



F.1(12)/2012/ MP/ 319

Dated 04.12.2012

Sub:- Minutes of the 6th Technical Committee Meeting held on 20.11.2012

Item No.45/12

Confirmation of Minutes of the 5th Technical Committee meeting held on 11.10.2012.

F.1(11)/2012/ MP/

Item No.44/12: The Item was presented by Dir (Plg) MPR &TC. It was informed that comments / observations have been received for Item No. 44/12, Dir(Plg) UTTIPEC. DDA. It was informed that the Minutes needs Modifications considering the discussion held in the Technical Committee meeting dated 11.10.2012. After detailed deliberations the Minutes for Item No. 44/12 were modified as under and the minutes of the 5th Technical Committee meeting were confirmed.

During the discussion the following views emerged:

- (i) The proposed Layout plan has to be in conformity with the MPD-2021 / Notified Zonal development Plan for Zone- 'E'.
- (ii) A new chapter on Transit oriented development in MPD-2021 is being prepared by UTTIPEC as part of review of MPD-2021 and Guidelines for TOD are yet to be notified.
- (iii) The Guidelines for re-development of influence Zone along MRTS and major transport corridors, underutilized / Low density areas etc. are also yet to be notified.
- (iv) The land required by DMRC for construction of the New Karkardooma Station may be immediately processed for transfer.
- (v) All the key agencies i.e. MCD,DJB, DUAC, Traffic Police, Disaster Management Authority and such other concerned departments / stakeholders need to be sensitized and consulted on the TOD proposals.

The Technical Committee appreciated the TOD concept and the presentations made by Sr. consultant UTTIPEC. The Layout was approved in principle and it was decided that the project should be taken up as a TOD Pilot Project.

Item No.46/12

Change of Land Use of 10.132 acres of Land under the possession of Bhagini Nivedita Collage, University of Delhi, Village Kair, Najafgarh Government Collage under Govt. of NCT of Delhi from Agricultural / Green Belt to Public & Semi- Public in Zone- 'L' .

F.20(10)/2012/ MP/

The proposal was presented by Director (Plg.)Dwarka. As informed by Director (Plg.) Dwarka, the land under reference is a Gaon Sabha land. The Technical Committee recommended the proposal of change of land use on

10.132 acres of land from agriculture/green belt to public and semi-public use for further processing under section 11(a) of DD Act, subject to following:

- i) The college will surrender the Land for road widening whenever the Master Plan road is implemented, till such time the land will maintain free of any construction by the College Authorities.
- ii) The College under GNCTD will make both arrangement for physical infrastructure and land for related activities like ESS Pumping Station etc. They will obtain necessary clearances from various agencies.

Action: Director (Plg.) Dwarka

Item No.47/12

Group Housing in respect of 2, Hailey Road, New Delhi

File No. F.16 (4)98/MP

The agenda Item No. 47/12 was piloted by the Chief Architect, NDMC, who explained the various nuances of the proposal submitted in respect of Plot No. 2, Hailey Road, New Delhi, which falls in the regulated areas of Ugrasen ki Baoli, a centrally protected Monument. It was informed to the Technical Committee that the National Monuments Authority (NMA) vide its letter dated 25.04.2012 has granted permission for construction of Group Housing Building up to ground + three upper floors up to total height of 15 m (including mummy, water storage tank etc.) with relaxation in ground coverage and set-back and provision of basement for services and Parking in the said plot.

The Technical Committee observed that the National Monuments Authority (NMA) has restricted height of the proposed building up to 15 m as per their Act, 2010 due to the location of the plot within the regulated area of the Monument. However, the relaxation of ground coverage is not within the purview of NMA. As this Agenda Item was put up in the earlier meeting of Technical Committee, vide Item No. 43/12 on 11.10.2012 and it was further placed before the Technical Committee by NDMC on 20.11.2012, the Committee agreed to consider the Agenda and the suggestions made by NDMC / NMA. However, Committee was of the view that NMA should confine to the task assigned to them regarding height restrictions / other development controls as authorized under the Act.

The representative of NDMC apprised the Technical Committee that they have submitted the proposal before the Committee after due examination and requested for approval of their proposal as contained in the Item No. 47/12. After detailed discussion the Technical Committee agreed to the proposal of NDMC as proposed by NDMC in its agenda subject to the following:

1. Confirmation/ adoption of the layout plan of the area by NDMC showing the use of this specific plot as 'Group Housing' plot.
2. To follow the other Development Control norms including density as per MPD-2021.
3. NOC from the Chief Fire Officer with respect to the proposed set-backs.

Action: Chief Architect, NDMC

LAI D ON TABLE ITEMS:

Item No.48/12

Regularization of existing Health care, Educational Cultural & Religious (Including Spiritual) Institute existing prior to 01.01.2006 on self owned land not including Gram Sabha or Ridge Land- regarding Change of Land Use of H.L. Beri Memorial Educational Society (Regd.) in Planning Zone -'L'

File No. F.1(L-05)PE/2010/Plg

The proposal was presented by Director (Plg.) Dwarka. It was explained that there are 33 such case falls in Zone 'L' and only two qualify the remaining 31 cases does not qualify due to incomplete documents or other deficiencies. Technical Committee desired that the details of remaining 31 cases also be put up in next Technical Committee for better apparition of issue in totality hence item was deferred.

Action: Director (Plg.) Dwarka

Item No.49/12

Proposed TOD Pilot Project at Karkardooma Metro Station

File No. F.11(1)/2010/UTTIPEC

The proposal was not discussed. Technical Committee desired that the Item may be placed for discussed in next Technical Committee meeting to be held in the First week of December 2012.

Action: Director (Plg.) UTTIPEC /Dir (MPR)

Meeting ended with vote of thanks to the Chair.


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

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 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. Commr. 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)

List of participants of 6th meeting for the year 2012 of Technical Committee on
20.11.2012

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Sanjay Kumar Srivastava, Vice Chairman, DDA
2. Ashok Khurana, EM DDA
3. J.B. Kshir Sagar Commissioner (Plg), DDA
4. R.K. Jain Addl. Commissioner (UE & MP)
5. P.M. Parate, Addl. Commr. (Plg) TB & C
6. S.P. Pathak, Addl. Commr (Plg.) MPR & AP.
7. Savita Bhandari, Addl. Commr (LS)
8. Vinod Dhar, Chief Architect
9. S.K. Satiya. E.E (S) HQ
10. P.K. Vats, C.E. (Elect.)
11. Parthodhar, Dir (AP-II)
12. Ashok Kumar Nanda, SE/(Elect.)
13. I.P. Parate, Dir. (Plg.)MPR& TC
14. S.B. Khodankar, Dir. (Plg.) MP & DC
15. P.S. Uttarwar Director (Dwarka)
16. Chandu Bhutia, Dir (Plg), UC&J
17. S.Dass, Director Zone 'D'
18. Ashok Bhattacharya, Dir. UTTIPEC
19. K. Sri Rangan Dy. Director (Dwarka)
20. Mriganka Saxena, Sr. Consultant (UTTIPEC)

21. L&D.O.:

Ravindra Singh, Engineer Officer

22. CPWD.:

Sanjib Sengupta. Sr. Architect

23. NDMC:

Anant M Athak, Chief Architect.

Sunil Dhingra, Dy. Architect

24. DMRC:

Umesh Mishra, C.E. (PD)

Sub.: Regarding Group Housing in respect of 2, Hailey Road, New Delhi.
F.16(4)/98-MP

Ref.: No. CA/BP/2, Hailey Road, New Delhi/D-1737-38 Dated 13.09.12
(Annexure-I) and No. CA/BP/2, Hailey Road, New Delhi/D-2054-55 Dated 09-11-2012 (Annexure-II).

The proposal for Demolition and Construction of Group Housing in r/o above premises have been received in NDMC vide scheme no. 0116/2012 dtd. 23.08.2012. The proposal submitted is for demolition of existing Bungalow, Garage Block, Servant Quarters etc. and construction of Group Housing consisting of 2 Nos. basement for services & parking and G. + 3 Upper Floors for Group Housing on the norms of MPD-2021.

Party has submitted following documents:-

- (a) Copy of perpetual lease made on 27, January, 1931.
- (b) Copy of lease plan.
- (c) Copy of conveyance deed made on 06.07.2012 in favour of Sh. Akhileshwar Prasad Narain Singh, Sh. Shashishekhareshwar Prasad Narain Singh, Ms. Jayshree Singh, Ms. Rajshree Singh, Ms. Aditi Singh, Ms. Arundhati K. Khanna, Sh. Abhishek Singh, jointly.
- (d) A copy of the NOC issued by L&DO for construction of 'Multi-Storey Group Housing' in respect of property situated on block no. 148 plot no. 20 known as 2, Hailey Road, New Delhi issued vide No. L-1-9/148(20)/194 dtd. 19.07.2012 have been received in this office. In the said NOC it is stated that L&DO has No Objection for getting the Building Plan sanctioned for 'Multi-Storey Group Housing' subject to the condition that the same is permissible MPD-2021, Zonal Plan, LBZ Guidelines, BBL etc..
- (e) The premises falls in regulated area of Ugrasen Ki Baoli; a monument of National Importance under Ancient Monuments and Archaeological Sites and remains Act, 1958. NOC National Monument Authority issued vide F.No. CA/Delhi/ASI/Permission (RA)/96 dtd. 25.04.2012 wherein permission for construction from Ground floor to Fourth Floor including 2 basements 1st level & 2nd level for parking up to total height of 15 meters in all (including mummy, water storage tank etc.) with a ground coverage of 57.5% and two basements with depth of -8.4 mts. have been permitted.
- (f) Party vide their letter dtd. 17.08.2012 has requested that the setback, ground coverage, density may be relaxed and the case may be forwarded to DDA Technical Committee.

AREA CHART DETAIL (AS PER THE DRAWINGS SUBMITTED BY THE PARTY)

- | | | | |
|--|---------------------------------|---|-----------------------------|
| i) | Plot area | : | 0.946 Acres or 3828.29 sqm. |
| ii) | Area required for road widening | : | 273.71 sq. mt. |
| <ul style="list-style-type: none"> • Road widening Area required towards K. G. Marg : 15'-0" X 150'-0" = 2250.00 sq ft / 209.10 sqm. • Road widening Area required towards Hailey Road : 2'-6" x 287'-0" = 717.50 sq ft / 66.68 sqm. • Total 275.78 sq. mt. | | | |
| m) | Net Plot Area | : | 3552.51 sqm. |

iv) TABLE - A

Item	Permitted as per MPD-2021	Permitted as per NDRAC	Permitted by NMA	Proposed
Land Use	Group Housing	Group Housing	NA	Group Housing
Ground Coverage	33.3% or 1274.82 sqm.	25% or 957.07 sqm.	57.5%	54.58% or 2089.626 sqm sqm.
FAR	200 or 7656.58 sqm. (+) 15% of FAR for EWS	100 or 3828.29 sqm.	NA	216.81 or 8300.184 sqm.
Height	NR (NOC from AAI required)	80'-0" or 24.39 mtr.	15.00 Mtr. for Building & -8.40 mtr. for 2 basement	15.00 mtr.
Dwelling Unit	(a) Category I (upto 40 sqm.) - 500 DUs/Ha. (b) Category II (above 40-upto 80 sqm) 250 DUs/Ha. (c) Category III - 175 DUs/Ha. (above 80 sqm.)	40 DU per Acres	NA	28 no. DU + 24 DU for EWS

Additional Norms for Multi-storey Group Housing as per MPD-2012 is as under:-

- (i) The density may vary (10% variation permissible in all categories) for specific categories as given below:
 - a) Category I (upto 40 sqm.) - 500 DUs / Ha.
 - b) Category II (above 40-upto 80 sqm) - 250 DUs / Ha.
 - c) Category III (above 80 sqm) - 175 DUs / Ha.
- (ii) Plots for group housing should be located on roads facing a minimum width of 18 m ROW (13.5 m ROW for redevelopment areas and 9m ROW for Slum Rehabilitation / Special Area and Villages).
- (iii) Additional floor area up to a maximum of 400 sqm. shall be allowed to cater to community needs such as community / recreational hall, crèche, library, reading room and society office. In addition to above, 100 sqm. area shall be permissible for Senior Citizen Recreation Room.
- (iv) The Central Government in consultation with the DDA may relax density and other norms for public housing and projects of national importance.
- (v) The developer shall ensure that minimum 15% of FAR or 35% of the dwelling units, whichever is more, are constructed for Community-Service Personnel / EWS and lower category. Such flats should have a carpet area between 25 - 40 sqm. 1 (This 15% FAR or 35% of the Dwelling Units for Community Service Personnel / EWS and lower category housing would be over and above 200 Permissible FAR and density mentioned at (i) (a), (b) & (c) above. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR OR Dwelling Units for Community Service Personnel / EWS and lower income category.)

- (vi) Ground coverage up to 40% may be allowed to achieve low-rise high-density housing without lifts.
- (vii) Levy on additional FAR shall be at rates notified with the approval of Government from time to time.
- (viii) Stilts: If the building is constructed with stilt area of non-habitable height and is proposed to be used for parking, landscaping etc. the stilt floor need not be included in FAR and shall be counted towards height.
- (ix) Basement, if constructed, and used only for parking, utilities and services shall not be counted towards FAR.

v) **TABLE - B**

Item	Required as per MPD-2021	Required as per NDRAC recommendations	Proposed
Parking	2 ECS/100 i.e. 166.00 ECS for the proposed FAR	1 car space per DU of which mini. 80% covered parking + 0.5 car space per DU for visitors. On surplus land 0.5 car space per DU open or covered.	172.72
Lift	No	NA	Yes, 6 Nos.

vi) **TABLE - C**

Setback	Required as per MPD-2021	Required as per NDRAC	Proposed	Relaxation Asked
Front	9 Mtr.	50'-0" or 15.24 mts.	7.00 Mtr.	Yes
Rear	6 Mtr.	40'-0" or 12.19 mts	4.00 Mtr.	Yes
Side - 1	6 Mtr.	50'-0" or 15.24 mts	0.00 Mtr.	Yes
Side - 2	6 Mtr.	15'-0" or 4.57 mts	4.00 Mtr.	Yes

Notes: -

- (i) In case the permissible coverage is not achieved with the above given setbacks, the setbacks of the preceding category may be followed.
- (ii) The setbacks are subject to requirements of height and ventilation as per building byelaws.
- (iii) In case a layout is sanctioned with more than the minimum prescribed setbacks, the same shall be followed in the sanction of the building plans.
- (iv) The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.
- (v) ESS wherever required to be provided within the plot, is allowed by shifting of side / rear setbacks.

vii) TABLE - D

Floor	Existing Areas	Proposed Areas
Basement -1	Party has given the Area of the existing structure / bulding to be demolished	2357.26 sqm.
Basement-2		2357.26 sqm.
Ground		2089.626 sqm.
First floor		2070.186 sqm.
Second floor		2070.186 sqm.
Third floor		2070.186 sqm.
Total		8300.184 sqm.

Additional Development Controls as per NDRAC's recommendation are as under:-


1. The permissible FAR for plots falling in sector F-2 is 100 of which 2, Hailey Road is a part.
2. The permissible ground coverage is 25% of the plot area.
3. The permissible density is 40 Dwelling Unit per Acre.
4. The developments of units on stilts i.e. leaving the ground floor for service core and covered parking space for cars.
5. The maximum height of the building permitted is 80'-0" or 24.39 mts. excluding height of mumty, lift machine room & other mechanical equipments on the top.
6. The plinth area of the basement is not to exceed 25% of the net plot area and this area is not to count for purpose for FAR.
7. The ground floor is to be compulsory on stilt for car parking accept for the service core potion.
8. For this plot FAR of 100 is permissible with a basement, a ground floor on stilt and a minimum of 4 upper floors.
9. As the premises is a corner plot the 50'-0" front setback will apply to 2 of the 4 sides and side setback of 15'-0" is required. The rear side setback required is 40'-0".


Observation / Comments


- (a) Party has proposed ground coverage and FAR on the total plot area.
- (b) Party has proposed ground coverage 54.58 % which is more than the ground coverage permitted by MPD-2021 and as per NDRAC's recommendation.
- (c) Party has proposed FAR 216.81 which is within the FAR permitted by MPD-2021 but proposed FAR is not as per NDRAC recommendations.
- (d) Party has proposed setbacks as 7, 4, 0, 4 mtrs. whereas setback required as per MPD is 9, 6, 6, 6, mtrs. and setbacks required as per NDRAC is 15.24, 12.19, 15.24, 4.57 mtrs. Party has proposed 0.0 mtr. setback towards K.G. Marg and less setback on other side.
- (e) Party has proposed 2 level basement for parking purpose.
- (f) Party vide their letter dtd. 17.08.2012 has requested that the setback, ground coverage, density may be relaxed and the case may be forwarded to DDA Technical Committee.
- (g) Party has not proposed stilt floor which is mandatory as per NDRAC for parking purpose but it is not compulsory as per MPD-2021.

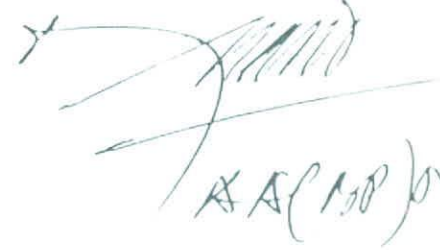
- (h) Party has proposed main Dwelling Unit (D.U.) is 28 number and 24 servant quarters whereas the permissible D.U. as per NDRAC is 40 DU and as per MPD 61 to 67 DUs & 21 to 24 DU for E.W.S are required as such the achieved Dwelling Unit is less than the required.
- (i) The maximum height as permitted by MPD & NDRAC cannot be achieved as the maximum height permitted by NMA is 15 Mtr. (including mumty, water storage tank etc.). Party has proposed maximum height of 15 mtr. including mumty.
- (j) The NMA has permitted ground coverage of 57.50% which is more than the permissible ground coverage as per NDRAC and MPD.
- (k) As the permissible FAR as per MPD-2021 cannot be achieved due to height restriction imposed by NMA vide their letter dtd. 25.04.2012. Party has sought relaxation of Setbacks, Ground Coverage & Density and have requested to forward the proposal to DDA Technical Committee for relaxation of the same.

The Clarification from DDA/MoUD is required as, which Development Control/Norms have to be followed for construction of Multi-Storey Group Housing in r/o 2, Hailey Road, New Delhi.


D. Architect


Dy CA


CA


AA (130) P

DEPARTMENT OF ARCHITECTURE & ENVIRONS
NEW DELHI MUNICIPAL COUNCIL
PALIKA KENDRA : NEW DELHI

No: CA/BP/2, Hailey Road, New Delhi /D- 1434-38

Date:- 13 Sept, 2012

The Joint Director (MP)
Zone-D
Delhi Development Authority,
Vikas Minar,
New Delhi.

DD (MP)'S Office
Diary No...1329
Date...13/9/12..

SUB:- Clarification w.r.t. Ground Coverage, number of Dwelling Unit, Setbacks, applicability of NDRAC's recommendations / MPD-2021 in r/o 2, Hailey Road, (plot no. 20 block no. 148), New Delhi for Construction of Multi-storey Group Housing.

Sir,

The proposal for Demolition and Construction of Group Housing in r/o above premises have been received in NDMC vide scheme no. 0116/2012 dtd 23.08.2012. The proposal submitted is for construction of Group Housing on the norms of MPD-2021.

The plot in question falls within the *Residential Use Zone (Plotted Housing)* as per Zonal Development Plan. As per clause No. 4.4.3 (B) of MPD-2021, the minimum plots size 3000 sq.mt. is permitted for *Group Housing*. The plot has been converted from Plotted Housing to Group Housing by the L&DO.

The premises falls in regulated area of Ugrasen Ki Baoli; a monument of National Importance under Ancient Monuments and Archaeological Sites and remains Act, 1958. NOC National Monument Authority issued vide F.No. CA/Delhi/ASI/Permission (RA)/96 dtd 25.04.2012 wherein permission for construction from Ground floor to Fourth Floor including 2 basements, 1st level & 2nd level for parking up to total height of 15 meters in all (including mummy, water storage tank etc.) with a ground coverage of 57.5% and two basements with depth of -8.4 mts. have been permitted.

