The National Capital Territory of Delhi Laws (Special Provisions) Second Act-2011 provides for formulation of

"policy or plan for orderly arrangement regarding schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land and guidelines for redevelopment for existing godown clusters (including those for a storages of non- agricultural goods) required to cater to the needs of the peoples of the National Capital Territory of Delhi"

It also envisages no punitive action till 31.12.2014 for the unauthorized construction in this regard.

2.0 NORMS FOR REDEVELOPMENT OF GODOWN CLUSTERS IN NON-CONFORMING AREAS

Following norms will be followed in redevelopment process, keeping in view the existing ground realities as well as the imperatives of planned development.

- 2.1 Non-conforming clusters of godowns / warehousing activities having concentration of minimum 4 Ha. contiguous area and having more than 70% plots within the clusters may be considered for redevelopment of area identified on the basis of actual surveys.
- 2.2 Individual plots which do not form part of any cluster will be governed by the provisions of the Master Plan for Delhi 2021 / Zonal Development Plans.
- 2.3 After notification of such clusters by the GNCTD, the redevelopment scheme will have to be prepared by the concerned local body / land owning agency in the areas under their jurisdiction, in consultation with the Society (to be formed by the land owners) based on following norms / conditions. Alternatively, the redevelopment scheme may be prepared by the society based on the norms but shall require approval of the concerned local body/land owning agency.
 - i) The cluster should have direct approach from a road of minimum 30mt R/W.
 - ii) Formation of Society shall be mandatory to facilitate preparation of redevelopment scheme / plan, development of services, parking and maintenance, pollution control and environment management.
 - iii) Amalgamation and reconstitution of plots shall be permissible for redevelopment.
 - iv) Owners of the godowns shall have to obtain the requisite statutory clearances from the concerned agencies, wherever necessary. After approval of the Layout Plan for redevelopment by the local body, the identified clusters will be processed for change of land use under section 11-A, of DD Act 1957 by DDA on receiving the proposal from local body / GNCTD.
 - v) Other stipulations shall include:
 - a) About 10% area is to be reserved for circulation / roads / service lanes.
 - b) About 10% of semi permeable surface for common parking, idle parking and loading / unloading areas.
 - c) About 10% of total area to be reserved for Associated infrastructure requirement such as Electric Sub-stations, Fire Station, Police Post, servicing, Loading and Boarding and informal market areas etc. as per the norms.
 - d) Preparation of Plan for water supply from DJB / Central Ground Water Authority (wherever required) along with requirement for pumping

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- stations, storage tanks, ground water recharging / rainwater harvesting and Drainage plan as per norms.
- e) About 8% of the cluster area shall be reserved for parks / green buffer.
 - f) Utilities such as ESS, underground water storage tank, roof top water harvesting system, solar heating / lighting systems etc. will be provided within the plot.
 - g) Plot up to 300sq.mt. size should face road of 12 mt R/W and plots above 300sq.mt. size should face road of minimum 18 mt. R/W.
 - h) Development control norms to be followed at scheme level :

Max Gr. Coverage (%)	Max. FAR	Max. Height	Parking
30	80	No restriction, subject to clearance from Airport Authority of India, Fire Department and other statutory bodies	3 ECS / 100sq.mt. of floor area.

- i) Development control norms for the individual plots shall be as follows:

Plot Size	Max. Gr. Coverage (%)	Max. FAR	Max. Height	Parking
Up to 300sq.mt.	60	120	8 mt	Common Parking
Above 300sq.mt.	50	100	8 mt.	3 ECS / 100sq.mt. of floor area.

- j) Provision of parking and loading / unloading will be made within the plots of size 301 sq.mt. and above.
- k) Common parking to be provided for plots up to 300 sqmt. size and front set back shall be provided without boundary wall for use of parking and loading / unloading purposes.
- l) Provision / use of basement will be as per the stipulations of MPD-2021.
- vi) Other provisions / development control norms shall be applicable as prescribed. Depending upon ground conditions, the local body may relax the norms in consultation with service providing agencies including Fire, Police, Traffic, Water, Power, Sewerage, Drainage, DPCC and Disaster Management.
- vii) The redevelopment work may be undertaken by the societies voluntarily or by the concerned local body / agencies. In case the agencies take up the redevelopment work for execution, they shall collect the charges from the individual industries themselves directly. Requisite charges for change in land use, enhanced FAR and land (wherever applicable) would be required to be paid to the concerned Authority.
- viii) The redevelopment shall be completed within three years from the date of approval of the scheme / plans. Clusters, which fail to complete the

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redevelopment proposals within the period specified as above, shall have to shift to other conforming areas and the godowns functioning in non-conforming clusters shall have to close down. In such cases, the licensing authority will not renew / issue the licenses to such godowns without obtaining land use clearance from the competent authority. Further, no new licenses will be issued in non-conforming areas, without obtaining land use clearance.