It is pertinent to mention here that earlier the plots falling on Hailey Road were developed on the basis of recommendations of "*New Delhi Redevelopment Advisor Committee*" (NDRAC). Now the clarification from DDA/MoUD is required whether the NDRAC report is still applicable on Hailey Road plots or the developments norms of MPD-2021 are to be followed. The case may also be required to put up before the Technical Committee, DDA for relaxation of the Ground Coverage, Setbacks and Density. The Brief status of the case is enclosed herewith alongwith other relevant documents for reference please.

Yours faithfully

(A.M.ATHALE)
CHIEF ARCHITECT

Copy to:-

1. Sh. S.P.N. Singh,
2, Hailey Road,
New Delhi

Matter pertains to Zone D
May be seen by Dir. (Ply Zone D)

Dir. (Ply Zone D)

Pl put up in AD (Ply) D
vsc related file. 17/9/12

13/9/12 CHIEF ARCHITECT

plce ensure NDRAC
in the AD
17/9/12

DEPARTMENT OF ARCHITECTURE & ENVIRONS
NEW DELHI MUNICIPAL COUNCIL
PALIKA KENDRA : NEW DELHI

No: CA/BP/2, Hailey Road, New Delhi /D- 2054-SS

Date:- 09-11-2012

✓ The Joint Director (MP),
~~Joint Director~~,
Delhi Development Authority,
Vikas Minar, 6th Fl.
New Delhi- 110002.

DD (MP)'S Office
Diary No...1598.
Date...9/11/12...

Subject: Group Housing in respect of 2, Hailey Road, New Delhi

Ref:- 1. Our letter No. CA/BP/2, Hailey Road/D-1737-38 dtd. 13.09.2012.
2. Minutes of the DDA Technical Committee Meeting dtd. 11.10.2012.

Sir,

This is with reference to DDA Technical Committee Meeting held on 11.10.2012 regarding the Item No. 43/12 in r/o relaxation of setback, density and ground coverage for the premises No. 2, Hailey Road, New Delhi.

In the said Meeting, the background of the case was explained by the Director (Plg.)GIS & Zone 'D'. The Architect of the NDMC present in the meeting requested for more time to explain the proposal. As such the item was deferred.

Now the Deptt. is well prepared to present the case in the DDA Technical Committee. It is therefore, requested that the item may be included in the agenda of the next meeting of Technical Committee.

Copy to:-

1. Sh. S.P.N. Singh,
2, Hailey Road,
New Delhi-01.

File is sent to you Pl. put up
Agenda for discussion in TC.

[Signature]
9/11/12

80 (MP)-I

UT-I

[Signature]
(A.M.ATHALE)
CHIEF ARCHITECT

CHIEF ARCHITECT

DELHI DEVELOPMENT AUTHORITY

No. F.1(L-05)PE/2010/Plg./

Sub: Regularization of existing Health Care, Educational Cultural & Religious (including Spiritual) institute existing prior to 01/01/2006 on self owned land not including Gram Sabha or Ridge Land – regarding change of land use of H.L. Beri Memorial Educational Society (Regd.) in Planning Zone 'L'.

SYNOPSIS

The Authority resolved incorporation and regularization of existing Health Care, Education, Cultural & Religious (including Spiritual) Institutes existing prior to 01/01/2006 on self owned land and not including Gram Sabha or Ridge Land vide Authority Resolution No.25/2008 dated 3.4.2008. Subsequently, a public notice was issued on 1.5.2008 inviting applications from such bonafide institutions. While approving the Zonal Development Plan, the Ministry of Urban Development conveyed its approval and stipulation for regularization of such institutes. Accordingly, case which has fulfilled the criteria but not in conformity of the land use are to be processed for change of land use under Section 11 A of DD Act. In this instant case, the plot of the Institute is falling in the Agricultural/Green Belt. Therefore, change of land use is from Agriculture/Green Belt to PSP (Vocational College) is required. The case was submitted to the Chairman, DDA/LG, Delhi on file and the same has been approved by the Chairman, DDA/LG, Delhi for processing of Change of land use.

16.11.12

ADC (A.P.)

1.0 Background:

DDA considered the matter related to cases for "Regularization of existing Health Care, Educational Cultural & Religious (Including Spiritual) institute existing prior to 01/01/2006 on self owned land not including Gram Sabha or Ridge Land vide DDA Authority Resolution No.25/2008 dt. 3.4.2008 (copy placed at ANNEXURE-A).

1.1 Subsequent to the Authority Resolution, a Public Notice was issued in the leading newspapers on 1/5/2008 inviting applications from the bonafide institutions rendering cultural & religious (including Spiritual) which shall be in existence prior to 1/1/2006 vide Public Notice No. F.20(19)96/MP by Master Plan Section on 1/5/2008 (Copy placed at Annexure-B).

1.2 Total 33 applications of pre-existing institutes rendering cultural, religious (including Spiritual), health Care & educational services in response to Public Notice issued by MP Section on 1/5/2008 were received in L-Zone. While processing the Zonal Development Plan for Zone-L, these 33 institutes appear in Annexure-VII of the notified Zonal Development Plan. The Zonal Development Plan for Zone-L was notified by MOUD, GOI on 3.6.2010. Name of the Institute appears at Sl.No. 5.

2.0 Examination:

1.3 As per the procedure laid down by the Authority vide Resolution No.25/2008 dt. 3.4.2008, the above mentioned cases were discussed in the Zonal Committee constituted for the scrutiny of these applications and following institutes were recommended for further processing on 07.05.2012.

1. Radha Soami Satsang Beas, Zone K-I (Ranaji Enclave, Masudabad Village, Najafgarh, Delhi.
2. Radha Soami Satsang Beas, Zone K-II (Sector023, Dwarka, Ph II)
3. Radha Soami Satsang Beas, Zone-L (Village Dindarpur, Najafgarh, Delhi.
4. H.L. Beri Memorial Educational Society (Regd.), 58/1, PVC Market Road, Tikri Kalan, Delhi- 110041, Zone-L.

2.1 While approving the Zonal Development Plan for Zone-L, the Ministry of Urban Development conveyed the following stipulations which are re-produced below :

2.8.7 Regularization of existing Health Care, Educational Cultural & Religious (including Spiritual) institute existing prior to 01/01/2006 on self owned land not including Gram Sabha or Ridge Land

2.8.7.1 In pursuance of the Public Notice issued in this regard, the Authority resolved incorporation & regularization of the above uses/ activities in the 'Public and Semi Public' land use category of the Master Plan. The applications of the existing institutions as listed in the Annexure VII shall be examined as per the Authority resolution and as per the direction of the Central Government issued from time to time. However, the regularization of existing institution located in the immediate vicinity of notified Ridge/Reserved Forest/ Regional Park shall be subject to finalization and demarcation of the boundaries of the aforesaid respective Use Zones/ areas.

2.8.7.2 In case of cultural, health care and educational institutions, the structures of such institutes as existed as on 01/01/2006, but no beyond the prevailing relevant provisions of MPD-2021, shall be considered for regularization. However, in case of the existing religious (including spiritual) institutions vis a vis the land presently owned by them, regularization shall be subject to the conditions that a) the built up area in these cases shall not exceed FAR of 15 with maximum 15% ground coverage; b) shall be confined to the buildings, which are directly

related to the use activities – religious (including spiritual); c) the structures as existed on 01/01/2006 shall only be considered and d) the remaining area shall be kept as "green area" with no construction to be permitted in future.

The regularization of all the above institutions shall be confined to those listed in Annexure-VII of this Plan or those cases recommended by DDA to the Government on or before 8th March, 2010, and shall be undertaken only after ensuring that the change of land use u/s 11A of DD Act, 1957 is notified in conformity with the provisions of MPD-2021 as and where required. This is further subject to the condition that such individual cases shall not be considered for regularization, if the site in question is located :

- On Public/Government land; or on land acquired by DDA.
- On encroachment land; or on illegally occupied land;
- In notified or reserved forest area;
- In area of right of way of infrastructure such as of existing/proposed railway lines/master plan roads, major trunk water supply and sewerage lines etc.;
- Or if it violates the provisions of the Ancient Monuments and Archeological Remains Act, 1958, amended from time to time.
- Or in cases where there is a Court Order restraining change of land use or for eviction/ vacation of premises.

2.2 After the scrutiny of the Zonal Committee and obtaining NOC from the Forest Department, Archeological Survey of India and relevant clearances from Governing Departments, the matter was processed further in individual files for the approval of Chairman/DDA and Hon'ble L.G.

S.No.	Name of the Institution	Remarks
1.	Radha Soami Satsang Beas, Zone K-I	NOC from the land use point of view issued vide letter No.F.1(K-1-200PE/2010/Plg. dt. 13.6.12 after the approval of Chairman, DDA/ Hon'ble L.G.
2.	Radha Soami Satsang Beas, Zone K-II	NOC from the land use point of view issued vide letter No.F.1(K-II-16)PE/2010/Plg. dt. 9.5.12 after the approval of Chairman, DDA/ Hon'ble L.G.
3.	Radha Soami Satsang Beas, Zone-L	NOC from the land use point of view issued vide letter No.F1(L-01)PE/2010/Plg. dt. 13.6.12 after the approval of Chairman, DDA/ Hon'ble L.G.
4.	H.L. Beri Memorial Educational Society (Regd.) F.1(L-05)PE/2010/Plg.	Since, the land under reference was falling in the green belt land use, it required change of land use for plot area of 4000 sq. mtr. as per the MPD-2021 norms under Section-11A of DD Act. As per the procedure laid down by the MOUD vide letter No.K-12011/23/2009-DDIB dt.

16-11-12
(S.P. Kaur)
AD(MP)

		8/3/208 while approving the Zonal Development Plan. Therefore, the file was submitted to the Honble L.G./Chairman, DDA before processing the change of land use. Chairman, DDA/ Honble L.G. approved the further processing of change of land use of this case on 22/6/2012 in file No. F.1(L-05)PE/2010/Plg./
--	--	--

2.3 Consequent to the approval of Hon'ble L.G., a proposal has been submitted by the Institute for change of land use for 4000 sq. mtr. plot under the provisions of MPD-2021. As per MPD 2021 norms under Table 13.5 : Planning Norms and Standards for Education Facilities (Higher Education) Vocational Training Center (ITI/Poly technique/ Vocational Training Institute, Management Institute, Teacher Training Institute, Research & Development Center) in an area 0.4 Ha. (4000 Sq. mtr.) is permitted whereas the institute under reference is having 1.175 Ha. (11,751.85 sq. mtr.). As per MPD-2021, the permissible area of plot is 4000 sq. mtr. has been marked on map and submitted by the institute (ANNEXURE -C) alongwith an affidavit giving ownership details.

This case was discussed in the 7th meeting of Zonal Committee held on 15.10.2012 regarding processing of applications of pre-existing institutions Zone K-1, K-II & L. As per the minutes of the meeting, following is recorded on Sl. No.5:

F.1(L-05PE/2010/Plg.	H L Beri Memorial Education Society	As per the approval of Chairman, DDA/LG Delhi, the case is to be processed for change of land use under Section 11A of DD Act.
----------------------	-------------------------------------	--

"In the above mentioned cases of Radha Swami Satsang Beas & Osho Dhyan Mandir, no further action is required now from planning point of view. In case of H L Beri Memorial Education Society, the case is to be processed for change of land use and agenda to be put up in the Technical Committee. The Committee agreed for the same."

As per the decision, draft agenda for Technical Committee is placed for consideration.

The change of land needs to be processed under the provisions of Section-11A of DD Act. As per the procedure adopted al such proposals of change of land use are discussed in the Technical Committee before it is submitted to the Authority.

Therefore, this proposal is submitted for the considered of Technical Committee.

3.0 Proposal :

The Institute has submitted the application for regularization of the institute name as H.L. Beri Memorial Educational Society (Regd.), 58/11, PVC Market Road, Tikri Kalan, Delhi-41, NH-10, plot measuring 4000 sq. mtr. in Planning Zone-L is located on existing road near Tikri Kalan Village approachable from Rohtak Road. The Institute will surrender land required for road widening as & when required.

As per the approval Zonal Development Plan, the plot under reference is falling in "Green Belt" land use. The site is marked on Zonal Development Plan of Zone-L (part) (ANNEXURE -D).

As per the approval given by the MOUD procedure and procedure prescribed in para-2.8.7 of the Zonal Development Plan the Authority has resolved that incorporation & regularization of the above use/ activities in the "Public & semi Public land use of the Master Plan. The regularization of all the above institutions shall be confined to those listed in Annexure-VII of this plan or those cases recommended by the DDA to the Government on or before 8th March, 2010 and shall be undertaken only after ensuring that the change of land use u/s 11A of DD Act, 1957 is notified in conformity with the provisions of MPD-2021 as and where required.

Since, the Institute has fulfilled the requirements, the case is further placed before the Technical Committee for its consideration with the following plot boundaries:

- Total area – 4000 sq. mtr.
 - Eastern boundary – Road abutting Tikri Kalan Village.
 - North – Green Belt/ agricultural
 - West – Green Belt/ agricultural
 - South – Green Belt/ agricultural
- i) The layout plan submitted by the institute is placed as Annexure-C.
 - ii) The location plan marked on the approved Zonal Development Plan is placed as Annexure-D)
 - iii) Google images submitted by the institute as Annexure-E.

4.0 Recommendations :

The proposal submitted in para-3.0 above is placed before the Technical Committee for its consideration.

5.0 Follow-up-Action:

The approval of the Technical Committee shall be submitted to the Authority for consideration.


Director (Plg.) Dwk.


Dy. Director (Plg.) Dwk.


Asstt. Director(Plg.)DWK

Ref No. 25/2008
09.4.2008

Subject: Policy for Spot Zoning of pre-existing Cultural, Religious (including Spiritual) Health Care and Educational Institutions.
File No. P. 20 (19) 26-MP

1. Background:

In the Authority Meeting held on 06.09.2007 it has been resolved to introduce the concept of the "Spot Zoning" as recommended by Tejendra Khanna Committee on non-public lands which do not form part of the Notified ridge or the Gram Sabha land so as to protect genuine pre-existing institutions providing cultural, religious (including spiritual), health care and educational services to the community. It was clarified that such "spot zoning" will only permit existing activities and will not envisage alternative uses of the underlying land for commercial or residential purposes.

Ministry of Urban Development vide letter No. K.12016/1/2006-DDIB(Pt.) dated 1.10.07 constituted a Committee comprising of Commr. (Plg.)/DDA, Chief Planner/TCPO and Chief Town Planner/MCD to go into the concept of Spot Zoning and various aspects of the issues and to arrive at guidelines. (Annexure 'A') After detailed deliberations, the Committee recommended the following:-

(Page No. 36-37)

- i. The Institution activities, viz. rendering cultural, religious (including spiritual) health care and educational services, which were existing up to 1.1.2006 only, are to be considered for regularization.
- ii. The regularization shall be allowed in respect of the lands, which do not form part of the Notified Ridge/Regional Park/Developed Park/River Bed/Gram Sabha land or public land. Land affected by Heritage Zone, land required for Master Plan roads or other essential public facilities, etc. shall not be regularized.
- iii. The extent of buildable area shall be limited to the extent of MPD-2021 norms and the remaining/surplus area shall be reserved for Green/Open with a maximum 15 FAR, subject to payment of levies/charges/other conditions as may be stipulated. Buildings so permitted will have to directly serve the principal objectives of the Institution.
- iv. The regularization shall be subject to payment of all charges/levies, such as external development charges, etc.
- v. To give adequate/equal opportunity to everyone for submission of their applications, the advertisements may be given in the newspapers inviting applications within 30 days (or as may be prescribed) from the bonafide pre-existing institutions rendering cultural, religious (including spiritual), health care and educational services.

The applicants should submit the details of land ownership and area, built up area, site plan indicating the location of buildings and surrounding roads/features, proof of existence of institutions and buildings, the registration of the society, etc.

File No. 14-11-12
(S.P. Rao)
A.D. CMP

The applicant shall also submit a set of building plans for record of the local body/Authority along with a certificate of structural safety and fire safety.

- vi. The applications thus received will be examined by zone-wise committees under respective Directors (Planning) of the Zone with the representatives of LM/LD Departments and Engineering and Finance Departments. The recommendations shall be put up for approval of Vice Chairman, DDA through Commissioner (Planning).
- vii. The regularization of the Institutional activities shall not entitle the applicant for provision of the public/municipal services and roads, for which the society shall have to make its own arrangements.

A copy of the minutes of the meeting of the Committee (Annexure-"B") at page No. 38-41, were endorsed to Under Secretary, MOUD vide letter dated 17.1.2008 with reference to above mentioned letter.

3. Proposal:

The recommendation of the Committee as given in para 2. above and action arising out of recommendation given below are put up for consideration of the Authority.

To give adequate/equal opportunity to everyone for submission of their applications, the advertisements may be given in the newspapers inviting applications within 60 days (or as may be prescribed) from the bonafide pre-existing institutions rendering cultural, religious (including spiritual), health care and educational services. (Annexure-"C"). at page No. 42.

The applicants should submit the details of land ownership and area, built up area, site plan indicating the location of buildings and surrounding roads/features, proof of existence of institutions and buildings, the registration of the society, etc.

The applicant shall also submit a set of building plans for record of the local body/Authority along with a certificate of structural safety and fire safety.

- ii. The applications thus received will be examined by zone wise committees under respective Director (Planning) of the Zone with the representatives of LM/LD Departments and Engineering & Finance Departments. The recommendations shall be put up for approval of further processing by concerned Additional Commissioner (Planning).

- iii. Proposal given in para 3 above is submitted for consideration of the Authority.

R E S O L U T I O N

Sri Mahabal Mishra suggested that 'cut-off' date for inviting applications should be fixed as 1.1.2001 instead of 1.1.2007 so that the documents cannot be manipulated by applicants. Lt. Governor observed that since the cut off date 1.1.2001 had been cited in Ordinances/Special Acts giving protection against sealing/demolition of existing structures the same cut off date may be retained for purposes of "S"

14.11.12
S.P. Karv
AD(MP)

b) Shri Jile Singh Chauhan suggested strict checks should be exercised while approving cases under spot zoning.

11. Governor agreed that this work should be done after careful scrutiny.

12. After detailed discussions, the Authority approved the proposals contained in the agenda item and directed that details of the approved/rejected cases should be put up in the monthly meetings of the Authority.

1/5/08
(S. Prasad)
A.C. (118)

X X X X X

सहायक निदेशक
देडर, कल. वि. वि. प्र.

3/7/08



DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

Applications along-with following details are invited from the bonafide institutions rendering Cultural, Religious (including Spiritual), Health Care and Educational services, which have been in existence prior to 01.01.2006.

- i. Certified/verified land ownership documents along-with site plan giving physical description of the land/property under reference. **H.T.**
- ii. Area of land under reference. **01/05/08**
- iii. Plan and details of existing built-up area.
- iv. Site Plan indicating the location of buildings and surrounding roads/features.
- v. Proof of existence of institutions and buildings before 01.01.2006.
- vi. Registration documents of the Society.
- vii. Set of building plans for record of the Local Body/Authority along-with Certificates of structural safety and fire safety.
- viii. Google map in the scale of 1:1000 as on or preceding 1.1.2006.

Terms and Conditions :

- i. The regularization shall be considered in respect of lands which do not form part of the notified Ridge/Regional Park/Developed Park/River Bed/Gram Sabha land or public land. Lands affected by Heritage Zone land required for Master Plan roads or other essential public facilities etc. shall not be regularized.
- ii. The extent of buildable area shall be limited to the extent of MPD-2021 norms and the remaining/surplus area shall be reserved for Recreational Green/Open with a maximum 15 FAR, subject to payment of levies/charges / other conditions as may be stipulated. Buildings so permitted will have to directly serve the principal objective of the Institution.
- iii. The regularization shall be subject to payment of all charges/levies, such as, external development charges etc.
- iv. The regularization of the Institutional activities shall not entitle the applicant for provision of the public/ municipal services and roads, for which the society shall have to make its own arrangements.

Applications may be sent within 60 days from the date of publication of this advertisement to the Jt. Director (Plg.) Master Plan, Delhi Development Authority, 6th Floor, Vikas Minar, I.E. Estate, New Delhi-110002

Date

F No. F20(19)96-MP

Jt. Director (Plg.) MP

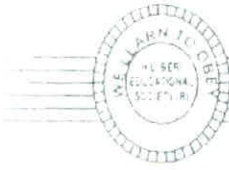
For more information visit the website www.dda.gov.in or call 011-2695666

Shalika
14/11/12

S. A. Kaur
AD (MP)



- 38 -



H.L. Beri Memorial Educational Society (Regd.)

58/11 PVC MARKET ROAD TIKRI KALAN DELHI-110041 (NII-10)
www.berinstitute.com www.bittr.in info@berinstitute.com

283511/06

283611/06

283711/06

Dated

20/7/2012

Asstt. Director (Plg) Dwarka

DDA,

Dwarka Mangla Puri,

Palam,

New Delhi.

Sub: Regularization of existing Health Care, Educational Cultural & Religious (including spiritual) institute existing prior to 01/01/2006 on self owned land not including Gram Sabha or Ridge Land.

Dear Sir,

This is with reference to your letter dated 16/07/12 regarding the above mentioned subject, enclosed herewith please find the following reply superseding all above mentioned corresponding replies:

- 1) Latest Affidavit duly modified mentioning the details of the plot (KHASARA Nos., etc.) after making all corrections.
- 2) 4,000 square meters area, which is to be processed as per MPD-2021 norms is now indicated at old location along with area Details. The existing structure is also built on this piece of land has been now shown in the Layout Plan. The width of the existing roads is also mentioned and set of drawings is being enclosed.

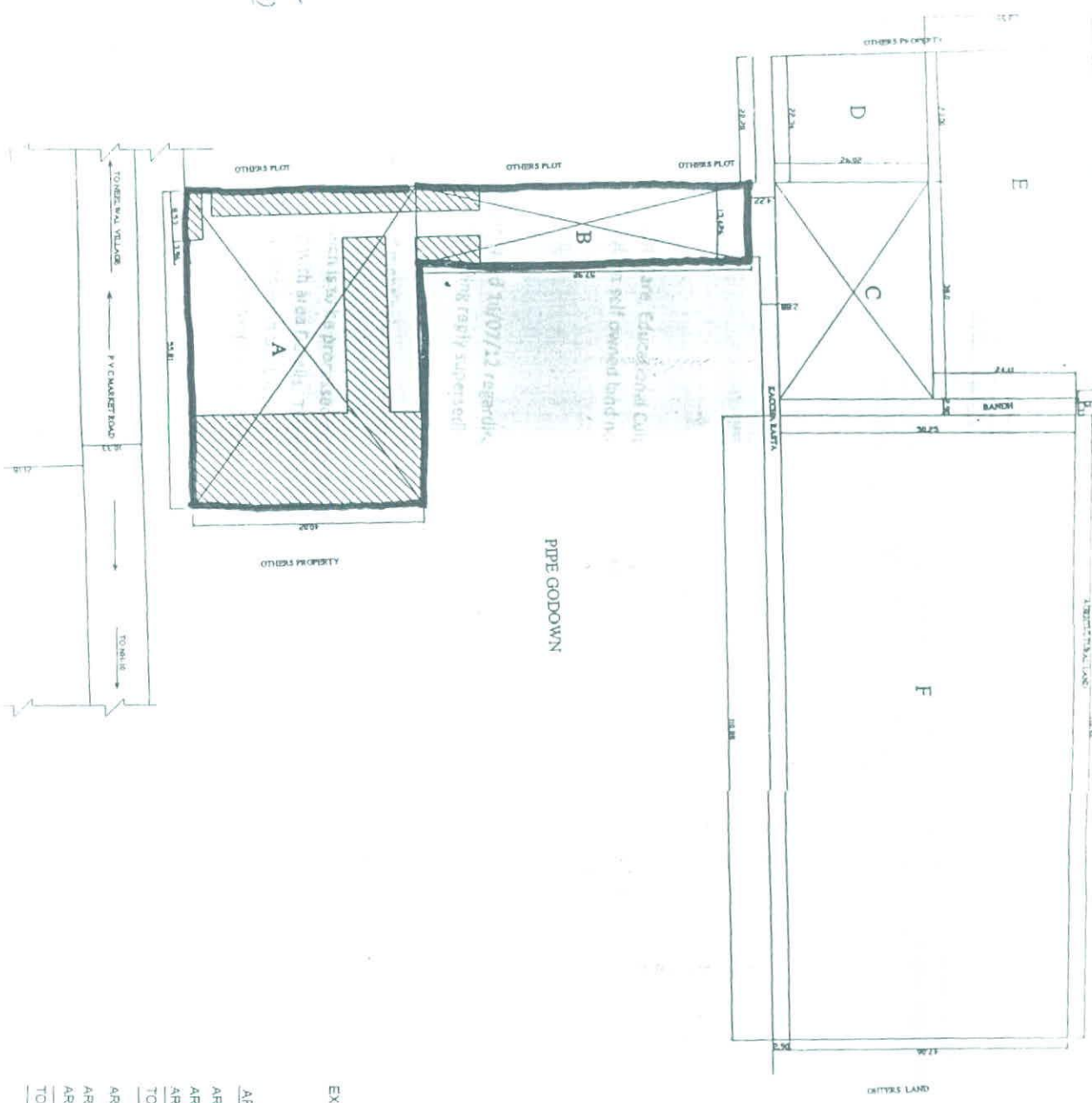
Since all the formalities have been completed, it is requested that the case be processed at the earliest.

Thanking You,

Regards,

H.L. BERI MEMORIAL EDUCATIONAL SOCIETY (Regd)

Chairman



PIPE GODOWN

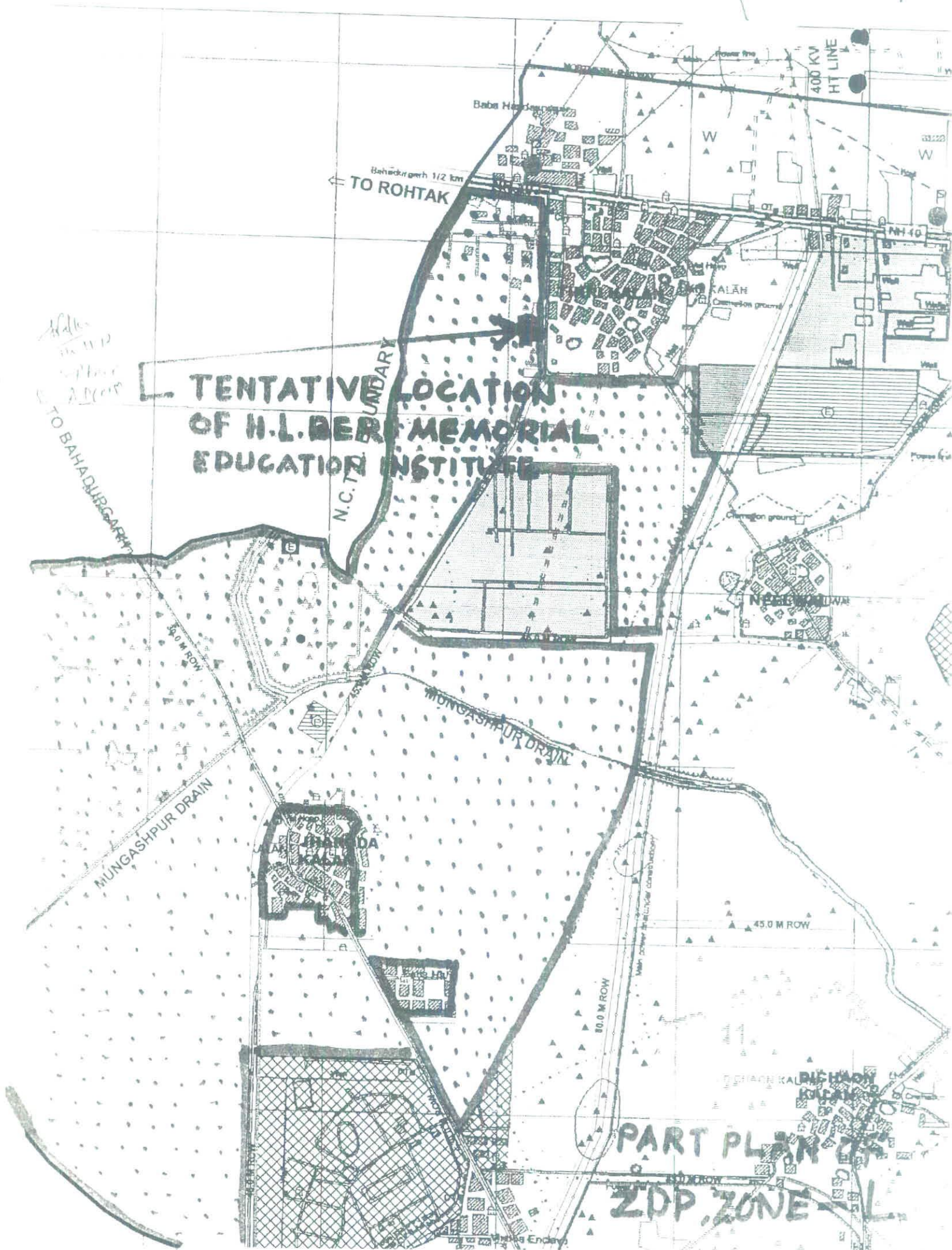
EXISTING BUILDING

AREA DETAILS

AREA A	= 55.81 X 40.02 = 2233.51 SQM
AREA B	= 13.425 X 57.92 = 777.64 SQM
AREA C	= 36.00 X 25.02 = 900.72 SQM
TOTAL AREA	= 3911.87 SQM
AREA D	= 23.00 X 22.24 X 25.02 = 1175.18 SQM
AREA E	= 1777.13 SQM
AREA F	= 538.94 SQM
TOTAL PLOT AREA	= 11751.85 SQM

SURVEY PLAN OF BERI INSTITUTE OF TECHNOLOGY & RESEARCH CENTRE AT TIKRI NALAN

Handwritten notes:
 14/11/12
 S.D. (Fair)
 AD (M.F.)



1



ARCHITECT

Water
Tide
3 P.M.
A.D. 1911



Main Rohlak Road

© 2011 Mapabc.com

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Image © 2011 DigitalGlobe

© 2011 Europa Technologies

© 2010

GO

Handwritten notes:
H. LEBERMAN
10.11.12
(S. P. K. K.)
AD (MSP)

Handwritten notes:
H. LEBERMAN

SUB:-

CLARIFICATION W.R.T. GROUND COVERAGE, NUMBER OF DWELLING UNIT, SETBACKS, APPLICABILITY OF NDRAC'S RECOMMENDATIONS / MPD-2021 IN R/O 2, HAILEY ROAD, (PLOT NO. 20 BLOCK NO. 148), NEW DELHI FOR CONSTRUCTION OF MULTI-STOREY GROUP HOUSING.

The proposal for Demolition and Construction of Group Housing in r/o above premises have been received in NDMC vide scheme no. 0116/2012 dtd. 23.08.2012. The proposal submitted is for demolition of existing Bungalow, Garage Block, Servant Quarters etc. and construction of Group Housing consisting of 2 Nos. basement for services & parking and G. + 3 Upper Floors for Group Housing on the norms of MPD-2021.

Party has submitted following documents:-

- (a) Copy of perpetual lease made on 27, January, 1931.
- (b) Copy of lease plan.
- (c) Copy of conveyance deed made on 06.07.2012 in favour of Sh. Akhileshwar Prasad Narain Singh, Sh. Shashishekhareshwar Prasad Narain Singh, Ms. Jayshree Singh, Ms. Rajshree Singh, Ms. Aditi Singh, Ms. Arundhati K. Khanna, Sh. Abhishek Singh, jointly.
- (d) A copy of the NOC issued by L&DO for construction of 'Multi-Storey Group Housing' in respect of property situated on block no. 148 plot no. 20 known as 2, Hailey Road, New Delhi issued vide No. L-1-9/148(20)/194 dtd. 19.07.2012 have been received in this office. In the said NOC, it is stated that L&DO has No Objection for getting the Building Plan sanctioned for 'Multi-Storey Group Housing' subject to the condition that the same is permissible MPD-2021, Zonal Plan, LBZ Guidelines, BBL etc..
- (e) The premises falls in regulated area of Ugrasen Ki Baoli; a monument of National Importance under Ancient Monuments and Archaeological Sites and remains Act, 1958. NOC National Monument Authority issued vide F.No. CA/Delhi/ASI/Permission (RA)/96 dtd. 25.04.2012 wherein permission for construction from Ground floor to Fourth Floor including 2 basements 1st level & 2nd level for parking up to total height of 15 meters in all (including mummy, water storage tank etc.) with a ground coverage of 57.5% and two basements with depth of -8.4 mts. have been permitted.
- (f) Party vide their letter dtd. 17.08.2012 has requested that the setback, ground coverage, density may be relaxed and the case may be forwarded to DDA Technical Committee.

AREA CHART DETAIL (AS PER THE DRAWINGS SUBMITTED BY THE PARTY)

i)	Plot area	:	0.946 Acres or 3828.29 sqm.
ii)	Area required for road widening	:	273.71 sq. mt.
<ul style="list-style-type: none"> Road widening Area required towards K. G. Marg : 15'-0" X 150'-0" = 2250.00 sq ft / 209.10 sqm. Road widening Area required towards Hailey Road : 2'-6" x 287'-0" = 717.50 sq ft / 66.68 sqm. Total 275.78 sq. mt. 			
iii)	Net Plot Area	:	3552.51 sqm.

iv) TABLE - A

Item	Permitted as per MPD-2021	Permitted as per NDRAC	Permitted by NMA	Proposed
Land Use	Group Housing	Group Housing	NA	Group Housing
Ground Coverage	33.3% or 1274.82 sqm.	25% or 957.07 sqm.	57.5%	54.58% or 2089.626 sqm sqm
FAR	200 or 7656.58 sqm. (+) 15% of FAR for EWS	100 or 3828.29 sqm.	NA	216.81 or 8300.184 sqm.
Height	NR (NOC from AAI required)	80'-0" or 24.39 mtr.	15.00 Mtr. for Building & -8.40 mtr. for 2 basement	15.00 mtr.
Dwelling Unit	(a) Category I (upto 40 sqm.) +500 DUs/Ha. (b) Category II (above 40-upto 80 sqm) 250 DUs/Ha. (c) Category III - 175 DUs/Ha. (above 80 sqm.)	40 DU per Acres	NA	28 no. DU + 24 DU for EWS

Additional Norms for Multi-storey Group Housing as per MPD-2012 is as under:-

- (i) The density may vary (10% variation permissible in all categories) for specific categories as given below:

a)	Category I	(upto 40 sqm.) - 500 DUs / Ha
b)	Category II	(above 40-upto 80 sqm) - 250 DUs / Ha
c)	Category III	(above 80 sqm) - 175 DUs / Ha
- (ii) Plots for group housing should be located on roads facing a minimum width of 18 m ROW (13.5 m ROW for redevelopment areas and 9m ROW for Slum Rehabilitation / Special Area and Villages).
- (iii) Additional floor area up to a maximum of 400 sqm. shall be allowed to cater to community needs such as community / recreational hall, crèche, library, reading room and society office. In addition to above 100 sqm area shall be permissible for Senior Citizen Recreation Room.
- (iv) The Central Government in consultation with the DDA may relax density and other norms for public housing and projects of national importance.
- (v) The developer shall ensure that minimum 15% of FAR or 35% of the dwelling units, whichever is more, are constructed for Community-Service Personnel / EWS and lower category. Such flats should have a carpet area between 25 - 40 sqm. 1 (This 15% FAR or 35% of the Dwelling Units for Community Service Personnel / EWS and lower category housing would be over and above 200 Permissible FAR and density mentioned at (i) (a), (b) & (c) above. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR OR Dwelling Units for Community Service Personnel / EWS and lower income category.]

- 10 -

15/✓

vii) TABLE - D

Floor	Existing Areas	Proposed Areas
Basement -1	Party has given the Area of the existing structure / bulding to be demolished	2357.26 sqm.
Basement-2		2357.26 sqm.
Ground		2089.626 sqm.
First floor		2070.186 sqm.
Second floor		2070.186 sqm.
Third floor		2070.186 sqm.
Total		8300.184 sqm.

Additional Development Controls as per NDRAC's recommendation are as under:-


1. The permissible FAR for plots falling in sector F-2 is 100 of which 2, Hailey Road is a part.
2. The permissible ground coverage is 25% of the plot area.
3. The permissible density is 40 Dwelling Unit per Acre.
4. The developments of units on stilts i.e. leaving the ground floor for service core and covered parking space for cars.
5. The maximum height of the building permitted is 80'-0" or 24.39 mts. excluding height of mumty, lift machine room & other mechanical equipments on the top.
6. The plinth area of the basement is not to exceed 25% of the net plot area and this area is not to count for purpose for FAR.
7. The ground floor is to be compulsory on stilt for car parking accept for the service core potion.
8. For this plot FAR of 100 is permissible with a basement, a ground floor on stilt and a minimum of 4 upper floors.
9. As the premises is a corner plot the 50'-0" front setback will apply to 2 of the 4 sides and side setback of 15'-0" is required. The rear side setback required is 40'-0".


Observation / Comments

- (a) Party has proposed ground coverage and FAR on the total plot area.
- (b) Party has proposed ground coverage 54.58 % which is more than the ground coverage permitted by MPD-2021 and as per NDRAC's recommendation.
- (c) Party has proposed FAR 216.81 which is within the FAR permitted by MPD-2021, but proposed FAR is not as per NDRAC recommendations.
- (d) Party has proposed setbacks as 7, 4, 0, 4 mtrs. whereas setback required as per MPD is 9, 6, 6, 6, mtrs. and setbacks required as per NDRAC is 15.24, 12.19, 15.24, 4.57 mtrs. Party has proposed 0.0 mtr. setback towards K.G. Marg and less setback on other side.
- (e) Party has proposed 2 level basement for parking purpose;
- (f) Party vide their letter dtd. 17.08.2012 has requested that the setback, ground coverage, density may be relaxed and the case may be forwarded to DDA Technical Committee.
- (g) Party has not proposed stilt floor which is mandatory as per NDRAC for parking purpose but it is not compulsory as per MPD-2021.

- 11
- 14/✓
- (h) Party has proposed main Dwelling Unit (D.U.) is 28 number and 24 servant quarters whereas the permissible D.U. as per NDRAC is 40 DU and as per MPD 61 to 67 DUs & 21 to 24 DU for E.W.S are required as such the achieved Dwelling Unit is less than the required.
- (i) The maximum height as permitted by MPD & NDRAC cannot be achieved as the maximum height permitted by NMA is 15 Mtr. (including mummy, water storage tank etc.). Party has proposed maximum height of 15 mtr. including mummy.
- (j) The NMA has permitted ground coverage of 57.50% which is more than the permissible ground coverage as per NDRAC and MPD.
- (k) As the permissible FAR as per MPD-2021 cannot be achieved due to height restriction imposed by NMA vide their letter dtd. 25.04.2012. Party has sought relaxation of Setbacks, Ground Coverage & Density and have requested to forward the proposal to DDA Technical Committee for relaxation of the same.

The Clarification from DDA/MoUD is required as, which Development Control/Norms have to be followed for construction of Multi-Storey Group Housing in r/o 2, Hailey Road, New Delhi.


D4 Architect


D4 Architect


D4 Architect


D4 Architect

-12- 12/12

DEPARTMENT OF ARCHITECTURE & ENVIRONS
NEW DELHI MUNICIPAL COUNCIL
PALIKA KENDRA : NEW DELHI

No: CA/BP/2, Hailey Road, New Delhi /D- 1434-38

Date:- 13 Sept, 2012

The Joint Director (MP)
Zone-D
Delhi Development Authority,
Vikas Minar,
New Delhi.