- ix) The following areas shall not be eligible for godown clusters redevelopment scheme: Bungalow Zones (New Delhi & Civil Lines), the Ridge, River Bed (Zone-O), areas along water bodies, canals, sensitive areas from security point of view, conservation & heritage areas, reserved/protected forests, DDA flats, Cooperative Group Housing Societies, Government flats/bungalows/employer housing etc. and their immediate proximity.

3 OTHER CONDITIONS:

- i) All the Redevelopment Schemes under these guidelines shall conform to the statutory provisions/requirements/ DD Act, 1957 and Master Plan stipulations.
- ii) Redevelopment plans of individual clusters will have to be prepared by the concerned societies and thereafter approved by the concerned local authority/MCD. The redevelopment shall be completed within three years from the date of approval of such plans
- iii) The concerned local body and the stakeholders will workout the mechanism for implementation of the scheme in time bound manner and the recovery of stipulated levies / charges.
- iv) While examining redevelopment proposals, the Local Body can consider use of Accommodation Reservation (AR) and Transfer of Development Rights (TDR) as tools for approving redevelopment Schemes depending on case to case basis.
- v) In case of surrender of land for road widening, the FAR of the original plot will be permissible.
- vi) Demonstrative examples/models depicting the implementation of these Regulations be brought out by the Local Body as part of User Friendly Guide covering the Frequently Asked Questions (FAQs) for such projects.

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- D. The proposal contained in Para 'C' is placed before the technical committee for consideration for inserting these regulations as Para ' 6.4' in chapter 6 - wholesale trade as a modification to MPD -2021 to be processed under Section 11-A of DD Act-1957.

Meenal/
30-7-12

Astt. Director (MP)

Shamun/
30-7-12

Dy. Director (MP)

P
30/7/12

Director (MP)

cm/L

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

No. F. 1(10)2012/MP/190

Date: 30.7.2012

The 4th Technical Committee meeting of the DDA for the year 2012 under the chairmanship of VC, DDA will be held on **31.07.2012 at 04.00 P.M. in the Conference Hall, 1st Floor, B Block Vikas Sadan, I.N.A New Delhi**. A list of items along with agenda to be discussed is enclosed herewith.

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

Encl: As above.



(I.P. Parate)

Director (MPR) & TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
5. Commissioner (LM) DDA
6. Commissioner (LD) DDA
7. Chief Town Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect) DDA
12. Addl. Commr.(Plg.)UE&P
13. Addl. Commr.(Plg.)TB&C
14. Addl. Commr.(Plg.)AP
15. Addl. Commr. (Plg.) MPPR.
16. Addl. Commissioner, Landscape
17. Chief Town Planner, SDMC.
18. Secretary, DUAC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy.. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

Special Invitees

For item No.

- | | |
|---------------------------------------|---------------|
| 1. Director (Plg/UC & Zone J) | 30/12 |
| 2. Director (Horticulture) (South) | 30/12 . 32/12 |
| 3. Director (Plg) Zone P-I & P-II | 31/12 |
| 4. Chief Engineer (Gen.)DMRC | 32/12 |
| 5. Director (Plg) Zone F&H | 32/12 |
| 6. Director (Plg) UTIPEC | 32/12 |
| 7. Executive Engineer-F-112 PWD/GNCTD | 32/12 |
| 8. Director (Plg.)MP | 33/12 |

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4th Technical Committee Meeting to be held on 31.07.2012.

S.No.	Item No.	Subject	Page No.
1.	29/12	Confirmation of Minutes of the 3 rd Technical Committee meeting held on 27.06.12. F.1(9)2012/MP	1 to 4
2.	30/12	Allotment of additional land to be utilized by the existing Petrol Pump for augmenting the CNG facilities near Andheria More.(Zone-J) F.7(7)97/MP	5
3.	31/12	Proposal for setting up National Institute of Technology in Zone P-I, Narela Sub City. No.F.9(01)2012/MP	6 & 7
4.	32/12	Retail outlet opposite IIT Hostel on Outer Ring Road (M/s. Sant Service Station) F.7(1)81/MP	8 to 17
5.	33/12	Guidelines for redevelopment of godown clusters existing in non conforming areas. No.F3(84)2010/MP	18 to 23



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION, 6TH FLOOR,
VIKAS MINAR, NEW DELHI - 110002

Dt. 10/07/2012

No.F.1 (09)2012/MP/175

Sub: Minutes of the 3rd Technical Committee Meeting held on 29.6.2012.

Item No. 20/2012:

Confirmation of Minutes of the 2nd Technical Committee meeting held on 26.04.12.

F.1 (7)2012/MP

These minutes were forwarded to the Members and no comments/ observations have been received for any Item and the same were confirmed

Item No. 21/2012:

Change of land use from 'Recreational' (Community Park) to 'Public & Semi Public (Burial Ground) in Layout Plan of Facility Centre No. 8, at Wazirabad Road and Loni Road Crossing.

F.3 (125)93/MP

The proposal was presented by the Director (Plg) Zone 'E'. The Technical Committee recommended the proposal of change of land use from 'Recreational (Community Park)' to 'Public & Semi Public (Burial Ground)' in the facility centre No 8 for further processing for amendment in MPD-2021 under Section 11A of DD Act-1957

Action: Dir. (Plg) AP Zone (E&O)

Item No.22/2012:

Change of land use of 9.08 Acres (3.67 Ha. approx.) of land in Revenue Estate of Village Chattarpur (Mehrauli) from "Residential" to "Public & Semi Public (PSP)" (7.56 Acres) and "Transportation" (1.52 Acres) for the proposed 225 Bedded Hospital Project of Govt. of NCT of Delhi.

F.13(01)2010/MP

The proposal was explained by Director (Plg) UC & Zone 'J'. The Technical Committee recommended the proposal of change of land use

- a From 'Residential' to 'Public and Semi-Public(PS1)' -----3.07 Ha (7.56 Acres)
(with a condition that an area of about 0.57 ha (1.38 acres) to be kept as mandatory 'Green')
- b From 'Residential' to 'Transportation' ----0.60Ha.(1.52 Acres)

The Technical Committee recommended the proposal for processing the amendment in MPD-2021 under Section 11A of DD Act-1957

Action: Dir UC&J Zone

Item No.23/2012:

Special dispensation of 20% of maximum FAR for Residential use of essential staff and student accommodation (Hostel) for land allotted to ITBP School in Sector-16 (b) Dwarka.

F4 (16)93/Plg./Dwk./Pt.III

The proposal was presented by Director (Plg) Dwarka. The Technical Committee agreed to the proposal for one time Special dispensation of 20% of maximum FAR for Residential use of essential staff and student accommodation (Hostel) as allowed in schools for physically and mentally challenged. It was also decided to further process the case as a "special permission" from the Authority, under sub-clause 8(2) of MPD-2021.

Action: Dir (Plg) Dwarka

Item No.24/2012:

Policy decision regarding carving out of land for CNG Station in 'Recreational Use' in Zone-'E' where 'Recreational Area' is only 5.3% compared to 15% required as per Master Plan for Delhi-2021.

F.5 (36)/2007/MP

The proposal was explained by Director (Plg) Zone 'E&O' wherein the proposed CNG stations (3 nos.) of Indraprastha Gas Ltd (IGL) in the Recreational Use Zone in Zone 'E' was discussed. The Technical Committee in principle approved the proposal of IGL of three CNG Stations forming part of undeveloped recreational use, however specific sites to be indicated as part of landscape plan of each pocket to be prepared by the landscape unit for consideration of the DDA screening committee as per the provision of MPD-2021.

Action: Addl. Commr. (Landscape)
Dir (Plg) Zone I & O

Item No.25/2012:

Sanction of Building Plans with permitted Commercial Activities in Industrial Plots

F.3 (33)2008/MP/Pt.

The proposal was explained by Chief Town Planner, MCD. The Technical Committee agreed to the proposal as per the permissibility of Commercial activity in Industrial plots given in MPD-2021 as well as in the Regulations notified on 01.04.2011. The remaining issues pertaining to Building bye laws to be examined by the concerned Local Body based on use occupancy.

Action: Chief Town Planner, MCD

Item No. 26/2012:

Change of land use of 53.31 acres of land at Village Ghitorni for the National Institute of Communication and Finance, New Delhi from 'Residential' to 'Public and semi- public facilities (PSP)' including facility corridor, as approved in Master Development Plan of Zone J to be utilized only for 'Public and semi- public use'.

F.20 (06)2011/MP/

The proposal was presented by Director (Plg) UC & Zone J. Technical Committee recommended the change of land use of the area measuring 53.31 acres from

'Residential' to 'Public & Semi Public (PSP)' for consideration of the Authority and to process the amendment in MPD-2021 under Section 11A of DD Act-1957

Action: Dir (Plg) Zone UC&J

Item No.27/2012:

Proposed change of land use of an area measuring 49.98 ha, (123.51 acres) of Pragati Maidan in Planning Zone 'D' from 'Recreational (District Park)' to 'Public and semi- public facilities' (International Convention Centre).

F.3(41) 96/MP

The proposal was presented by Director (Plg.) Zone 'D'. After detailed deliberation, discussions and considering the decision taken in the meeting of Hon'ble L.G. Delhi on 23.5.12, the Technical Committee recommended the change of land use of the entire area measuring 49.98 ha (123.51 acres) for consideration of the Authority to process the amendment in MPD-2021 under Section 11A of DD Act-1957 with the condition that the ITPO shall take necessary approval from land owning agency i.e. L&DO in respect of lease agreement etc.

Action: Dir (Plg) GIS & Zone 'D'

Item No.28/2012:

Relaxation in setback norms in 8 (eight) housing pockets at Rohini & Narela - schemes proposed for Construction of 18600 EWS Housing by using Prefab Technology having RCC member i.e. columns, beams and slabs all precast (A Turnkey Project).F.39 (01) 2011/HUPW/SA (R&N)/DDA

The proposal for relaxation in setback norms in 8 housing pockets at Rohini and Narela was presented by Sr. Architect (R&N) HUPW, DDA. It was informed that as per the observations of Delhi Urban Art Commission, regarding provision of consolidation of green area in various housing pockets, the proposed relaxation in setbacks was approved by the Technical Committee.