DD (MP)'S Office
Diary No... 1229
Date... 13/9/12

SUB:- Clarification w.r.t. Ground Coverage, number of Dwelling Unit, Setbacks, applicability of NDRAC's recommendations / MPD-2021 in r/o 2, Hailey Road, (plot no. 20 block no. 148), New Delhi for Construction of Multi-storey Group Housing.

Sir,

The proposal for Demolition and Construction of Group Housing in r/o above premises have been received in NDMC vide scheme no. 0116/2012 dtd. 23.08.2012. The proposal submitted is for construction of Group Housing on the norms of MPD-2021.

The plot in question falls within the **Residential Use Zone (Plotted Housing)** as per Zonal Development Plan. As per clause No. 4.4.3 (B) of MPD-2021, the minimum plots size 3000 sq.mt. is permitted for *Group Housing*. The plot has been converted from Plotted Housing to Group Housing by the L&DO.

The premises falls in regulated area of Ugrasen Ki Baoli; a monument of National Importance under Ancient Monuments and Archaeological Sites and Remains Act, 1958. NOC National Monument Authority issued vide F.No. CA/Delhi/ASI/Permission (RA)/96 dtd. 25.04.2012 wherein permission for construction from Ground floor to Fourth Floor including 2 basements 1st level & 2nd level for parking up to total height of 15 meters in all (including mummy, water storage tank etc.) with a ground coverage of 57.5% and two basements with depth of -8.4 mts. have been permitted.

It is pertinent to mention here that earlier the plots falling on Hailey Road were developed on the basis of recommendations of "**New Delhi Redevelopment Advisor Committee**" (NDRAC). Now the clarification from DDA/MoUD is required whether the NDRAC report is still applicable on Hailey Road plots or the developments norms of MPD-2021 are to be followed. The case may also be required to put up before the Technical Committee, DDA for relaxation of the Ground Coverage, Setbacks and Density. The Brief status of the case is enclosed herewith alongwith other relevant documents for reference please.

Yours faithfully

(A.M.ATHALE)
CHIEF ARCHITECT

Copy to:-

1. Sh. S.P.N. Singh,
2, Hailey Road,
New Delhi

Matter pertains to Zone D
May be seen by Dir. (Pb) Zone D

Dir. (Pb) Zone D

13/9/12

CHIEF ARCHITECT

Pl put up in (Pb) Zone D
related file. 17/9/12

please ensure compliance
in the 14/9/12



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

F.1(12)/2012/ MP/ 319

Dated 04.12.2012

Sub:- Minutes of the 6th Technical Committee Meeting held on 20.11.2012

Item No.45/12

Confirmation of Minutes of the 5th Technical Committee meeting held on 11.10.2012.

F.1(11)/2012/ MP/

Item No.44/12: The Item was presented by Dir (Plg) MPR & TC. It was informed that comments / observations have been received for Item No. 44/12, Dir(Plg) UTTIPEC, DDA. It was informed that the Minutes needs Modifications considering the discussion held in the Technical Committee meeting dated 11.10.2012. After detailed deliberations the Minutes for Item No. 44/12 were modified as under and the minutes of the 5th Technical Committee meeting were confirmed.

During the discussion the following views emerged:

- (i) The proposed Layout plan has to be in conformity with the MPD-2021 / Notified Zonal development Plan for Zone- 'E'.
- (ii) A new chapter on Transit oriented development in MPD-2021 is being prepared by UTTIPEC as part of review of MPD-2021 and Guidelines for TOD are yet to be notified.
- (iii) The Guidelines for re-development of influence Zone along MRTS and major transport corridors, underutilized / Low density areas etc. are also yet to be notified.
- (iv) The land required by DMRC for construction of the New Karkardooma Station may be immediately processed for transfer.
- (v) All the key agencies i.e. MCD, DJB, DUAC, Traffic Police, Disaster Management Authority and such other concerned departments / stakeholders need to be sensitized and consulted on the TOD proposals.

The Technical Committee appreciated the TOD concept and the presentations made by Sr. consultant UTTIPEC. The Layout was approved in principle and it was decided that the project should be taken up as a TOD Pilot Project.

Item No.46/12

Change of Land Use of 10.132 acres of Land under the possession of Bhagini Nivedita Collage, University of Delhi, Village Kair, Najafgarh Government Collage under Govt. of NCT of Delhi from Agricultural / Green Belt to Public & Semi- Public in Zone- 'L'.

F.20(10)/2012/ MP/

The proposal was presented by Director (Plg.) Dwarka. As informed by Director (Plg.) Dwarka, the land under reference is a Gaon Sabha land. The Technical Committee recommended the proposal of change of land use on

10.132 acres of land from agriculture/green belt to public and semi-public use for further processing under section 11(a) of DD Act, subject to following:

- i) The college will surrender the Land for road widening whenever the Master Plan road is implemented, till such time the land will maintain free of any construction by the College Authorities.
- ii) The College under GNCTD will make both arrangement for physical infrastructure and land for related activities like ESS Pumping Station etc. They will obtain necessary clearances from various agencies.

Action: Director (Plg.) Dwarka

Item No.47/12

Group Housing in respect of 2, Hailey Road, New Delhi

File No. F.16 (4)98/MP

The agenda Item No. 47/12 was piloted by the Chief Architect, NDMC, who explained the various nuances of the proposal submitted in respect of Plot No. 2, Hailey Road, New Delhi, which falls in the regulated areas of Ugrasen ki Baoli, a centrally protected Monument. It was informed to the Technical Committee that the National Monuments Authority (NMA) vide its letter dated 25.04.2012 has granted permission for construction of Group Housing Building up to ground + three upper floors up to total height of 15 m (including mummy, water storage tank etc.) with relaxation in ground coverage and set-back and provision of basement for services and Parking in the said plot.

The Technical Committee observed that the National Monuments Authority (NMA) has restricted height of the proposed building up to 15 m as per their Act, 2010 due to the location of the plot within the regulated area of the Monument. However, the relaxation of ground coverage is not within the purview of NMA. As this Agenda Item was put up in the earlier meeting of Technical Committee, vide Item No. 43/12 on 11.10.2012 and it was further placed before the Technical Committee by NDMC on 20.11.2012, the Committee agreed to consider the Agenda and the suggestions made by NDMC / NMA. However, Committee was of the view that NMA should confine to the task assigned to them regarding height restrictions / other development controls as authorized under the Act.

The representative of NDMC apprised the Technical Committee that they have submitted the proposal before the Committee after due examination and requested for approval of their proposal as contained in the Item No. 47/12. After detailed discussion the Technical Committee agreed to the proposal of NDMC as proposed by NDMC in its agenda subject to the following:

1. Confirmation/ adoption of the layout plan of the area by NDMC showing the use of this specific plot as 'Group Housing' plot.
2. To follow the other Development Control norms including density as per MPD-2021.
3. NOC from the Chief Fire Officer with respect to the proposed set-backs.

Action: Chief Architect, NDMC

LAID ON TABLE ITEMS:

Item No.48/12

Regularization of existing Health care, Educational Cultural & Religious (Including Spiritual) Institute existing prior to 01.01.2006 on self owned land not including Gram Sabha or Ridge Land- regarding Change of Land Use of H.L. Beri Memorial Educational Society (Regd.) in Planning Zone -'L'

File No. F.1(L-05)PE/2010/Plg

The proposal was presented by Director (Plg.) Dwarka. It was explained that there are 33 such case falls in Zone 'L' and only two qualify the remaining 31 cases does not qualify due to incomplete documents or other deficiencies. Technical Committee desired that the details of remaining 31 cases also be put up in next Technical Committee for better apparition of issue in totality hence item was deferred.

Action: Director (Plg.) Dwarka

Item No.49/12

Proposed TOD Pilot Project at Karkardooma Metro Station

File No. F.11(1)/2010/UTTIPEC

The proposal was not discussed. Technical Committee desired that the Item may be placed for discussed in next Technical Committee meeting to be held in the First week of December 2012.

Action: Director (Plg.) UTTIPEC /Dir (MPR)

Meeting ended with vote of thanks to the Chair.


(I.P. PARATE)
Director (MPR&T C) 4/12/12

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 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. Commr. Landscape
17. Chief Town Planner, SDM@.
18. Secretary, DUAC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

List of participants of 6th meeting for the year 2012 of Technical Committee on
0.11.2012

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Sanjay Kumar Srivastava, Vice Chairman, DDA
2. Ashok Khurana, EM DDA
3. J.B. Kshir Sagar Commissioner (Plg), DDA
4. R.K. Jain Addl. Commissioner (UE & MP)
5. P.M. Parate, Addl. Commr. (Plg) TB & C
6. S.P. Pathak, Addl. Commr (Plg.) MPR & AP.
7. Savita Bhandari, Addl. Commr (LS)
8. Vinod Dhar, Chief Architect
9. S.K. Satiya. E.E (S) HQ
10. P.K. Vats, C.E. (Elect.)
11. Parthodhar, Dir (AP-II)
12. Ashok Kumar Nanda, SE/(Elect.)
13. I.P. Parate, Dir. (Plg.) MPR & TC
14. S.B. Khodankar, Dir. (Plg.) MP & DC
15. P.S. Uttarwar Director (Dwarka)
16. Chandu Bhutia, Dir (Plg), UC&J
17. S.Dass, Director Zone 'D'
18. Ashok Bhattacharya, Dir. UTIPEC
19. K. Sri Rangan Dy. Director (Dwarka)
20. Mriganka Saxena, Sr. Consultant (UTIPEC)

21. L&D.O.:

Ravindra Singh, Engineer Officer

22. CPWD.:

Sanjib Sengupta. Sr. Architect

23. NDMC:

Anant M Athak, Chief Architect.

Sunil Dhingra, Dy. Architect

24. DMRC:

Umesh Mishra, C.E. (PD)

- Subject to following
- i) The college will surrender the Land for road widening whenever the Master Plan road is implemented, till such time the land will maintain free of any construction by the College Authorities.
 - ii) The College under GNCTD will make both arrangement for physical infrastructure and land for related activities like ESS Pumping Station etc. They will obtain necessary clearances from various agencies.

Action: Director (Plg.) Dwarka

Item No.47/12

Group Housing in respect of 2, Hailey Road, New Delhi

File No. F.16 (4)98/MP

The agenda Item No. 47/12 was piloted by the Chief Architect, NDMC, who explained the various nuances of the proposal submitted in respect of Plot No. 2, Hailey Road, New Delhi, which falls in the regulated areas of Ugrasen ki Baoli, a centrally protected Monument. It was informed to the Technical Committee that the National Monuments Authority (NMA) vide its letter dated 25.04.2012 has granted permission for construction of Group Housing Building up to ground + three upper floors up to total height of 15 m (including mummy, water storage tank etc.) with relaxation in ground coverage and set-back and provision of basement for services and Parking in the said plot.

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The representative of NDMC apprised the Technical Committee that they have submitted the proposal before the Committee after due examination and requested for approval of their proposal as contained in the Item No. 47/12. After detailed discussion the Technical Committee agreed to the proposal of NDMC as proposed by NDMC in its agenda subject to the following:

1. Confirmation/ adoption of the layout plan of the area by NDMC showing the use of this specific plot as 'Group Housing' plot.
2. To follow the other Development Control norms including density as per MPD-2021.
3. NOC from the Chief Fire Officer with respect to the proposed set-backs.

Action: Chief Architect, NDMC



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

F.1(12)/2012/ MP/ 319

Dated 04.12.2012

Sub:- Minutes of the 6th Technical Committee Meeting held on 20.11.2012

Item No.45/12

Confirmation of Minutes of the 5th Technical Committee meeting held on 11.10.2012.

F.1(11)/2012/ MP/

Item No.44/12: The Item was presented by Dir (Plg) MPR &TC. It was informed that comments / observations have been received for Item No. 44/12, Dir(Plg) UTTIPEC, DDA. It was informed that the Minutes needs Modifications considering the discussion held in the Technical Committee meeting dated 11.10.2012. After detailed deliberations the Minutes for Item No. 44/12 were modified as under and the minutes of the 5th Technical Committee meeting were confirmed.

During the discussion the following views emerged:

- (i) The proposed Layout plan has to be in conformity with the MPD-2021 / Notified Zonal development Plan for Zone- 'E'.
- (ii) A new chapter on Transit oriented development in MPD-2021 is being prepared by UTTIPEC as part of review of MPD-2021 and Guidelines for TOD are yet to be notified.
- (iii) The Guidelines for re-development of influence Zone along MRTS and major transport corridors, underutilized / Low density areas etc. are also yet to be notified.
- (iv) The land required by DMRC for construction of the New Karkardooma Station may be immediately processed for transfer.
- (v) All the key agencies i.e. MCD, DJB, DUAC, Traffic Police, Disaster Management Authority and such other concerned departments / stakeholders need to be sensitized and consulted on the TOD proposals.

The Technical Committee appreciated the TOD concept and the presentations made by Sr. consultant UTTIPEC. The Layout was approved in principle and it was decided that the project should be taken up as a TOD Pilot Project.

Item No.46/12

Change of Land Use of 10.132 acres of Land under the possession of Bhagini Nivedita Collage, University of Delhi, Village Kair, Najafgarh Government Collage under Govt. of NCT of Delhi from Agricultural / Green Belt to Public & Semi- Public in Zone- 'L' .

F.20(10)/2012/ MP/

The proposal was presented by Director (Plg.) Dwarka. As informed by Director (Plg.) Dwarka, the land under reference is a Gaon Sabha land. The Technical Committee recommended the proposal of change of land use on

List of participants of 6th meeting for the year 2012 of Technical Committee on
20.11.2012

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Sanjay Kumar Srivastava, Vice Chairman, DDA
2. Ashok Khurana, EM DDA
3. J.B. Kshir Sagar Commissioner (Plg), DDA
4. R.K. Jain Addl. Commissioner (UE & MP)
5. P.M. Parate, Addl. Commr. (Plg) TB & C
6. S.P. Pathak, Addl. Commr (Plg.) MPR & AP. → 6/12/12
7. Savita Bhandari, Addl. Commr (LS)
8. Vinod Dhar, Chief Architect
9. S.K. Satiya, E.E (S) HQ
10. P.K. Vats, C.E. (Elect.)
11. Parthodhar, Dir (AP-II) → 6/12/12
12. Ashok Kumar Nanda, SE/(Elect.)
13. I.P. Parate, Dir. (Plg.) MPR & TC → 6/12/12
14. S.B. Khodankar, Dir. (Plg.) MP & DC
15. P.S. Uttarwar Director (Dwarka)
16. Chandu Bhutia, Dir (Plg), UC&J → 6/12/12
17. S.Dass, Director Zone 'D' → 6/12/12
18. Ashok Bhattacharya, Dir. UTTIPEC
19. K. Sri Rangan Dy. Director (Dwarka)
20. Mriganka Saxena, Sr. Consultant (UTTIPEC)

21. L&D.O.:

Ravindra Singh, Engineer Officer

22. CPWD.:

Sanjib Sengupta, Sr. Architect

23. NDMC:

Anant M Athak, Chief Architect.

Sunil Dhingra, Dy. Architect

24. DMRC:

Umesh Mishra, C.E. (PD)

LAI D ON TABLE ITEMS:

Item No.48/12

Regularization of existing Health care, Educational Cultural & Religious (Including Spiritual) Institute existing prior to 01.01.2006 on self owned land not including Gram Sabha or Ridge Land- regarding Change of Land Use of H.L. Beri Memorial Educational Society (Regd.) in Planning Zone -'L'

File No. F.1(L-05)PE/2010/Plg

The proposal was presented by Director (Plg.) Dwarka. It was explained that there are 33 such case falls in Zone 'L' and only two qualify the remaining 31 cases does not qualify due to incomplete documents or other deficiencies. Technical Committee desired that the details of remaining 31 cases also be put up in next Technical Committee for better apparition of issue in totality hence item was deferred.

Action: Director (Plg.) Dwarka

Item No.49/12

Proposed TOD Pilot Project at Karkardooma Metro Station.

File No. F.11(1)/2010/UTTIPEC

The proposal was not discussed. Technical Committee desired that the Item may be placed for discussed in next Technical Committee meeting to be held in the First week of December 2012.

Action: Director (Plg.) UTTIPEC /Dir (MPR)

Meeting ended with vote of thanks to the Chair.

[Signature]
(I.P. PARATE)
Director (MPR&T C) 4/12/12

Copy to:

- ✓ 1. Vice Chairman, DDA
- ✓ 2. Engineer Member, DDA
- ✓ 3. Commissioner (Plg.)-I, DDA → *VAHA*
- ✓ 4. Commissioner (Plg.)-II, DDA *06/12/12*
- ✓ 5. Commissioner (LM) DDA
- ✓ 6. Commissioner (LD) DDA
- ✓ 7. Chief Planner, TCPO
- ✓ 8. Chief Architect, HUPW DDA *Sub 6/12/12*
- ✓ 9. Chief Architect, NDMC
- ✓ 10. Chief Engineer (Property Development), DMRC
- ✓ 11. Chief Engineer (Elect) DDA
- ✓ 12. Addl. Commr. (Plg.) UE&P *26/12/12 5.20 PM*
- ✓ 13. Addl. Commr. (Plg.) TB&C
- ✓ 14. Addl. Commr. (Plg.) AP
- ✓ 15. Addl. Commr. (Plg.) (MPPR)
- ✓ 16. Addl. Commr. Landscape *14.6.12-12*
- ✓ 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)

14 Nos Received
14/6/12/12

-30-272/4

1.2 Total 33 applications of pre-existing institutes rendering cultural, religious (including Spiritual), health Care & educational services in response to Public Notice issued by MP Section on 1/5/2008 were received in L-Zone. While processing the Zonal Development Plan for Zone-L, these 33 institutes appear in Annexure-VII of the notified Zonal Development Plan. The Zonal Development Plan for Zone-L was notified by MOUD, GOI on 3.6.2010. Name of the Institute appears at Sl.No. 5.

2.0 Examination:

1.3 As per the procedure laid down by the Authority vide Resolution No.25/2008 dt. 3.4.2008, the above mentioned cases were discussed in the Zonal Committee constituted for the scrutiny of these applications and following institutes were recommended for further processing on 07.05.2012.

1. Radha Soami Satsang Beas, Zone K-I (Ranaji Enclave, Masudabad Village, Najafgarh, Delhi.
2. Radha Soami Satsang Beas, Zone K-II (Sector 023, Dwarka, Ph. II)
3. Radha Soami Satsang Beas, Zone-L (Village Dindaripur, Najafgarh, Delhi.
4. H.L. Beri Memorial Educational Society (Regd.), 58/1, PVC Market Road, Tikri Kalan, Delhi- 110041, Zone-L.

2.1 While approving the Zonal Development Plan for Zone-L, the Ministry of Urban Development conveyed the following stipulations which are re-produced below :

2.8.7 Regularization of existing Health Care, Educational Cultural & Religious (including Spiritual) institute existing prior to 01/01/2006 on self owned land not including Gram Sabha or Ridge Land

2.8.7.1 In pursuance of the Public Notice issued in this regard, the **Authority resolved incorporation & regularization of the above uses/ activities in the 'Public and Semi Public' land use category of the Master Plan.** The applications of the existing institutions as listed in the Annexure VII shall be examined as per the Authority resolution and as per the direction of the Central Government issued from time to time. However, the regularization of existing institution located in the immediate vicinity of notified Ridge/Reserved Forest/ Regional Park shall be subject to finalization and demarcation of the boundaries of the aforesaid respective Use Zones/ areas.

2.8.7.2 In case of cultural, health care and educational institutions, the structures of such institutes as existed as on 01/01/2006, but no beyond the prevailing relevant provisions of MPD-2021, shall be considered for regularization. However, in case of the existing religious (including spiritual) institutions vis a vis the land presently owned by them, regularization shall be subject to the conditions that a) the built up area in these cases shall not exceed FAR of 15 with maximum 15% ground coverage; b) shall be confined to the buildings, which are directly

Shakti
14.11.12
(S.P. (envr))
ADC(MP)

-29- 273/L ITEM NO. 48/12

Minutes of the Technical Committee Meeting Held
on 20.11.2012

DELHI DEVELOPMENT AUTHORITY

No. F.1(L-05)PE/2010/Plg./

Sub: Regularization of existing Health Care, Educational Cultural & Religious (including Spiritual) institute existing prior to 01/01/2006 on self owned land not including Gram Sabha or Ridge Land – regarding change of land use of H.L. Beri Memorial Educational Society (Regd.) in Planning Zone 'L'.