Action: Senior Architect (Rohini & Narela)

Meeting ended with vote of thanks to the Chair.

(I P Parate)
Director (MPR&T C)

Copy to:

1. Vice Chairman, DDA
2. Finance Member, DDA
3. Engineer Member, DDA
4. Commissioner (Plg.)-I, DDA
5. Commissioner (Plg.)-II, DDA
6. Commissioner (LM) DDA
7. Commissioner (LD) DDA
8. Chief Town Planner, TCPO
9. Chief Architect, HUPW DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property Development) DMRC
12. Chief Engineer (Elect) DDA
13. Addl. Commr (Plg.) UE&P
14. Addl. Commr (Plg.) J&P
15. Addl. Commr (Plg.) (MPR&T)
16. Addl. Commr (Landscape)
17. Sr. Town Planner, MCD
18. Secretary, DUAC
19. Sr. Architect (HQ-LE/CF&D), Nirmal Bhawan
20. Dy. Commr of Police (Traffic) Delhi
21. Joint Development Officer, L&DO

Delhi Development Authority

1. S/Sh./Ms.
2. G.S. Patnaik, Vice Chairman
3. Prabhat Ranjan Acharya, FM, DDA
4. Ashok Khurana, EM, DDA
5. Vinod Dhar, Chief Architect
6. Ashok Kumar, Commr. (Plg.)-I
7. Dr. S.P. Bansal, Commr. (Plg.)-II
8. P.M. Parate, Addl. Commr. (Plg) AP
9. R.K. Jain, Addl. Commr. (Plg) UE & P
10. S.P. Pathak, Addl. Commr (Plg.)MPPR.
11. Ashok Nigah, CE/(Elect.)
12. Savita Bhandari, Addl. Commr (LS)
13. Ashok Ghoshwar, ACA-II
14. P.S. Uttarwar, Dir (Plg) DWK
15. I.P. Parate, Director (Plg.)MPR& TC
16. S.B. Khodankar, Dir. (Plg.) MP & DC
17. A.K. Manna, Dir. (Plg.). AP-I
18. Sabyasachi Das, Dir. (Plg.)D-Zone
19. T.K. Mandal, Dir. (Plg.), AP(E&O)
20. Chandu Bhutia, Dir (Plg), UC&J
21. Harleen, Sr. Architect (R&N)
22. Manju Paul, Dy. Director, VC Office
23. Vimal Mehra, EX. Engg., (Elect), DDA
24. T.C.P.O.
Sudeep Roy, ATCP
25. **Municipal Corporation of Delhi:**
Shamsher Singh, Chief Town Planner
26. **N.D.M.C:**
Rajeev Gupta, Architect
27. **L&D.O.:**
Ravindra Singh, Building Officer
28. **C.P.W.D:**
Ashok Dhiman, Architect, CPWD
29. **DMRC:**
Umesh Mishra, C.E. (PD)
33. **Traffic Police:**
G.S. Awana, Addl. DCP, Traffic

-5/2

ITEM NO. 30/12

AGENDA FOR TECHNICAL COMMITTEE

File No.F.7(7)/97/MP

Sub: Allotment of additional land to be utilized by the existing Petrol Pump for augmenting the CNG facilities. *near Andheria More (Zone T)*

1.0 BACKGROUND:

A Petrol Pump site measuring 45x33 mtr. was allotted by the DDA to IBP Company for setting-up of the Petrol Pump. This Petrol Pump is being operated by M/s Lotus Automobiles. Commercial Land Department of DDA has forwarded the file for consideration of the additional land measuring 15x33 mtr. for adding CNG facilities to the Petrol Pump site.

2.0 MASTER PLAN FOR DELHI-2021 PROVISIONS:

As per the provision of Master Plan for Delhi-2021, the Plot size for Fuel Station shall be minimum 15x33 mtr. and 33x45 mtr. to be located on 30 mtr. ROW. As per clause 12.12 of MPD-2021 CNG Stations are permitted in all the use Zones except in the Regional Park, developed District Park whereas Petrol Pumps are permissible of all use Zones except in the Recreational Zone

3.0 EXAMINATION:

1. The existing Petrol Pump is operating on plot size 33x45 mtr.
2. The land use of the adjacent vacant land of District Park, is as per Gazette Notification No.787(E) dated 24.4.2011 (copy annexed). Earlier the land use of the land was Regional Park which has been modified to District Park.
3. A separate request for CNG Station in the same area was also received but due to paucity of the land received, it is difficult to provide separate land to IGL for CNG Station.
4. The District Park which has been notified on 26.4.2011 is not fully developed.

4.0 PROPOSAL:

- S.P. 14*
A.D. (MP)
1. The proposal is for increasing the size of the existing Petrol Pump from 33x45 mtr. to 33x60 mtr. by adding strip of land measuring 15x33 mtr., so that this additional land can be utilized by the existing Petrol Pump for augmenting the CNG facilities.
 2. This allotment of additional land shall be as per disposal policy of the Land Department of DDA.

5.0 RECOMMENDATION:-

The proposal has been given above, in 4.0 put-up for consideration of the Technical Committee.

The above agenda is put up for consideration of the Technical Committee.

By Dd. (MP) D.D. J. *By Dd. (MP) D.D. J.*

Modification :

- I. The land use of the following area admeasuring 27.97 Ha. situated at South of Qutab Institutional Area, New Delhi falling in Zone-D is changed as per description listed below:-

Location	Area	Land use (MPD-2021)	Land Use changed to	Boundaries
	2	3	4	5
South of Qutab Institutional Area, Zone-D	27.97 Ha.	'Public & Semi-Public (PSP)	'Recreational (P-1, Regional Park)'	North - Qutab Institutional Area South - Regional Park East - Qutab Institutional Area West - J.N.U. Road

- II. The land use of the following area admeasuring 20 Ha. situated at South of Mehrauli-Mahipalpur Road, New Delhi falling in Zone-J (excluding area of existing M.G. Road with proposed M.G. Road with proposed 80.0 mt. R/W i.e. 3.39 Ha.) is changed as per description listed below:-

Location	Area	Land use (MPD-2021)	Land Use changed to	Boundaries
	2	3	4	5
South of Mehrauli Mahipalpur Road Zone-J (excluding area of existing M.G. Road with proposed M.G. Road with proposed 80.0 mt. R/W i.e. 3.39 Ha)	(a) 1.80 Ha (b) 8.90 Ha (c) 6.30 Ha Total- (a)+(b)+(c) = 20 Ha.	'Recreational (P-1 Regional Park)' 'Recreational (P-1 Regional Park)' 'Recreational (P-1 Regional Park)'	'Transportation' 'Recreational (P-2 District Park)' 'Residential'	North- Mehrauli-Mahipalpur Road South & West - Boundaries of Regional Park as per the existing Land Use Plan contained in MPD-2021 East - Mehrauli-Gurgaon Road & Bhatti Mines Road

(2) No. K-12011/21/2009-DDIB]

11. ~~*****~~ Under Secy.

MINISTRY OF URBAN DEVELOPMENT

(DELHI DIVISION)

NOTIFICATION

New Delhi, the 26th April, 2011

S.O. 789(E).—Whereas certain modifications which the Central Government proposed to make in the Master Plan for Delhi regarding the area mentioned hereunder were published in the Gazette of India, Extraordinary, as Public Notice vide S.O. No.2352(E) dated 29th September, 2010 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice.

2. Whereas objections/suggestions received with regard to the proposed modifications have been considered by the Delhi Development Authority; and

3. Whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi 2021.

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modification in the said Master Plan for Delhi- 2021 with effect from the date of Publication of this Notification in the Gazette of India.

Sub: Proposal for setting up National Institute of Technology in Zone P-I, Narela Sub City.
(File no. F.9 (01)/2012-MP)

1. Background:-

i) MOUD, G.O.I., vide letter no. K-20013/4/2009-DIVA/(3652) dated 23rd Aug 2011 forwarded a copy of letter dated 6/6/2011 of Secy., Department of Higher Education, Ministry of HRD for allotment of land of 300 acres (120 Ha.) for setting up permanent Campus of National Institute of Technology, Delhi (NIT-Delhi).

ii) Subsequently, National Institute of Technology requested for minimum 100 acres (40 Ha.) of land for their permanent Campus due to shortage of land in Delhi.

iii) Department of Higher Education, Ministry of HRD formed a Site Selection Committee for the purpose and a site visit was conducted by the members of the Committee on 8/6/12. Accordingly, the Committee visited the following sites:

1. Facility Area-7 (Area-21 hact. approx.)

Location : Located at the junction of UFR-II (100 mtr. R/W road) & G.T. Karnal Road.

2. Sector A-1 to A-4, (Area-320 hact. approx.)

Location : Located near Mamoorpur Forest area adjacent to G.T. Karnal road.

3. Village Tikri Khurd Area.

Location : Along 20/20 m wide road.

A copy of the report of the Site Selection Committee was handed over by Director, NIT, Delhi during the meeting with Commissioner (Plg.)-II on dated 19/7/12.

iv) Site Selection Committee identified Land for the proposed Campus at Facility area no.7 (Area-21 Ha. approx.) and additional residential land near Mansa Devi Mandir at Sector A1-A4 as per notified Zonal Development Plan of Zone P-I.

2. Examination: -

MPD-2021/Zonal Plan P-I, Provisions:-

i) According to MPD-2021, four nos. of sites of University Campus each with an area upto 20 Ha. could be proposed in Urban Extension areas. Such University Centre/Campus is permissible under Land Use category PS1 (Clause-4) USE ZONES DESIGNATED. The planning norms and standard for education facilities (higher education) is as under:

Table 13.5:

Category	Pop./unit	Plot area
University Campus including International Education Centre (IIEC). Large campus (10 Ha. and above) will be divided into following four parts :		
a) Academic including Administration (45% of total land area).	4 sites	Upto 20.00 Ha.
b) Residential (25% of total land area).	Urban	
c) Sports and Cultural activities (15% of total land area).	Extension.	
d) Parks and Landscape (15% of total land area).		