SYNOPSIS

The Authority resolved incorporation and regularization of existing Health Care, Education, Cultural & Religious (including Spiritual) Institutes existing prior to 01/01/2006 on self owned land and not including Gram Sabha or Ridge Land vide Authority Resolution No.25/2008 dated 3.4.2008. Subsequently, a public notice was issued on 1.5.2008 inviting applications from such bonafide institutions. While approving the Zonal Development Plan, the Ministry of Urban Development conveyed its approval and stipulation for regularization of such institutes. Accordingly, case which has fulfilled the criteria but not in conformity of the land use are to be processed for change of land use under Section 11 A of DD Act. In this instant case, the plot of the Institute is falling in the Agricultural/Green Belt. Therefore, change of land use is from Agriculture/Green Belt to PSP (Vocational College) is required. The case was submitted to the Chairman, DDA/LG, Delhi on file and the same has been approved by the Chairman, DDA/LG, Delhi for processing of Change of land use.

ADMP
14.11.12

AD(MP)

1.0 Background:

DDA considered the matter related to cases for "Regularization of existing Health Care, Educational Cultural & Religious (Including Spiritual) institute existing prior to 01/01/2006 on self owned land and not including Gram Sabha or Ridge Land vide DDA Authority Resolution No.25/2008 dt. 3.4.2008 (copy placed at ANNEXURE-A).

1.1, Subsequent to the Authority Resolution, a Public Notice was issued in the leading newspapers on 1/5/2008 inviting applications from the bonafide institutions rendering cultural & religious (including Spiritual) which shall be in existence prior to 1/1/2006 vide Public Notice No. F.20(19)96/MP by Master Plan Section on 1/5/208 (Copy placed at Annexure-B).

-32- 270/c

		8/3/208 while approving the Zonal Development Plan. Therefore, the file was submitted to the Hon'ble L.G./Chairman, DDA before processing the change of land use. Chairman, DDA/Honble L.G. approved the further processing of change of land use of this case on 22/6/2012 in file No. F.1(L-05)PE/2010/Plg./
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2.3 Consequent to the approval of Hon'ble L.G., a proposal has been submitted by the Institute for change of land use for 4000 sq. mtr. plot under the provisions of MPD-2021. As per MPD 2021 norms under Table 13.5 : Planning Norms and Standards for Education Facilities (Higher Education) Vocational Training Center (ITI/Poly technique/ Vocational Training Institute, Management Institute, Teacher Training Institute, Research & Development Center) in an area 0.4 Ha. (4000 Sq. mtr.) is permitted whereas the institute under reference is having 1.175 Ha. (11,751.85 sq. mtr.). As per MPD-2021, the permissible area of plot is 4000 sq. mtr. has been marked on map and submitted by the institute (ANNEXURE -C) alongwith an affidavit giving ownership details.

This case was discussed in the 7th meeting of Zonal Committee held on 15.10.2012 regarding processing of applications of pre-existing institutions Zone K-1, K-II & L. As per the minutes of the meeting, following is recorded on Sl. No.5:

F.1(L-05PE/2010/Plg.	H L Beri Memorial Education Society	As per the approval of Chairman, DDA/LG Delhi, the case is to be processed for change of land use under Section 11A of DD Act.
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"In the above mentioned cases of Radha Swami Satsang, Beas & Osho Dhyan Mandir, no further action is required now from planning point of view. In case of H L Beri Memorial Education Society, the case is to be processed for change of land use and agenda to be put up in the Technical Committee. The Committee agreed for the same."

As per the decision, draft agenda for Technical Committee is placed for consideration.

The change of land needs to be processed under the provisions of Section-11A of DD Act. As per the procedure adopted all such proposals of change of land use are discussed in the Technical Committee before it is submitted to the Authority.

Therefore, this proposal is submitted for the considered of Technical Committee.

18/11/12
(S. P. Kumar)
A.D.(Mr)

-31- 27/1/12

related to the use activities – religious (including spiritual); c) the structures as existed on 01/01/2006 shall only be considered and d) the remaining area shall be kept as "green area" with no construction to be permitted in future

The regularization of all the above institutions shall be confined to those listed in Annexure-VII of this Plan or those cases recommended by DDA to the Government on or before 8th March, 2010, and shall be undertaken only after ensuring that the change of land use u/s 11A of DD Act, 1957 is notified in conformity with the provisions of MPD-2021 as and where required. This is further subject to the condition that such individual cases shall not be considered for regularization, if the site in question is located :

- a) On Public/Government land; or on land acquired by DDA.
- b) On encroachment land; or on illegally occupied land;
- c) In notified or reserved forest area;
- d) In area of right of way of infrastructure such as of existing/proposed railway lines/master plan roads, major trunk water supply and sewerage lines etc.;
- e) Or if it violates the provisions of the Ancient Monuments and Archeological Remains Act, 1958, amended from time to time.
- f) Or in cases where there is a Court Order restraining change of land use or for eviction/ vacation of premises.

2.2 After the scrutiny of the Zonal Committee and obtaining NOC from the Forest Department, Archeological Survey of India and relevant clearances from Governing Departments, the matter was processed further in individual files for the approval of Chairman/DDA and Hon'ble L.G.

S.No.	Name of the Institution	Remarks
1.	Radha Soami Satsang Beas, Zone K-I	NOC from the land use point of view issued vide letter No.F.1(K-1-200PE/2010/Plg. dt. 13.6.12 after the approval of Chairman, DDA/ Hon'ble L.G.
2.	Radha Soami Satsang Beas, Zone K-II	NOC from the land use point of view issued vide letter No.F.1(K-II-16)PE/2010/Plg. dt. 9.5.12 after the approval of Chairman, DDA/ Hon'ble L.G.
3.	Radha Soami Satsang Beas, Zone-L	NOC from the land use point of view issued vide letter No.F1(L-01)PE/2010/Plg. dt. 13.6.12 after the approval of Chairman, DDA/ Hon'ble L.G.
4.	H.L. Beri Memorial Educational Society (Regd.) F.1(L-05)PE/2010/Plg.	Since, the land under reference was falling in the green belt land use, it required change of land use for plot area of 4000 sq. mtr. as per the MPD-2021 norms under Section-11A of DD Act. As per the procedure laid down by the MOUD vide letter No.K-12011/23/2009-DDIB dt.

AD(MP)
14.11.12
(S.P. Kaur)

-33- 269/L

3.0 Proposal :

The Institute has submitted the application for regularization of the institute name as H.L. Beri Memorial Educational Society (Regd.), -58/11, PVC Market Road, Tikri Kalan, Delhi-41, NH-10, plot measuring 4000 sq. mtr. in Planning Zone-L is located on existing road near Tikri Kalan Village approachable from Rohtak Road. The Institute will surrender land required for road widening as & when required.

As per the approval Zonal Development Plan, the plot under reference is falling in "Green Belt" land use. The site is marked on Zonal Development Plan of Zone-L (part) (ANNEXURE -D).

As per the approval given by the MOUD procedure and procedure prescribed in para-2.8.7 of the Zonal Development Plan the Authority has resolved that incorporation & regularization of the above use/ activities in the "Public & semi Public land use of the Master Plan. The regularization of all the above institutions shall be confined to those listed in Annexure-VII of this plan or those cases recommended by the DDA to the Government on or before 8th March, 2010 and shall be undertaken only after ensuring that the change of land use u/s 11A of DD Act, 1957 is notified in conformity with the provisions of MPD-2021 as and where required.

Since, the Institute has fulfilled the requirements, the case is further placed before the Technical Committee for its consideration with the following plot boundaries:

- Total area – 4000 sq. mtr.
- Eastern boundary – Road abutting Tikri Kalan Village.
- North – Green Belt/ agricultural
- West – Green Belt/ agricultural
- South – Green Belt/ agricultural

- i) The layout plan submitted by the institute is placed as Annexure-C.
- ii) The location plan marked on the approved Zonal Development Plan is placed as Annexure-D)
- iii) Google images submitted by the institute as Annexure-E.

14.11.12
S.P. Kaur
AD(M.P.)

4.0 Recommendations :


The proposal submitted in para-3.0 above is placed before the Technical Committee for its consideration.

5.0 Follow-up-Action:

The approval of the Technical Committee shall be submitted to the Authority for consideration.


Director (Plg.) Dwk.


Dy. Director (Plg.) Dwk.


Asstt. Director(Plg.)DWK

DECISION

The proposal was presented by Director (Plg.) Dwarka. It was explained that there are 33 such case falls in Zone 'L' and only two qualify the remaining 31 cases does not qualify due to incomplete documents or other deficiencies. Technical Committee desired that the details of remaining 31 cases also be put up in next Technical Committee for batter apparition of issue in totality hence item was deferred.

DELHI DEVELOPMENT AUTHORITY	
MASTER PLAN SECTION	
VERIFIED	
This Proposal was Considered in	
the... 6 th ... Technical Committee	
Meeting held on... 9.0.11.12	
Vide Item No... 48/12	
14.11.12	
S.P. Kaur	
Dy. Director	
Master Plan	

267/6-35-

The applicant shall also submit a set of building plans for record of the local body/Authority along with a certificate of structural safety and fire safety.

vi. The applications thus received will be examined by zone-wise committees under respective Directors (Planning) of the Zone with the representatives of LM/LE Departments and Engineering and Finance Departments. The recommendations shall be put up for approval of Vice Chairman, DDA through Commissioner (Planning).

vii. The regularization of the Institutional activities shall not entitle the applicant for provision of the public/municipal services and roads, for which the society shall have to make its own arrangements.

A copy of the minutes of the meeting of the Committee (Annexure-"B") at page No. 38-41, were endorsed to Under Secretary, MOUD vide letter dated 17.1.2008 with reference to above mentioned letter.

3. Proposal:

The recommendation of the Committee as given in para 2 above and action arising out of recommendation given below are put up for consideration of the Authority.

To give adequate/equal opportunity to everyone for submission of their applications, the advertisement may be given in the newspapers inviting applications within 60 days (or as may be prescribed) from the bonafide pre-existing institutions rendering cultural, religious (including spiritual), health care and educational services. (Annexure-"C"). at page No. 42.

The applicants should submit the details of land ownership and area, built up area, site plan indicating the location of buildings and surrounding roads/features, proof of existence of institutions and buildings, the registration of the society, etc.

The applicant shall also submit a set of building plans for record of the local body/Authority along with a certificate of structural safety and fire safety.

The applications thus received will be examined by zone-wise committees under respective Director (Planning) of the Zone with the representatives of LM/LE Departments and Engineering & Finance Departments. The recommendations shall be put up for approval of/further processing by concerned Additional Commissioner (Planning).

Proposal given in para 3 above is submitted for consideration of the Authority.

RESOLUTION

Sri Mahabal Mishra suggested that 'cut-off' date for inviting applications should be fixed as 1.1.2001 instead of 1.1.2007 so that the documents cannot be manipulated by applicants. Lt. Governor observed that since the cut off date 1.1.2001 had been cited in Ordinances/Special Acts giving protection against sealing/demolition of existing structures, the same cut off date may be retained for purposes of "S".

By/for
14.11.12
(S.P. Kar)
AD(MF)

-34- 268/2

- 34 -

Letter No. 25/2008-
03.4.2008

Subject: Policy for Spot Zoning of pre-existing Cultural, Religious
(including Spiritual) Health Care and Educational Institutions.
File No. P. 20 (19)96-MP

1. Background:

In the Authority Meeting held on 06.09.2007 it has been resolved to introduce the concept of the "Spot Zoning" as recommended by Tejendra Khanna Committee on non-public lands which do not form part of the Notified ridge or the Gram Sabha land so as to protect genuine pre-existing institutions providing cultural, religious (including spiritual), health care and educational services to the community. It was clarified that such "spot zoning" will only permit existing activities and will not envisage alternative uses of the underlying land for commercial or residential purposes."

2. Ministry of Urban Development vide letter No. K.12016/1/2006-DDIB(PL) dated 1.10.07 constituted a Committee comprising of Commr. (Pig)/DDA, Chief Planner/UCPO and Chief Town Planner/MCD to go into the concept of Spot Zoning and various aspects of the issues and to arrive at guidelines Annexure-A. After detailed deliberations, the Committee recommended the following:-

(Page No.
36-37)

- i. The Institution activities, viz. rendering cultural, religious (including spiritual) health care and educational services, which were existing up to 1.1.2006 only, are to be considered for regularization.
- ii. The regularization shall be allowed in respect of the lands, which do not form part of the Notified Ridge/Regional Park/Developed Park/River Bed/Gram Sabha land or public land. Land affected by Heritage Zone; land required for Master Plan roads or other essential public facilities, etc. shall not be regularized.
- iii. The extent of buildable area shall be limited to the extent of MPD-2021 norms and the remaining/surplus area shall be reserved for Green/Open with a maximum 15 FAR, subject to payment of levies/charges/other conditions as may be stipulated. Buildings so permitted will have to directly serve the principal objectives of the Institution.
- iv. The regularization shall be subject to payment of all charges/levies, such as external development charges, etc.
- v. To give adequate/equal opportunity to everyone for submission of their applications, the advertisements may be given in the newspapers inviting applications within 30 days (or as may be prescribed) from the bonafide pre-existing institutions rendering cultural, religious (including spiritual), health care and educational services.

The applicants should submit the details of land ownership and area, built up area, site plan indicating the location of buildings and surrounding roads/features, proof of existence of institutions and buildings, the registration of the society, etc.

Shalini
14.11.12
(S.P. Kaur)
ADCMPI

265/6
-37-

DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

Applications along-with following details are invited from the bonafide institutions rendering Cultural, Religious (including Spiritual), Health Care and Educational services, which have been in existence prior to 01.01.2006.

- i. Certified/verified land ownership documents along-with site plan giving physical description of the land/property under reference. H.T.
01/05/08
- ii. Area of land under reference.
- iii. Plan and details of existing built-up area.
- iv. Site Plan indicating the location of buildings and surrounding roads/features.
- v. Proof of existence of institutions and buildings before 01.01.2006.
- vi. Registration documents of the Society.
- vii. Set of building plans for record of the Local Body/Authority along-with Certificates of structural safety and fire safety.
- viii. Google map in the scale of 1:1000 as on or preceding 1.1.2006.

Terms and Conditions:

- i. The regularization shall be considered in respect of lands which do not form part of the notified Ridge/Regional Park/Developed Park/River Bed/Gram Sabha land or public land. Lands affected by Heritage Zone land required for Master Plan roads or other essential public facilities etc. shall not be regularized.
- ii. The extent of buildable area shall be limited to the extent of MPD-2021 norms and the remaining/surplus area shall be reserved for Recreational Green/Open with a maximum 15 FAR, subject to payment of levies/charges/other conditions as may be stipulated. Buildings so permitted will have to directly serve the primary objective of the Institution.
- iii. The regularization shall be subject to payment of all charges/levies, such as, external development charges etc.
- iv. The regularization of the Institutional activities shall not entitle the applicant for provision of the public/municipal services and roads, for which the society shall have to make its own arrangements.

Applications may be sent within 60 days from the date of publication of this advertisement to the Jt. Director (Plg.) Master Plan, Delhi Development Authority, 6th Floor, Vikas Minar, I.E. Estate, New Delhi-110002

Date

F No. E20(19)96-MP

Jt. Director (Plg.) MP

Website: www.dda.org.in Helpline: 2895886

Walter
14/11/12

S.P. Kaur
AD(MP)

36-266/L

b) Shri Jile Singh Chauhan suggested strict checks should be exercised while approving cases under spot zoning.

Lt. Governor agreed that this work should be done after careful scrutiny.

II After detailed discussions, the Authority approved the proposals contained in the agenda item and directed that details of the approved/rejected cases should be put up in the monthly meetings of the Authority.

Halk
14/11/12
(S.P. Kaur)
AD(MP)

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सहायक निदेशक
देउरा नगर, वि. वि. प्रा.

3/7/08



38-264/L



H.L. Beri Memorial Educational Society (Regd.)

58/11 PVC MARKET ROAD TIKRI KALAN DELHI-110041(NH-10)
www.berinstitute.com www.bittr.in info@berinstitute.com

28351176
28351179
28351175

Dated

20/1/2012

Asstt. Director (Plg) Dwarka

DDA,

Dwarka Mangla Puri,

Palam,

New Delhi.

Sub: Regularization of existing Health Care, Educational Cultural & Religious (including spiritual) institute existing prior to 01/01/2006 on self owned land not including Gram Sabha or Ridge Land.

Dear Sir,

This is with reference to your letter dated 16/07/12 regarding the above mentioned subject, enclosed herewith please find the following reply superseding all above mentioned corresponding replies:

- 1) Latest Affidavit duly modified mentioning the details of the plot (KHASARA Nos., etc.) after making all corrections.
- 2) 4,000 square meters area, which is to be processed as per MPD-2021 norms is now indicated at old location along with area Details. The existing structure is also built on this piece of land has been now shown in the Layout Plan. The width of the existing roads is also mentioned and set of drawings is being enclosed.

Since all the formalities have been completed, it is requested that the case be processed at the earliest.