Upto 10% variation in plot size is permitted.

ii) In the notified Zonal Plan of Zone P-I under Facility Area no.7- Hospital 'C', Hospital 'D', 2 (Maternity Hospital, Nursing Home), 1 Community Hall, 1 ESS 66 KV are proposed. These facilities need to be re-located in the nearby facility area as per notified Zonal Plan. It is needless to say that some deficiency may prevail at Zonal Level facilities.

iii) Land Status:- In the meeting held on 10/4/12 in the office of C.L.M., Land Status of pockets under reference have been informed as acquired and is with DDA.

3. Proposal:-

Keeping in view of Site Selection Committee's report and examination above at Para 2, it is proposed:

i) National Institute of Technology, Delhi may be proposed in PSP pocket (Facility area no.7) measuring 21 Ha. (approx.) for their institutional campus within MPD-2021 provisions (as the land use of the F.A-7 is 'Public semi Public' as per notified Zonal Plan of Zone P-I and MPD-2021). Univ. Centre/Campus is covered in PSI under PSP facility (Clause 4.0 Use Zone designated). The establishment of NIT, Delhi will also add to higher education facility of the National Capital of Delhi.

ii) Land for additional residential requirement could be examined for allotment in sector A1-A4 as per availability and land disposal policy of DDA. This may be dealt separately by L.D. Wing.

iii) The Zonal level facilities as indicated in the text of ZDP of Zone P-I is proposed to be examined for re-location in other facility areas of the Zone as indicated on the notified Zonal plan.

The Zonal Plan showing the location for the proposed site of NIT, Delhi is laid on table.

4. Recommendation:-

The proposal at para 3 above is put up for the consideration of Technical committee.

Asstt Director (Plg.)
Narela Project

Jt. Director (Plg.)
Narela Project

Director (Plg.)
Narela Project.

AGENDA FOR TECHNICAL COMMITTEE

Subject: Retail outlet opposite IIT Hostel on Outer Ring Road(Ms Sant Service Station).
File No: F7(1)81/MP

1.0 BACKGROUND:

- i). As per the note in file no.F12(23)2000/CRC at 23/N, the existing site at Jia Sarai on Outer Ring Road was allotted by DDA to Indian Oil Company on Licence Fee basis in 1974. However, no documents related to allotment letter, possession plan, sanctioned building plan is available in the file nor made available by the owner for examination of the case. The concerned file no. F15(22)72/LSB(I) is also not available.
- ii). The size of the petrol pump site was 17 m x 30 m. EE/F-112, PWD vide letter dated 24.9.07 has conveyed to remove the existing structure of the petrol pump falling within the R/W of Outer Ring road. As per the letter 4.5 m x 30 m width strip of the petrol pump is affected in the R/W.
- iii). Earlier the case of retail outlet opposite IIT Hostel, on Outer Ring Road (M/s. Sant Service Station) related to allotment of land in lieu of land affected in the R/W was discussed in the Technical Committee meeting vide item no. 6 dated 10.6.82 in which the following decision was taken:

"The Technical Committee noted that the existing outlet was developed on a Master Plan (Petrol Pump) site. It is, therefore, desired that land required for widening of the road may be taken from the existing outlet and the land be allotted in the rear of the existing outlet subject to the condition that no trees should be cut".

- iv). Subsequently, the case was again discussed in the T.C. vide item no. 5 dated 24.9.82 keeping in view the report from Director (Hort.), the following decision was taken:

"The Technical committee examined and approved the proposed alternative site for the resitement of the affected outlet. It further desired that the present site be developed as a part of the green area after leaving necessary land required for the widening of outer Ring Road.

- File*
ADCMP
- v). The above recommendation of the Technical committee meeting dated 24.9.82 was approved by the Authority vide Resolution No. 17 dated 13.1.1983.
 - vi). Director (CL) vide note dated 7.12.2011 has stated that, as per information available in the file, actual resitement could not be done for the reasons not available in the file .
 - vii). The representation from M/s. Sant Service Station dated 7.1.2009 addressed to VC was examined, keeping in view the observation of Planning Department which conveyed that the land of the proposed strip and the alternate site is Recreational and can not

be considered for the petrol pump, Director (CL) recommended for resitement of petrol pump site as per policy by holding a computerized draw out of available petrol pump site and the same was approved by Lt. Governor in the above mentioned Lands Deptt. file. Copy of the note at Annexure-A)

- viii). The representation dt. 11.7.2011 from Ms. Maju Mehta, Sant Service Station received in VC's Public Hearing was examined by Lands Deptt. Based on the examination, VC DDA has directed that **no land can be given on the rear side as it forms part of the District Park. The allottee will have to satisfy himself with lesser area as the land is required for the road.** The decision was intimated to the Petrol Pump Owner.
- ix). A representation dated 23.4.12 addressed to VC, DDA was received from Ms. Manju Mehta, in which it was submitted that as per policy, the minimum site required for petrol pump is 17 m x 30 m which is as per the explosive norms but after the widening of the outer Ring Road by taking 5 m strip of land from petrol pump, the size of petrol pump will be reduced to 12.5 x 30 which may not confirm to the explosive norms. Hence, 5m strip of land from the District Park, be considered for allotment in lieu of 5 m strip used for road widening.
- x). The site was surveyed and as per the survey report 7 nos. of large trees are falling within the proposed 5 m strip of land at the rear side of the petrol pump.
- xi). Since, the earlier report has been submitted by the Hort. Deptt. a reference was sent to Dir. (Hort.)SZ to intimate number of trees affected in the stretch/strip & for comments. The reference has also been referred to UTTIPEC for comments.

2.0 EXAMINATION:

- i). The Petrol Pump has been allotted by DDA in the year 1974 on the Master/Zonal plan site .
- ii). The proposed strip of land measuring 5mx 30m requested for Petrol Pump in lieu of the Land required for road widening is part of the District Park. As per the provision of **MPD-2021, Petrol Pumps are not permitted in Recreational area.**
- iii). In the absence of the possession plan which shows the exact site including the physical features such as road r/w, carriage way and location of the site with respect to the above features it is difficult to ascertain the demarcation of the site with respect to the Road R/W. However a photo copy of the fire clearance plan submitted by the owner was examined which shows the site is located 180ft(54m) from the PWD boundary wall which seems to be the existing IIT boundary wall.(Copy of the part plan placed at **Annexure-B.**
- iv). Chief Divisional Retail sales Manager,IOC, vide letter dated 26.6.2012 addressed to VC, DDA has intimated that the minimum requirement for the site as per explosive norms and Master Plan is also 17min depth for safe installation of tanks & pumps.

item No 32/12

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ADCMP)

- v). The observation of the Land Landscape Department is reproduced below:
The site is a protected forest as per notification of GNCTD issued in 1980. Already Metro Station is coming near this area and lots of green is lost to DMRC. This may be considered while taking a decision.
- vi). From the PT survey it is observed that the available R/W at this location is 54.6m from the IIT boundary wall to the boundary of the Petrol Pump. Presently the size of the petrol pump is 16.2m x 30. If land of the petrol Pump is to be surrendered for the road widening, then, about 201.16sqm. land (5.9m-7.3 x 30m) strip of land will be required to be adjusted from the District Park(notified protected forest). About 8 fully grown trees and no of bushes are falling within this 201.16 sqm area. This 201.16sqm land can not be used for any purpose other than green since the trees are to be retained. With the additional land the petrol Pump will get an space of about 10m x 30m for operational area.(Copy of the P T Survey placed at Annexure-D)
- vii). As per the approved alignment plan of Outer Ring Road approved by TC on 3.5.2006, the R/W of this road is 45m. However it is observed that the R/W has been considered as the boundary of the District park in the north & the boundary wall of IIT in south which is about 59m. As per the proposal, cycle track and foot path are proposed on the Petrol Pump land.(Copy of the part plan at Annexure-D)
- viii). From the alignment Plan, it is observed that, there is a difference in the existing c/w on both sides of the central verge. The c/w on the PP side is 21m while the c/w towards IIT side is 19.4m. More over, the slip road on both side of the fly over has been proposed with different width. The width of the slip Road towards IIT side is 9m, while the width of the slip road towards District Park side is 13m
- ix). DMRC has requested DDA vide letter **No DMRC/Land/15/DDA/JP-BG/1441/205 dated 19.7.2011 to transfer of 28m x 180m** land on temporary basis for cut and cover tunnel along the boundary of the existing Petrol Pump which is under consideration.(CXopy of the letter & plan placed at **Annexure-E**)
- x). Keeping in view the above, a minor modification in the alignment plan towards Petrol Pump side, if carried out, by shifting the r/w line on the existing edge of the Petrol Pump, which is about 54m from the boundary wall of IIT against 45m stipulated R/W and adjustment of the existing c/w which is 21m and subsequently shifting the foot path and cycle track on the edge of the existing Petrol Pump which may not have an adverse impact on the over all circulation, and stipulated Master Plan R/W width. The Petrol Pump will not be affected with the said minor modification and will function at this location without disturbing the Master Plan green.
- xi). The observation from Director(Hort) & Dir(UTTIPEC) has not yet been received.

3.0 PROPOSAL:

Alternative- I

- i) PWD may carry out necessary modification in the alignment plan by shifting the R/W line from the boundary of the District Park to the edge of the petrol pump to allow the Petrol Pump to function at the present site on the minimum site area

item No. 32/12
Shikha
ADMP

17m x 30m required as per the explosive norm by making necessary modification in the road cross section.

Alternative -II

In case an area of 201.16 sqm. considered from the District Park(notified protected forest) as shown on the plan to confirm the minimum site dimension of 17m x 30m, it may be subject to

- a. No trees shall be allowed to cut and no construction of any nature, permanent or Temporary shall be allowed on the above strip of land. The existing nature of the land shall be maintained.
- b. Since this is part of the notified protected forest, clearance from forest Department shall be obtained before handing over the strip of land

Alternative-III

The petrol Pump to continue at the present site with the present dimension. After the work of DMRC is completed, the required land for the Petrol Pump could be re-examined.