Thanking You,

Regards,

H.L. BERI MEMORIAL EDUCATIONAL SOCIETY (Regd)

Chairman

14.11.12
S.P. Kaur
ADCMP

$$\frac{16.1}{11.12} = 1.45$$


EXISTING BUILDING

DATE	TIME	WIND	WAVE	SEA	SWELL	WAVE PERIOD	WAVE DIRECTION	WAVE HEIGHT	WAVE LENGTH	WAVE PERIOD	WAVE DIRECTION	WAVE HEIGHT	WAVE LENGTH
10/10/2010	10:00	10	1.5	1.5	1.5	10	10	1.5	1.5	10	10	1.5	1.5
10/10/2010	11:00	10	1.5	1.5	1.5	10	10	1.5	1.5	10	10	1.5	1.5
10/10/2010	12:00	10	1.5	1.5	1.5	10	10	1.5	1.5	10	10	1.5	1.5
10/10/2010	13:00	10	1.5	1.5	1.5	10	10	1.5	1.5	10	10	1.5	1.5
10/10/2010	14:00	10	1.5	1.5	1.5	10	10	1.5	1.5	10	10	1.5	1.5
10/10/2010	15:00	10	1.5	1.5	1.5	10	10	1.5	1.5	10	10	1.5	1.5
10/10/2010	16:00	10	1.5	1.5	1.5	10	10	1.5	1.5	10	10	1.5	1.5
10/10/2010	17:00	10	1.5	1.5	1.5	10	10	1.5	1.5	10	10	1.5	1.5
10/10/2010	18:00	10	1.5	1.5	1.5	10	10	1.5	1.5	10	10	1.5	1.5
10/10/2010	19:00	10	1.5	1.5	1.5	10	10	1.5	1.5	10	10	1.5	1.5
10/10/2010	20:00	10	1.5	1.5	1.5	10	10	1.5	1.5	10	10	1.5	1.5
10/10/2010	21:00	10	1.5	1.5	1.5	10	10	1.5	1.5	10	10	1.5	1.5
10/10/2010	22:00	10	1.5	1.5	1.5	10	10	1.5	1.5	10	10	1.5	1.5
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10/10/2010	11:00	10	1.5	1.5	1.5	10	10	1.5	1.5	10	10	1.5	1.5
10/10/2010	12:00	10	1.5	1.5	1.5	10	10	1.5	1.5	10	10	1.5	1.5
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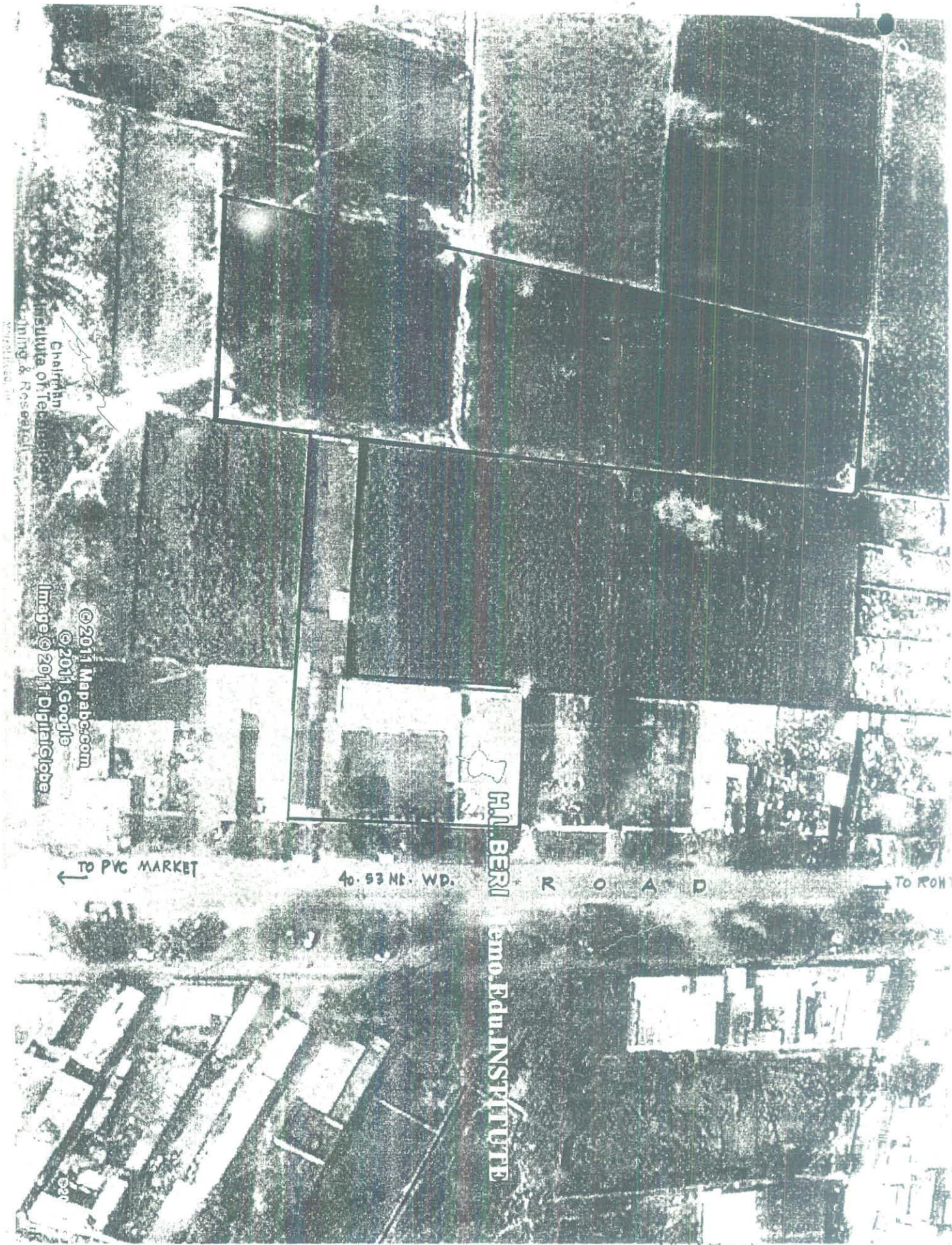
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SURVEY PLAN OF BERI INSTITUTE OF TECHNOLOGY & RESEARCH CENTRE AT TIRUPATI-30

26/1/44

(OWNER SIGN)



Chairman

Institute of Technology

Building & Research

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H.I. BERI

emo. Edu. INSTITUTE

TO PVC MARKET

40.53 Mt. WD.

R O A D

TO ROH

ARCHITECT

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S.P. Kaur
AD(MP)

PART PLAN OF
ZDP ZONE - L

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14.11.12
S. P. Kaur
A. D. Kaur

TO BAHADURGARH

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MUNGASHPUR DRAIN

74. S.P. Kaur
AD (MP)

42-260/L



H. P. Kaur
14.11.12
(S.P. Kaur)
AD (MP)

Item No.38/12

Revised Land Use plan of Indian Agricultural Research Institute at Pusa, New Delhi.

F.3(7)/2008/ MP/

Sr. Architect, CPWD explained the proposal of land utilization plan of **Indian Agricultural Research Institute, New Delhi**. Taking note of the fact that the present proposal in terms of break-up of land pockets i.e. for Farming & for Buildings activities within the campus are as per the overall percentage of defined use premises / functions of the earlier approved Authority Regulation No. 158 dated 29.12.1976. Technical Committee approved the revised land utilization plan contained in the Agenda.

Action: Director (Plg.) Zone 'A & B'

Sr. Arch. CPWD

Item No.39/12

Draft Re-development Plan/ scheme for special area – as notified in MPD-2021

F.3 (2)/2006/MP/Pt. I

The proposal as submitted by Chief Town Planner, North Delhi Municipal Corporation was introduced by Dir. (Plg) AP-II. Prof. J. H. Ansari and his associate representing M/s Rudrabhishek Enterprises Pvt. Ltd. Consultants made the Presentation. The re-development scheme of Special Area was discussed and after detailed deliberations the Technical Committee opined that the implementation of redevelopment scheme involves consideration of complex issues of the Walled City like fractured ownership, sub divided plots, extensive commercialization congestion, deficient infrastructure (Physical & Social), mixed use, ancient buildings of Historic value etc.

Technical Committee desired that North Delhi, Municipal Corporation may first get the consultant report examined in detail in house with inputs from key agencies i.e. D.J.B, DUAC, Traffic Police, N.M.A., Fire, Electric Supply Agency, Waste disposal Deptt., Telephone, Disaster Management Authority and other such concerned departments as well as from the point of view of MPD-2021 provisions / notified Zonal development Plan for Zones –'A', 'B' & 'C (Part)'.

The scheme may also be discussed with concerned stake holders and the residents. Thereafter with the well considered observations of MCD, stakeholders concerned service providing agencies & the community, the proposal may be brought before the Technical Committee as a separate Agenda Item for the meeting.

Action: C.T.P. North Delhi Municipal Corporation

Director (Plg) Zone 'A' & 'B' DDA

Item No.40/12

Issue of NOC for Khasra No.82 & 83 (6 bighas) for further expansion of S.T.P. at Jaitpur Village by Delhi Jal Board

F.3(9)/2008/ MP/

The proposal was explained by Director (Plg.) Zone 'E & O'. Technical Committee enquired from Delhi Jal Board the status of the land and the statutory clearances obtained earlier on land recommended by the DDA. It was decided that DJB after getting all the upto date information, action taken and with proper justification of the revised proposal, put up the request again for consideration in the next Technical Committee meeting.

Action: Director (Plg.) Zone 'E & O'

Delhi Jal Board



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

F.1(11)/2012/ MP/ 231

Dated 26.10.2012

Sub:- Minutes of the 5th Technical Committee Meeting held on 11.10.2012

Item No.34/12.

Confirmation of Minutes of the 4th Technical Committee meeting held on 31.7.2012.

F.1(10)/2012/ MP/

The minutes were circulated vide letter No. F.1(10)/2012/MP/204 dated 16.08.2012 to all the members and no comments/observations have been received. Hence the same were confirmed.

Item No.35/12

Proposed Utilization of MOR Pocket Nos. 5,6 & 7 Aliganj Near Jor Bagh, New Delhi.

F.3(42)/2012/ MP/

The proposal was presented by Director (Plg.) GIS & Zone 'D'. The utilization of Pkt.5,6 & 7 of Ministry of Rehabilitation (MoR) as mentioned in the Agenda item was approved from Planning point of view. The approval of the proposal is subject to the formal confirmation of the status of land by the L&DO within 7 days.

Action: Director (Plg.) Zone 'D'
Land & Dev. officer L&DO

Item No.36/12

Change of Land Use of FC-58 from "Residential" to "Public & Semi- Public facilities" for Land measuring 11.498 Ha. at Sultan puri in Zone- 'M'
F.3(28)/2001/ MP/

The proposal was explained by Director (Plg.) Rohini. It was informed that the land use of the land falling under facility centre (FC) 58 is 'Residential' as per MPD-2021 whereas it was shown as 'Public and Semi-Public' in MPD-2001 land use plan. A scheme was earlier approved by 213th screening committee of DDA on 22.01.2001. Director UTIPEC informed that this land is under consideration for TOD project. The Technical Committee recommended the proposal of change of land use from 'Residential' to 'Public & Semi-Public' facilities (based on already approved layout plan) for further processing under Section 11-A of DD Act.

Action: Director (Plg.) Rohini

Item No.37/12

Proposed Change of Land Use of an area measuring 2,27,978.52 sqm in Planning Zone - 'O' from 'Recreational' to 'Transportation (Depot)'
F.21(2)/2012/ MP/

The proposal was presented by the Director (Plg.) Zone 'E & O'. MPD-2021 does not provide for any construction in river bed ('O'-Zone). In view of the request of DMRC, Technical Committee decided that in the first instance the approval of Yamuna Standing Committee and Central Water Commission may be sought for the proposal and thereafter the proposal be put up before the Technical Committee for its consideration.

(Action: DMRC)
Director (Plg.) Zone 'E & O'

Item No.44/12

Proposed TOD Pilot Project at Karkardooma Metro Station.

F.11 (1)/2010/UTTIPEC/

The Technical Committee appreciated the TOD concept and the presentation made by Sr. Consultant, UTTIPEC. During the discussion the following views emerged:

- (i) The proposed Layout plan has to be in conformity with the MPD-2021 / Notified Zonal development Plan for Zone- 'E'.
- (ii) A new chapter on Transit oriented development in MPD-2021 is being prepared by UTTIPEC as part of review of MPD-2021 and Guidelines for TOD are yet to be notified.
- (iii) The Guidelines for re-development of influence Zone along MRTS and major transport corridors, underutilized / Low density areas etc. are also yet to be notified.
- (iv) All the key agencies i.e. MCD,DJB, DUAC, Traffic Police, Disaster Management Authority and such other concerned departments / stakeholders need to be sensitized and consulted on the TOD proposals.

It was finally decided that though the Layout plan prepared is innovative, agreed in principle, the allotment of land to DMRC could only be processed as per prevailing land disposal policy and rest of the issues including Change of Land Use of the area be put up again with approved TOD Policy and related modification in MPD-2021.

Action: Director (Plg.) UTTIPEC
Director (Plg) Zone- 'E' & 'O'

Meeting ended with vote of thanks to the Chair.


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

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 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. Commr. 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)

Item No.41/12

Modification in the Route alignment proposal for construction of 220kv DC of High Tension line to 220KV S/Stn. at Sector-29 Rohini from existing 400.220 KV S/Stn. at Bawana.

F.PPR/4001/Service/Ph-iv-v / ESS/ 2007/

The proposal regarding modification in route alignment from underground to overhead of Delhi Transco was presented by Director (Plg.) Rohini. Dy. General Manager, Delhi Transco Limited (DTL) explained that the implementation of the project in a time bound manner was getting affected due to difficulty in procurement of the underground cables. In the interest of timely execution of this project the request of Delhi Transco Limited (DTL) was agreed to by the Technical Committee subject to following the electricity norms, However it was again insisted that instead overhead underground cables be generally implemented to save precious land.

Action: Director (Plg.) Rohini
DGM, Delhi Transco Limited

LAI D ON TABLE ITEMS:

Item No.42/12

Proposed Layout plan for 10.97 acres approx. of Vacant land under possession of DDA at Revenue Estate of Village Neb Sarai & Change of land use of land measuring 1 Hac., earmarked for Police Station therein, from "Residential Use" to 'Public & Semi- Public (PS-1)".
F.3(50)/2012/ MP/

The proposal of utilization of DDA vacant land was presented by Director (Plg) Zone- 'J'. After detailed deliberations, the Technical Committee approved the Layout plan for further processing under clause 8 sub-clause (2) of chapter 17, MPD-2021 with the conditions that the area of Police station be kept as 4000 sqmt. as approved in Advisory Group for review of MPD-2021 on 30.08.2012 and the remaining area be utilized for EWS Housing and other facilities, as per MPD-2021 norms.

Action: Director (Plg.) Zone- 'J'

Item No.43/12

Clarification w.r.t Ground Coverage, Number of dwelling Unit, Setbacks. Applicability of NDRAC's recommendations / MPD-2021 in R/o 2, Hailey Road, (Plot No.20, block No. 148), New Delhi for construction of Multi-storey Group Housing.

F.16 (4)98/MP/

The background of the case was explained by Director (Plg.)GIS & Zone 'D'. Architect, NDMC present in the meeting requested for some more time and thus the Item was deferred.

Action: Director (Plg.) Zone 'D'
Chief Architect (NDMC)

29. **SPECIAL INVITEES:**

J.H. Anshari Consultant (REPL)
Naresh Patel Consultant (REPL)
Shikha Goal Consultant (REPL)
G.S. Mehta DM DTL-II TL
B.D. Shastri DGM (D-Project) II-A DTL
Arun Kumar AM (II) DTL
Nishant Singh GM (II) DTL
Sukhpal Singh EE (C) Dr. VI
Dean & Joint Dir (Edu), IARI, Pusa
Member Secretary, HCC
G.K. Sharma AE (C) DJB

List of participants of 5th meeting for the year 2012 of Technical Committee on
11.10.2012

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Sanjay Kumar Srivastava, Vice Chairman, DDA
2. Ashok Khurana, EM DDA
3. Ashok Kumar, Commr. (Plg.)-I
4. Dr. S.P. Bansal, Commr. (Plg.)-II
5. P.M. Parate, Addl. Commr. (Plg) AP
6. Vinod Dhar, Chief Architect
7. P.K. Vats, C.E. (Elect.)
8. S.P. Pathak, Addl. Commr (Plg.) MPR.
9. Savita Bhandari, Addl. Commr (LS)
10. T.K. Mandal, Dir (Plg) E & O
11. Parthodhar, Dir (AP-II)
12. Ashok Kumar Nanda, SE/(Elect.)
13. I.P. Parate, Dir. (Plg.)MPR& TC
14. S.B. Khodankar, Dir. (Plg.) MP & DC
15. Vinod Sakle, Dir (Rohini)
16. Chandu Bhutia, Dir (Plg), UC&J
17. S.Dass, Director Zone 'D'
18. Ashok Bhattacharya, Dir. UTTIPEC
19. Romy Roy, Consultant (UTTIPEC)
20. Manju Paul, Dy. Dir, VC Office

21. T.C.P.O.

Anjani Pancholy AP

22. Municipal Corporation of Delhi:

Samsher Singh Chief Town Planner (SDMC)
R.S. Nagar, Architect (SDMC)
P. Dinesh Sr. TP (North) MCD
Manoj Kumar, Assitt. Architect (SDMC)
Harjinder Singh ATP, SDMC

23. L&D.O.:

K.C. Meena, Dy. L & DO
R. C. Rang Roy, Engineer Officer

24. CPWD.:

Vipin, EXEN
Rahul Narin Dy. Architect

25. PWD:

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

26. NDMC:

Rajiv Gupta, Architect.

27. DMRC:

Umesh Mishra, C.E. (PD)

28. TRAFFIC POLICE:

Raj Kumar, ACP
Ravinder Soni. Inspector

- 8- 78/L

between the proposed 30 mtr. wide road from village Kair and Village Maitro and the NCTD boundary in the North (near Jhajjar, Haryana).

The College is having total 10.132 acre or 41,000.71 sqm land in possession as per total station survey submitted by the College Authorities. Following are the boundaries of proposed 10.132 acre for Bhagini Nivedita College:

- North - NCTD Boundary near Jhajjar (Haryana)
- South - Proposed 30 mtr. wide road between village Kair and village Maitro.
- East - Agriculture/Green Belt (abutting forest area).
- South - Agriculture/Green Belt

3.0 Proposal:

Taking into consideration the requirement of educational facilities in this vast rural belt and since the college is recognized and 100% funded by Delhi Govt. It is already functioning in a temporary structure of land owned by GNCTD. The boundary description for proposed Change of Land use for 10.132 acres of land from Agriculture/Green Belt land use as per ZDP of Zone-I to Public/Semi-Public use (college) is as follows:

- North - NCTD Boundary near Jhajjar (Haryana)
- South - Proposed 30 mtr. wide road between village Kair and village Maitro.
- East - Agriculture/Green Belt (abutting forest area).
- South - Agriculture/Green Belt

Development Control Norms of college premises as per MPD-2021 shall be applicable.

4.0 Recommendations:

The proposal as given in para 3.0 above is put-up for consideration of the Technical Committee.

5.0 Follow up action:-

Recommendations of Technical Committee will be placed for consideration of Authority to process the case for Change of Land use under Section 11-A of DD Act.

Shalini
26.11.12
(S. Plann)
AD(CMP)

Neel
Asstt. Director(Plg).Dwk

[Signature]
Dy. Director(Plg).Dwk

[Signature]
Director(Plg).Dwk

DECISION

The proposal was presented by Director (Plg.) Dwarka. As informed by Director (Plg.) Dwarka, the land under reference is a Gaon Sabha land. The Technical Committee recommended the proposal of change of land use on 10.132 acres of land from agriculture/green belt to public and semi-public use for further processing under section 11(A) of DD Act, subject to following:

- The college will surrender the Land for road widening whenever the Master Plan road is implemented, till such time the land will maintain free of any construction by the College Authorities.
- The College under GNCTD will make both arrangement for physical infrastructure and land for related activities like ESS Pumping Station etc. They will obtain necessary clearances from various agencies.

6th
20.11.12
46/12
6.12.12
Shalini
Asstt. Director
Dy. Director
Asstt. Director

= 7 = 79/L

ITEM No. 46/12

Minutes of the Technical Committee
Meeting Held On 20.11.2012

DELHI DEVELOPMENT AUTHORITY

Sub.: Change of Landuse of 10.132 acres of Land under the possession of Bhagini Nivedita College, University of Delhi, village Kair, Najafgarh Govt college under GNCTD from Agriculture/Green Belt to Public/Semi-Public in Zone-L.

F.20(10)/2012-MP

1.0 Background:

This is a request from Directorate of Higher Education, Govt. of NCT of Delhi regarding Change of Landuse from Agriculture/Green Belt to Public/Semi-Public in Zone-L for construction of Bhagini Nivedita College, University of Delhi, Village Kair (Near Najafgarh road), New Delhi-110043. In a letter dated 07/09/2012, Administrative Officer (Hr.Education) stated that land has been allotted to Bhagini Nivedita College, a 100% Delhi Government funded College affiliated to University of Delhi (Annexure -I). It has also been informed earlier that the college is running in a semi permanent structure building covered with asbestos sheets, porta cabins, etc. since 1993. In this matter it has been informed that the Govt. has decided to construct a new building for Bhagini Nivedita College on the land allotted to the college at Village Kair, near Najafgarh, New Delhi, for construction of College building, the "Land Use" is to be changed as it falls under Agriculture/Green Belt as per approved ZDP of Zone-L. Total 10.132 acres of land is under possession of college where a permanent college building is proposed. The Principal of college had submitted the land ownership documents and total station survey etc. with request for change of land use (Annexure II & Annexure III). This matter is being pursued at higher level and discussed in the meeting taken by Hon'ble Minister of Health and Family Welfare, Hr. Education etc GNCTD. Recently, a letter dated 9/10/2012 has been received from Hon'ble Minister addressed to VC, DDA (Annexure IV).

2.0 Examination:

The proposed site has been earmarked on the approved ZDP of Zone-L placed at Annexure-V. The site is falling on proposed 30 mtr. wide road between Village Kair and Village Maitro, this is existing rural road having existing Right of Way of about 7.16 mtr. Therefore, as and when the proposed road is implemented, the college will have to surrender the required land for road widening from the front setback (rough sketch placed as Annexure-VI). The site is

S.P. Kaur
16.11.12
AD(MP)

GOVT. OF NCT OF DELHI
DIRECTORATE OF HIGHER EDUCATION
B-BLOCK, 5-SHAM NATH MARG, DELHI-110054
(Tel.23930516, Fax-23930517)

GO. DHE-21(6)/I and Alho/2003-04

The Secretary (Education),
Directorate of Education,
Govt. of NCT of Delhi,
Old Sectt., Delhi.

Date: 24.04.08

RECEIVED

Recd. No.

Subj: Transfer of land measuring 6.5 acres at Village Kair, near Najafgarh from which Bhagini Nivedita College presently is functioning.

Sd/-

I am directed to convey the approval of the Hon'ble Lt. Governor, Govt. of NCT of Delhi to the transfer of 6.5 acres land at Village Kair from Directorate of Education to Directorate of Higher Education for Bhagini Nivedita College. (Copy of the note sheet conveying the order of the Hon'ble Lt. Governor is attached for your record).

You are, therefore, requested to formally handover the possession of this land and the buildings thereon to this Directorate at the earliest. The date and time for handing over the land and the building may kindly be communicated, so that necessary formalities could be completed at the earliest.

Yours faithfully,

Encl. As Above

(A.K.SINGH)
DY.DIRECTOR (Hr.Edn)

Dated: 24.04.08

GO. DHE-21(6)/I and Alho/2003-04

Copy for information to:-

1. The Secretary (Higher Education), Govt. of NCT of Delhi, 7th Level, C-Wing, Delhi Sectt., J.P. Estate, New Delhi.
2. The Pr. Secretary to C.M., Govt. of NCT of Delhi, Delhi Sectt., J.P. Estate, New Delhi.
3. The Pr. Secretary to Hon'ble Lt. Governor, Raj Niwas, Delhi-54.
4. The Principal, Bhagini Nivedita College, Village Kair, (near Najafgarh), New Delhi

(A.K.SINGH)
DY.DIRECTOR (Hr.Edn)

Walter
(S.P. Kans)
AD(MP)

77/C
-9- MOST URGENT/TOP PRIORITY

Annexure - I

GOVT. OF NCT OF DELHI
DIRECTORATE OF HIGHER EDUCATION
B-WING, 2ND FLOOR, 5 SHAM NATH MARG, DELHI-54.

F.No.DHE - 3(77)/2003-04/CONST./Part File-1/2809-2814 Dated: 07/09/2012

To

The Asstt. Director (Plg.),
Delhi Development Authority,
Dwarka Project Office, Manglapuri,
New Delhi.

Sub:- C/o Bhagini Nivedita College, University of Delhi, Kair(Near Najafgarh), New Delhi-43 - Land use change reg.

Ref:- Your letter No. F. 13(45)12/Plg./L Zone/ Gen ref./ 609, dated 09.08.2012.

Sir,

I am directed to refer to your above letter dated 9/8/2012 in regard to Change of use of land allotted to Bhagini Nivedita College, a 100% Delhi Government funded College affiliated to University of Delhi.

In this matter, it may be informed that the government has decided to construct a new building for Bhagini Nivedita College on the land allotted to the College at village Kair, near Najafgarh, New Delhi. For construction of building the college, however, the land use is to be changed as it reportedly falls under Agriculture/ Green Belt.

The Principal of the College has already submitted all the required documents, superimposed map etc. in your office. However, it has been required by your office that the request for change of use of land should be initiated by the Deptt. Of Higher Education, GNCT Delhi. Copies of the correspondence made by the Principal, Bhagini Nivedita College are enclosed herewith.

In view of the above, in order to start further action in the matter, it is requested that approval may be granted for land use change of the said land, at the earliest, please.

Encls.: As above.(Copies)

- i. Letter no.dated 27/8/2012, 09.08.2012, 23/1/2012.
- ii. Letter no. dated 24.04.08.(ANNEXURE -I to ANNEXURE-VI).
- iii. Letter no. date 17/4/2012, 24/4/2012, 20/4/2012, 14/5/2012, 15/6/2012 & 9/7/2012.

Yours faithfully,

(Atul Marwaha)

Admn. Officer (Hr. Edn.)

Dated: 07/09/2012

F.No.DHE - 3(77)/2003-04/CONST./ 2809-2814

Copy forwarded for information and immediate necessary action :-

1. The Project Manager, Office of the Project Manager Bldg., Project circle B-23, PWD, Dr. BSA Hospital complex, Sector-6, Rohini, Delhi-85.
2. The Chief Engineer, Bldg. Project Zone B-2, 2nd floor, MSO Bldg. I.P Estate, New Delhi.
3. Executive Engineer, PWD, PBD B-131, Govt. of Delhi, Sec.-3, Dwarka, New Delhi.
4. The Principal, Bhagini Nivedita college, Kair(Near Najafgarh), New Delhi-110043.

For kind information : P.S to Pr. Secretary(Hr. Edn.), Department of Training and Technical Education, Maya Muni Ram Marg, Pitampura, Delhi.

(Atul Marwaha)

Admn. Officer (Hr. Edn.)

Salter
16-11-12
(S.P. Kaur)
AD(MP)

White and Smith

- 12 -

II (b)

मौलाना पर लालाई मासाला किल्ला का लाला का गुमाना ही अमलीन श्रुत

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मंजरी EX चार मंजरी गणपती गणपती

... ..

GOVT. OF NCT OF DELHI
DIRECTORATE OF HIGHER EDUCATION
B-BLOCK, 5-SHAM NATH MARG, DELHI-110054
(Tel.23930516, Fax-23930517)

11-75/L
Dated: 24.04.08

II @

For: Head and Alot/2003-04

The Director (Panchayat)
Govt. of NCT of Delhi,
Old Civil Supply Building,
Tis Hazari,
Delhi

RECEIVED

299

Subject: Allotment of 3.5 Acres of land to Bhagini Nivedita College at Village Kair.

I am directed to convey the approval of the Hon'ble Lt. Governor, Govt. of NCT of Delhi for allotment of 3.5 acre of Gram Sabha Land near Bhagini Nivedita College to Directorate of Higher Education as per the map enclosed. You are requested to take necessary action for handing over the said land to this Directorate.

The amount required to be deposited for handing over this land may also be communicated so that action is taken to deposit the money in your office. A copy of the letter received from B.D.O., Najafgarh dated 30.3.07 is enclosed for ready reference.

Yours faithfully,

Encl. As Above.

(A.K.SINGH)
DY.DIRECTOR (Hr.Edn)

28
Dated: 24.04.08

Sl. DHE-21(6)/Land Alot/2003-04 / 299-5-12

Copy for information to:-

1. The Secretary (Higher Education), Govt. of NCT of Delhi, 7th Level, C Wing, Delhi Sectt., I.P. Estate, New Delhi.
2. The Pr. Secretary to C.M., Govt. of NCT of Delhi, Delhi Sectt., I.P. Estate, New Delhi.
3. The Pr. Secretary to Hon'ble Lt. Governor, Raj Niwas, Delhi-54.
4. The Principal, Bhagini Nivedita College, Village Kair, (near Najafgarh), New Delhi.

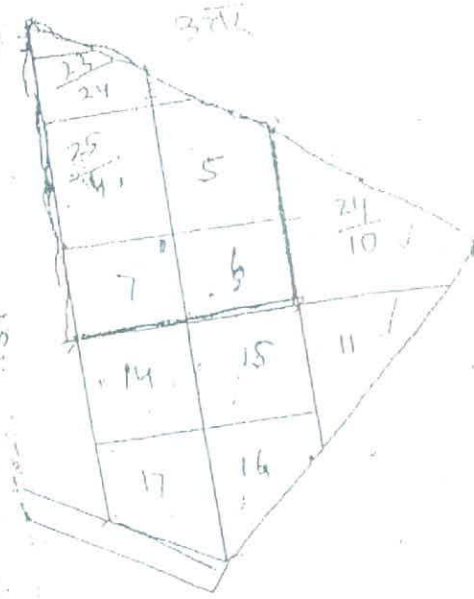
(A.K.SINGH)
DY.DIRECTOR (Hr.Edn)

Spaker
To: 11/12
(S.P. Kair)
A.P.G.M.F.

कमलाकर किराणा
 127 साल 1953-54 के मागे बहिनका 110 गज

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II (a)



श्रीमान जी
 नवम तुलविक कर्मका के दुकात की
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 चतु ग्राह वाली को दी गई
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16.11.12
 (Sptanr)
 ADCMP

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II (C)

The following is a list of the names of the persons who have been appointed to the various offices of the Board of Education for the year 1900-1901. The names are arranged in alphabetical order of the offices.

Office	Name
President	John D. Smith
Vice-President	James E. Jones
Secretary	William H. Brown
Treasurer	Charles F. White
Members	1. Robert L. Green 2. Thomas A. Black 3. Henry C. Gray 4. George W. Hall 5. Edward D. King 6. Frank J. Lee 7. John R. Miller 8. Joseph S. Moore 9. Lewis T. Taylor 10. Martin U. Walker 11. Nathan V. Young 12. Oliver Z. Adams 13. Philip B. Baker 14. Richard C. Clark 15. Samuel D. Evans 16. Theodore F. Fisher 17. Walter G. Gibson 18. Xavier H. Harris 19. Yvonne I. Ingram 20. Zachary J. Jackson 21. Adam K. Keller 22. Benjamin L. Lewis 23. Charles M. Martin 24. Daniel N. Nelson 25. Edward O. Olson 26. Frank P. Peterson 27. George Q. Quinn 28. Henry R. Reed 29. Isaac S. Shaw 30. Jacob T. Stone 31. John U. Thomas 32. Joseph V. Turner 33. Lewis W. Walters 34. Martin X. Williams 35. Nathan Y. Young 36. Oliver Z. Adams 37. Philip B. Baker 38. Richard C. Clark 39. Samuel D. Evans 40. Theodore F. Fisher 41. Walter G. Gibson 42. Xavier H. Harris 43. Yvonne I. Ingram 44. Zachary J. Jackson 45. Adam K. Keller 46. Benjamin L. Lewis 47. Charles M. Martin 48. Daniel N. Nelson 49. Edward O. Olson 50. Frank P. Peterson 51. George Q. Quinn 52. Henry R. Reed 53. Isaac S. Shaw 54. Jacob T. Stone 55. John U. Thomas 56. Joseph V. Turner 57. Lewis W. Walters 58. Martin X. Williams 59. Nathan Y. Young 60. Oliver Z. Adams 61. Philip B. Baker 62. Richard C. Clark 63. Samuel D. Evans 64. Theodore F. Fisher 65. Walter G. Gibson 66. Xavier H. Harris 67. Yvonne I. Ingram 68. Zachary J. Jackson 69. Adam K. Keller 70. Benjamin L. Lewis 71. Charles M. Martin 72. Daniel N. Nelson 73. Edward O. Olson 74. Frank P. Peterson 75. George Q. Quinn 76. Henry R. Reed 77. Isaac S. Shaw 78. Jacob T. Stone 79. John U. Thomas 80. Joseph V. Turner 81. Lewis W. Walters 82. Martin X. Williams 83. Nathan Y. Young 84. Oliver Z. Adams 85. Philip B. Baker 86. Richard C. Clark 87. Samuel D. Evans 88. Theodore F. Fisher 89. Walter G. Gibson 90. Xavier H. Harris 91. Yvonne I. Ingram 92. Zachary J. Jackson 93. Adam K. Keller 94. Benjamin L. Lewis 95. Charles M. Martin 96. Daniel N. Nelson 97. Edward O. Olson 98. Frank P. Peterson 99. George Q. Quinn 100. Henry R. Reed 101. Isaac S. Shaw 102. Jacob T. Stone 103. John U. Thomas 104. Joseph V. Turner 105. Lewis W. Walters 106. Martin X. Williams 107. Nathan Y. Young 108. Oliver Z. Adams 109. Philip B. Baker 110. Richard C. Clark 111. Samuel D. Evans 112. Theodore F. Fisher 113. Walter G. Gibson 114. Xavier H. Harris 115. Yvonne I. Ingram 116. Zachary J. Jackson 117. Adam K. Keller 118. Benjamin L. Lewis 119. Charles M. Martin 120. Daniel N. Nelson 121. Edward O. Olson 122. Frank P. Peterson 123. George Q. Quinn 124. Henry R. Reed 125. Isaac S. Shaw 126. Jacob T. Stone 127. John U. Thomas 128. Joseph V. Turner 129. Lewis W. Walters 130. Martin X. Williams 131. Nathan Y. Young 132. Oliver Z. Adams 133. Philip B. Baker 134. Richard C. Clark 135. Samuel D. Evans 136. Theodore F. Fisher 137. Walter G. Gibson 138. Xavier H. Harris 139. Yvonne I. Ingram 140. Zachary J. Jackson 141. Adam K. Keller 142. Benjamin L. Lewis 143. Charles M. Martin 144. Daniel N. Nelson 145. Edward O. Olson 146. Frank P. Peterson 147. George Q. Quinn 148. Henry R. Reed 149. Isaac S. Shaw 150. Jacob T. Stone 151. John U. Thomas 152. Joseph V. Turner 153. Lewis W. Walters 154. Martin X. Williams 155. Nathan Y. Young 156. Oliver Z. Adams 157. Philip B. Baker 158. Richard C. Clark 159. Samuel D. Evans 160. Theodore F. Fisher 161. Walter G. Gibson 162. Xavier H. Harris 163. Yvonne I. Ingram 164. Zachary J. Jackson 165. Adam K. Keller 166. Benjamin L. Lewis 167. Charles M. Martin 168. Daniel N. Nelson 169. Edward O. Olson 170. Frank P. Peterson 171. George Q. Quinn 172. Henry R. Reed 173. Isaac S. Shaw 174. Jacob T. Stone 175. John U. Thomas 176. Joseph V. Turner 177. Lewis W. Walters 178. Martin X. Williams 179. Nathan Y. Young 180. Oliver Z. Adams 181. Philip B. Baker 182. Richard C. Clark 183. Samuel D. Evans 184. Theodore F. Fisher 185. Walter G. Gibson 186. Xavier H. Harris 187. Yvonne I. Ingram 188. Zachary J. Jackson 189. Adam K. Keller 190. Benjamin L. Lewis 191. Charles M. Martin 192. Daniel N. Nelson 193. Edward O. Olson 194. Frank P. Peterson 195. George Q. Quinn 196. Henry R. Reed 197. Isaac S. Shaw 198. Jacob T. Stone 199. John U. Thomas 200. Joseph V. Turner 201. Lewis W. Walters 202. Martin X. Williams 203. Nathan Y. Young 204. Oliver Z. Adams 205. Philip B. Baker 206. Richard C. Clark 207. Samuel D. Evans 208. Theodore F. Fisher 209. Walter G. Gibson 210. Xavier H. Harris 211. Yvonne I. Ingram 212. Zachary J. Jackson 213. Adam K. Keller 214. Benjamin L. Lewis 215. Charles M. Martin 216. Daniel N. Nelson 217. Edward O. Olson 218. Frank P. Peterson 219. George Q. Quinn 220. Henry R. Reed 221. Isaac S. Shaw 222. Jacob T. Stone 223. John U. Thomas 224. Joseph V. Turner 225. Lewis W. Walters 226. Martin X. Williams 227. Nathan Y. Young 228. Oliver Z. Adams 229. Philip B. Baker 230. Richard C. Clark 231. Samuel D. Evans 232. Theodore F. Fisher 233. Walter G. Gibson 234. Xavier H. Harris 235. Yvonne I. Ingram 236. Zachary J. Jackson 237. Adam K. Keller 238. Benjamin L. Lewis 239. Charles M. Martin 240. Daniel N. Nelson 241. Edward O. Olson 242. Frank P. Peterson 243. George Q. Quinn 244. Henry R. Reed 245. Isaac S. Shaw 246. Jacob T. Stone 247. John U. Thomas 248. Joseph V. Turner 249. Lewis W. Walters 250. Martin X. Williams 251. Nathan Y. Young 252. Oliver Z. Adams 253. Philip B. Baker 254. Richard C. Clark 255. Samuel D. Evans 256. Theodore F. Fisher 257. Walter G. Gibson 258. Xavier H. Harris 259. Yvonne I. Ingram 260. Zachary J. Jackson 261. Adam K. Keller 262. Benjamin L. Lewis 263. Charles M. Martin 264. Daniel N. Nelson 265. Edward O. Olson 266. Frank P. Peterson 267. George Q. Quinn 268. Henry R. Reed 269. Isaac S. Shaw 270. Jacob T. Stone 271. John U. Thomas 272. Joseph V. Turner 273. Lewis W. Walters 274. Martin X. Williams 275. Nathan Y. Young 276. Oliver Z. Adams 277. Philip B. Baker 278. Richard C. Clark 279. Samuel D. Evans 280. Theodore F. Fisher 281. Walter G. Gibson 282. Xavier H. Harris 283. Yvonne I. Ingram 284. Zachary J. Jackson 285. Adam K. Keller 286. Benjamin L. Lewis 287. Charles M. Martin 288. Daniel N. Nelson 289. Edward O. Olson 290. Frank P. Peterson 291. George Q. Quinn 292. Henry R. Reed 293. Isaac S. Shaw 294. Jacob T. Stone 295. John U. Thomas 296. Joseph V. Turner 297. Lewis W. Walters 298. Martin X. Williams 299. Nathan Y. Young 300. Oliver Z. Adams 301. Philip B. Baker 302. Richard C. Clark 303. Samuel D. Evans 304. Theodore F. Fisher 305. Walter G. Gibson

Shelton
16-11-12
(S. P. Kaur)
AD (MP)

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Shaka
16.11.12
S.P. Kar
AD(MP)



H. K. K.
 16/11/12
 (S.P. K. K.)
 ADCMP

KEY PLAN:-



श्री क. कुमार वालिया
(KUMAR WALIA)



सत्यमेव जयते

स्वास्थ्य एवं परिवार कल्याण, उच्च शिक्षा व
प्रशिक्षण एवं तकनीकी शिक्षा, कौशल
मिशन/श्रम, मिचाई और बाढ़ नियंत्रण मंत्री
MINISTER OF HEALTH & FAMILY WELFARE,
HIGHER EDUCATION & TTE, SKILL MISSION/
LABOUR, IRRIGATION AND FLOOD CONTROL
राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार
GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI
दिल्ली सचिवालय, आई. पी. एस्टेट, नई दिल्ली-110002
DELHI SECRETARIAT, I.P. ESTATE, NEW DELHI, 110002
(Off.) : 23392103, 23392104
(Res.) : 22458989, 22518989

D.O. No.
दिनांक

Date

9th October, 2012

Dear Shri Srivastava,

Kindly recall my telephonic discussion held with you regarding pending projects pertaining to Health & Family Welfare Department, Higher Education, Training & Technical Education and also the projects pertaining to my Assembly Constituency (list enclosed).

I shall appreciate if you could look into the matter personally to expedite clearance of these projects at the earliest.

With kind regards,

Yours sincerely,

(DR. A.K. WALIA)

Shri S.K. Srivastava,
Vice-Chairman,
Delhi Development Authority,
INA, Vikas Sadan,
New Delhi.

E.M.

Com (Prg.)-12 ✓

H. get this done
& status be pr-pa

As (UEAP) ✓
(con leave)

1/10/12

Meeting on 18.10.12

3.30 PM

AD-I

15.10.12

Halter
16.11.12
S.P. Kaur
AD (MP)

Copy 10/12

Dir (RG) Indus
Dir (RG) Bank
Dir (RG) N.D.
Dir (RG) Recd

- 18 - 68/2

Sl. No.	Name of the project	Status of the project
Projects of Health & Family Welfare		
1.	200 bedded Hospital, Bamnauli	The proposed site is in the last village of Delhi, green land as per the Master Plan 2021, hence permission to construct the hospital could not be given by DDA. There are some unauthorized colonies near the site and health facilities are very much required for the residents.
2	225 Bedded Hospital, Chhatarpur	Land use change has been recommended by the Technical Committee of DDA. The file seeking approval of public notice with regard to Notification has been sent to Ministry of UD by DDA. This needs to be expedited.
3	200 Bedded Hospital, Jwalaपुर	Land use change has been recommended by the Technical Committee of DDA. The file seeking approval of public notice with regard to Notification has been sent to Ministry of UD by DDA. This needs to be expedited.
4.	60 Bedded Mother & Child Hospital at Mohanpand	The proposed site falls in residential area but DDA has declared the land as 'O' Zone.
5.	Office Complex Opposite G.G.S. Hospital, Raghuvir	Change of land use pending in DDA.
Projects of Higher Education, Training & Technical Education		
6.	I.T.I. Ranhaua	Change of land use pending in DDA.
7.	Bhagini Nivedita College, Kair, Hajipur	Change of land use pending in DDA.
8.	World-Skill Centre, Hajipur	Change of land use pending in DDA.
9.	Hajipur	Change of land use pending in DDA.