Alternative -IV

Resitement of the petrol pump site as per policy by holding a computerized draw out of available petrol pump site as was approved by Lt. Governor on 20.5.2009 in the above mentioned Lands Deptt. File.

All the above alternatives are also subject to submission of the allotment letter, possession plan and sanctioned building plans.

4.0 RECOMMENDATION:

Keeping in view the contents as explained at para 2 & 3, the case is placed before the Technical Committee.

Asstt. Dir(AP)I

Dy. Dir(AP)I
IN-CHARGE

Dir(AP)I

TO PANCH SHEEL

$$= i \hbar \omega_{12} E_2$$

TO MUNKIRKA

→ PWD BOUNDARY

177-6
(54.13 m)

$$\frac{180^\circ - 0^\circ}{(54.86^\circ \text{m})}$$

TOMEHRAULI →

SITE FOR
INDIAN OIL

GATE

AREA DETAILS

SITE PLAN

AREA OF THE PLOT: 100 x 5.5

$$= 5500 \text{ Sq.F} = 510,966 \text{ Sq.M}$$

卷之四

At the end of the day, the following information was recorded:

THE (NEED) HAD TO

Author's e-mail: chiang@math.nyu.edu

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Approved

4/2/24

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Room of Luther.

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21-30

item no 32/12
2/1/14

AD (MP)

St. John's Bath

-7- ANNEXURE - 'C'

GREEN

FOOT PATH

ROAD

CENTRAL VERGE

T. GATE

ROAD

FOOT PATH

VACANT

PETROL PUMP

M/S SANT SERVICE STN.

FOOT PATH

STONE H/W WITH

SHATOOT 0.10m

SHATOOT 0.60m

PIPAL 0.30m

NEEM 1.20m

6.50m

16.20m

WLI

1.0m

WLI

0.30m

NEEM 0.60m

NEEM 1.10m

NEEM

30.50m

1.0m KIKAR
0.40m KIKAR

0.20m TREE

1.35m SHISHAM
0.30m NEEM
0.20m NEEM
1.30m

0.20m SHATOOT
TREE

SHATOOT 0.30m

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KIKAR 0.20m

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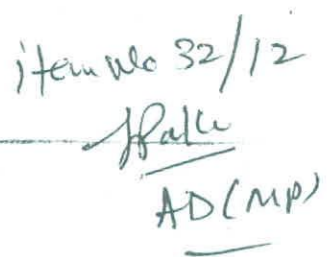
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1. *Journal of the American Medical Association*, 2000; 283: 2689-2695.

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-10- ANNEXURE - 'E'

दूरभाष Tel
फैक्स Fax

दिल्ली मेट्रो रेल कॉर्पोरेशन लि०
DELHI METRO RAIL CORPORATION LTD.
 (भारत सरकार एवं दिल्ली सरकार का संयुक्त उपक्रम)
 (A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI)

DMRC/Land/15/DDA/JP-BG/1441 1205

19.07.2011

Deputy Director (IL)
 Delhi Development Authority
 Vikas Sadan, INA
 New Delhi-110 023

Subject: Requirement of one Pocket DDA land at R.K.Puram Station on temporary basis for construction of Janakpuri (West) – Kalindi Kunj (Line-8) of Delhi MRTS Project, Phase-III.

DMRC has taken up construction of Janakpuri (West) – Kalindi Kunj corridor of Delhi MRTS Project, Phase-III. *one* Two pockets of land measuring 5039 Sqm, is required on temporary basis as shown below :

S.No.	Location of land	Area (Sqm)	Basis	Purpose
1	R.K.Puram Station (Near IIT Flyover) T RKP-2	5039	Temporary	Cut and Cover

Actual area available at site for transfer will be reconciled during verification by the officials of DDA and DMRC. Allotment can be made on the basis of area jointly measured at site.

You are therefore, requested to take necessary action for transfer of above land on temporary basis for a period of 4 years for Delhi MRTS Project and send demand note towards the lease charges of land @5% of land cost per annum, as per the decision of Union Cabinet issued vide letter No. J-22011/4/95-LD dated 16/04/1999 of MOUD i.e. at inter-departmental transfer rates.

Thanking you,

Yours faithfully,

Encls: As above

(P. S. Chauhan)
 Chief Engineer/General

Copy for information and necessary action to:

1. Commissioner (LD), DDA, Vikas Sadan, INA, New Delhi-110023.
2. Commissioner (Planning), DDA, Vikas Minar, IP Estate, New Delhi-110002.
3. Commissioner (LM)-II, DDA, Vikas Sadan, A-Block, INA, New Delhi-110023
4. Dy. Commissioner (MRTS), Transport Department, GNCTD, Delhi-110054.

Chief Engineer/General

(मेट्रो भवन, फायर ब्रिगेड लेन, बाराखम्बा रोड, नई दिल्ली-110001)

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

forest Department shall be obtained before handing over the strip of land