Halka
 16/11/12
 (S.P. Kaur)
 AD(MP)

-19- 67/4

projects pertaining to my Assembly Constituency (A.C. No. 58)

Sl. No.	Name of the project	Status of the project
	Development of Parking opposite Ganesha Nagar	The site has already been visited by the officers of DDA but no decision has been conveyed so far.
2.	Development of Park at Bank Enclave into Mini Stadium	Provision of Swimming Pool may also be made in the Mini Stadium.
3.	Development of Old Home	It should be developed on the land left out for staff quarter for serving personnel at Bank Enclave.

S. P. Kaur
16.11.12
S. P. Kaur
ASCM

Annexure - V

2

BHAGINI NIVEDITA COLLEGE

8/16/12
16 11 12
(S.P. Four)
AD (MP)

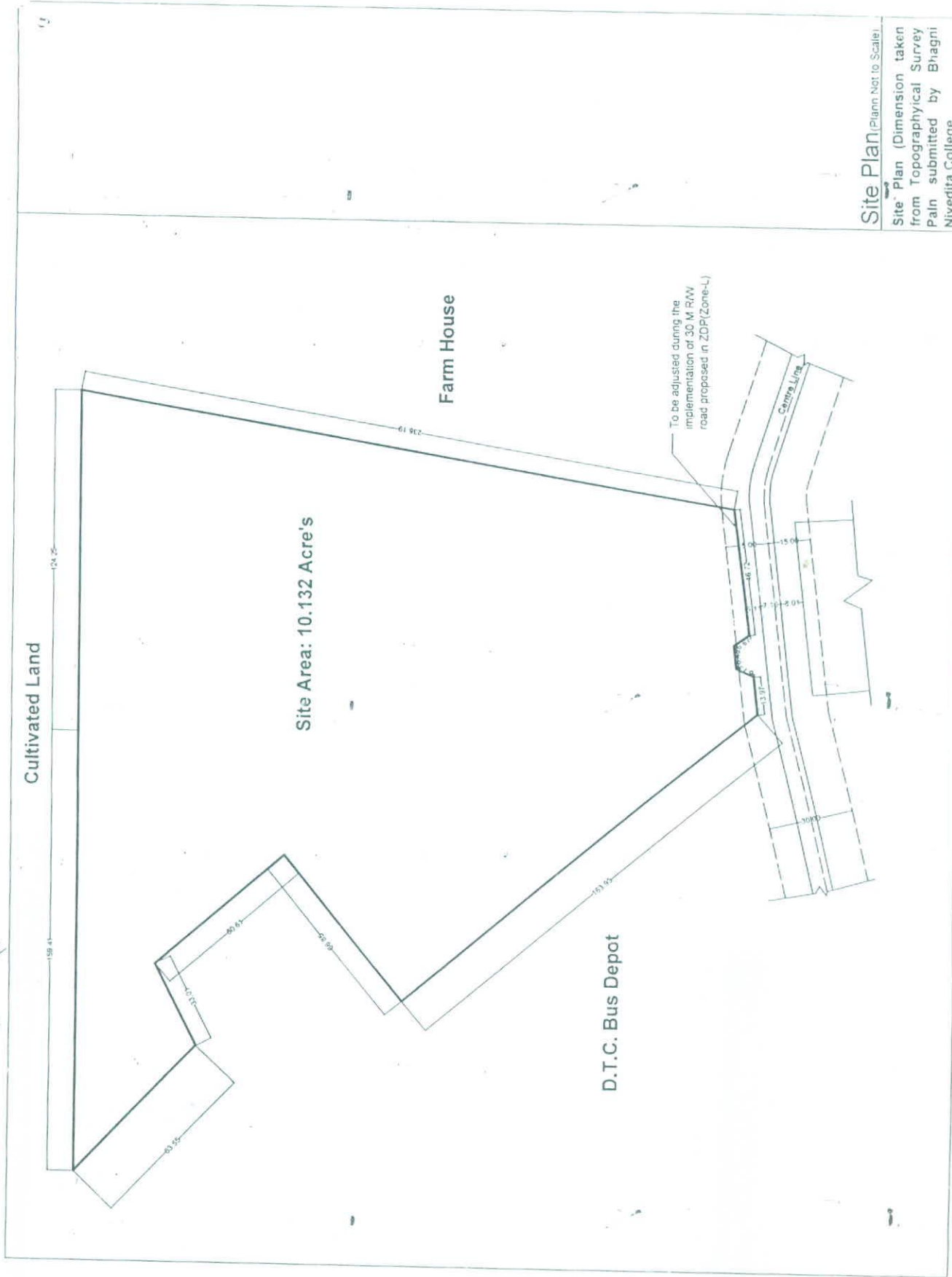
10. In accordance with Authority's resolution in its meeting held on 6.9.2007 and 10.4.2008, institutions (owning land) i.e. before 1.1.2006, rendering cultural, religious (including spiritual), educational services to the people but which do not form part of gram sabha or public land in the plan. Some of such facilities although indicated on plan as existing facilities shall not be

Annexure -

-21-65/4

Annexure-V

Site Plan (Planned to Scale)
Site Plan (Dimension taken from Topographical Survey Plan submitted by Bhagni Nivedita College.



Shalke
16/11/12
(S Plan)
AD(MP)

LAIN ON TABLE

Minutes of the Technical Committee Meeting held on 20.11.2012. ITEM No. 49/12

DELHI DEVELOPMENT AUTHORITY

AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Proposed TOD Pilot Project at Karkardooma Metro Station.

F. No. F11(1)10/UTTIPEC

1.0 BACKGROUND

- (i) The Proposed TOD Pilot Project at Karkardooma Metro Station was placed before the Technical Committee on 11.10.2012 with an Agenda containing Background, Examination, Proposal & Submission. The proposal was also presented in the Technical Committee.
- (ii) The Committee appreciated the Transit Oriented Development (TOD) Concept; however, some issues that were raised, were clarified by UTTIPEC Senior Consultant in the meeting.
- (iii) However, Technical Committee suggested that the Proposed Layout either has to be in conformity with the MPD-2021/ Notified Zonal development plan for Zone- 'E' or is to be taken up as a Pilot Project based on TOD Principles, in order to test these principles on the 30 ha land fully owned by DDA.

2.0 FOLLOW UP ACTION

- (i) As per the decision, the suggestions of the Technical Committee have been incorporated and the proposal is placed below with the following clarifications on the issues that were raised and clarified in the Technical Committee:-

Issues raised by Technical Committee	Response by UTTIPEC Senior Consultant
Open space: Whether, the Net Open Space requirement with increased density had been met as per Master Plan norms?	All Social infrastructure requirements including Open space had been met as per Master Plan norms, and the details were provided in the presentation.
Traffic Impact Assessment: Whether Traffic Impact Assessment had been done only for the immediate vicinity or for a larger catchment and the entire city as well?	<p>The Traffic Impact Analysis and mitigation proposal had been done for the immediate vicinity of the project using data collected at critical junctions and incorporating the same a micro-scale cut-out from the City level Strategic Model.</p> <p>Overall impact of the project has been tested on junctions within a 2-3 km radius of the site as well as on city level movement using the Strategic CUBE model of the city created by the Transport Dept, GNCTD</p>
ECS: Are the ECS requirements of the Layout plan provisioned as per Master Plan Norms?	<p>Layout had been planned as a TOD Pilot project which intends to induce a modal shift towards public transport and reduce private vehicle usage.</p> <p>Therefore, ECS requirements had been reduced from current Master Plan requirements and provided as Shared Parking facilities with reduced parking norms, strictly priced public parking and regulated street parking norms as per TOD principles.</p>

S. P. Kumar
19.11.12
(S.P. Kumar)
AD (MP)

<p><u>Impact on quality of life:</u> The impact of the project on the quality of life of people of the neighbourhood is to be explored</p>	<p>Several considerations had been taken into account in this regard:</p> <ul style="list-style-type: none"> (i) A year long study had been undertaken to study and identify the deficiencies in the area so that the missing needs of local residents of the catchment area could be provided for. (ii) The local MLAs and Ministers had also approached DDA/ UTTIPEC with requests for missing social infrastructure facilities like school, college, hospital, large community park as well as local parks, etc. These facilities were missing in the previously approved layout plan but had been provided in the new proposed layout plan. (iii) A detailed schedule for workshops to be held with local stakeholders, RWAs as well as Service provider agencies had been planned and already initiated.
<p><u>Coordination with other agencies:</u> The additional requirements of the project if any need to be consulted with key service provider agencies like MCD/ EDMC, DUAC, DJB, Disaster Management Authority and other such concerned departments.</p>	<p>It was clarified, that DJB has already been consulted for the project and they had responded positively for the decentralized system proposed in the project.</p> <p>It was also added that further deliberations on details of the project would be taken up if the project were approved by the Technical Committee, so that all infrastructure details could be duly worked out before implementation.</p>

- (ii) As per the Technical Committee decision the land allotted to DMRC by the Institutional Land Branch, DDA.
 - a. Allotment of land measuring 8268.742Sq.m. on Permanent Basis: vide letter no. F34(37)11/IL/2154 dated 30.10.2012
 - b. Allotment of land measuring 11346.857Sq.m. on Temporary Basis: vide letter no. F34(37)11/IL/2153 dated 30.10.2012
- (iii) Approval as pilot project by the Advisory Group
- (iv) To be notified as Pilot Project.

Handwritten notes:
Haller
11/11/12
(S.P. Kaur)
A-DC(MP)

3.0 PROPOSAL

3.1. Modified Layout Plan

As per the decision in the Technical Committee dated 11.10.12 the layout plan was agreed in principle. Thus, the Road Network and Open Space Network Plan, for Proposed TOD Pilot Project showing the Metro Station (Existing & proposed) and school, has been reconfigured and is placed for Approval (Refer drawing at Annexure 'A' & 'B'). The Area Details are given below:

Use	Earlier Layout Plan (Residential Population: 14,060)	Reconfigured Layout (Residential Population: 24,975)
Open spaces	4.25 Ha	5.77 Ha
Road Network*	5.00 Ha	5.73 Ha

Boundary Wall Restriction added		Boundary walls are not permitted. For reasons of safety a transparent fence may be provided with a tow wall with regular cuts to allow storm water to drain into the setback.	• FAR shall be revised from 1.2 to 4.
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3.4. Feasibility study of Zonal plan road to be taken up by DDA (Refer drawing at Annexure 'D')

As per the 34th Governing Body Meeting of UTTIPEC under the chairmanship of Hon'ble L.G. it was decided that " **Feasibility** of the proposed new linkage(30 m Zonal plan road) **to be immediately explored by the Engineering Deptt.,DDA**. It was also directed that necessary coordination with Rlys, PWD and other agencies, should also be taken up for early implementation.

As the road is an important aspect of network plan of the proposal, it is requested that DDA takes up the Feasibility study & Implementation of the Road in coordination with other requisite authorities, on priority Basis.

4.0 SUBMISSION:

The Following proposal is submitted for approval:-

1. The Modified Layout Plan showing the Open Space, Road Network, Metro Station land (Existing & proposed) and the School Land as proposed at Para.3.1 above.
2. Detail Site programme with quantum of development to be placed before the technical committee after approval of TOD policy as proposed at Para. 3.2 above.
3. Allotment of Land for school to be made as proposed at Para.3.3 above
4. Feasibility Study of Zonal Plan road to be taken up by DDA as per the earlier Decision of the Governing Body Meeting of UTTIPEC.

Shanker
19.11.12
(S.P. Kaur)
ADCMP


(Sr. Consultant)
UTTIPEC


(Dy. Director-II)
UTTIPEC


(Director)
UTTIPEC

DECISION

The proposal was not discussed. Technical Committee desired that the Item may be placed for discussed in next Technical Committee meeting to be held in the First week of December 2012.



LEGEND

- PEDESTRIAN LINKS
- SETBACK FROM METRO LINE
- OPEN SPACE
- PLOT BOUNDARIES



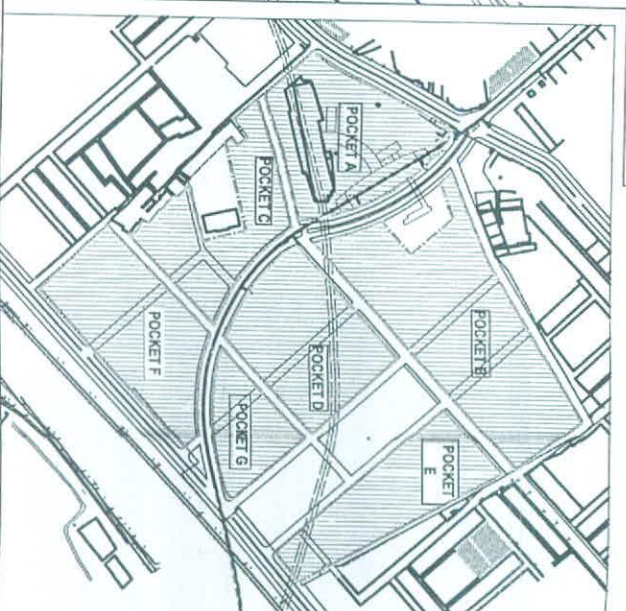
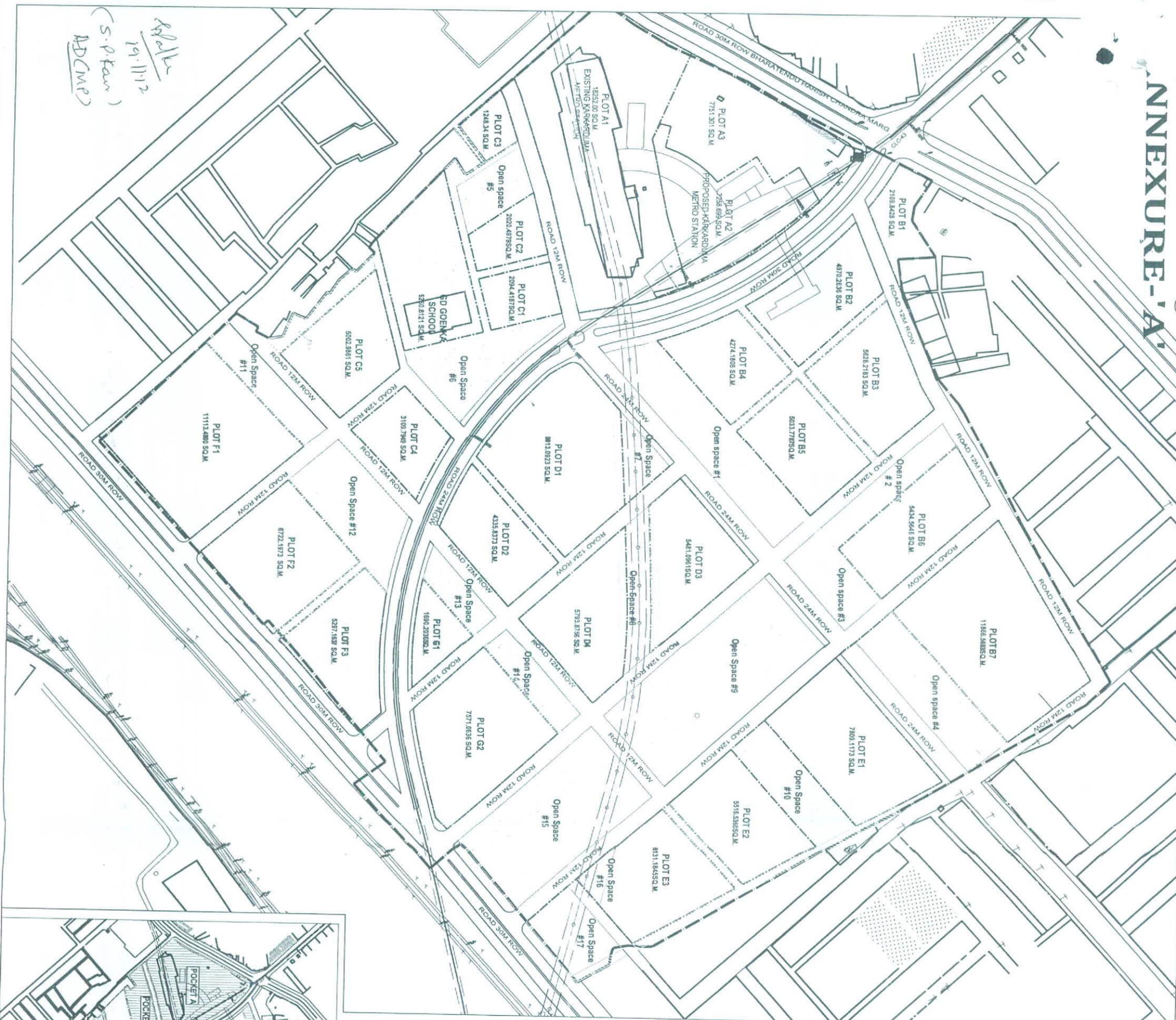
UNIFIED TRAFFIC AND TRANSPORTATION INFRASTRUCTURE (PLANNING & ENGINEERING) CENTRE (UTTIPEC)

AREA STATEMENT:

Total Site Area: 2,85,000 sq. m. (28.50 Ha)
Undeveloped DDA Land (254.96 Ha) + Existing Metro Station (1.83 Ha) + Existing G.D. Goenka School (0.67 Ha)
Area under mixed-use pockets: 1,70,015.2823 SQ.M (17.0015 Ha)

POCKET		AREA (SQ.M.)	AREA (Ha.)
A	A1	33262	3.33
	A2	18252	1.83
	A3	7258.699	0.73
	A4	7751.301	0.78
B	B1	39317.4171	3.90
	B2	2109.8428	0.21
	B3	4870.2636	0.50
	B4	5628.2183	0.56
	B5	4274.1808	0.43
	B6	5033.7787	0.50
	B7	5434.5646	0.54
C	C1	11866.5683	1.19
	C2	15757.7705	1.58
	C3	2094.4187	0.21
	C4	2020.4879	0.20
	C5	1248.3428	0.12
D	D1	3109.7949	0.31
	D2	5002.9867	0.50
	D3	6260.8121	0.63
	D4	25423.9013	2.54
	D5	9813.0823	0.98
E	E1	4335.8373	0.43
	E2	5461.0961	0.55
	E3	5793.8756	0.58
	E4	19456.8013	1.94
	E5	7809.1173	0.78
F	F1	5516.5360	0.55
	F2	6131.1845	0.61
	F3	23132.8410	2.31
	F4	11113.4800	1.11
G	G1	6722.1973	0.67
	G2	5297.1637	0.53
	G3	9685.4346	0.97
TOTAL PLOT AREAS OF MIXED USE POCKETS		170015.2823	17.00
AREA UNDER GREEN:		57732.8592 SQ.M (5.77 Ha)	
If infrastructure is to be provided prior to the approval of the TOD policy, provisions to be kept for a higher population as follows in order to ensure that the system can meet the possible future higher demand.			
Residential Population: 24,975,			
Working Population: 7392			
PSP Population: 33,688.			

- NOTE:
- The proposal was approved as a Transit Oriented Development, Pilot Project by the UTIPEC Governing Body in its 34th Governing Body Meeting on 20/01/12.
 - Detailed site development brief for each plot including mix of uses and built up area will be issued at the time of allotment.



LAYOUT PLAN OF DDA PLOT NEAR KARKARDUMA METRO STATION, BHARATENDU HARISH CHANDRA MARG

SCALE: 1:2000, KEY PLAN: 8000
DATE: NOVEMBER 2012

TITLE: LAYOUT PLAN (PLOT AREAS, MOVEMENT & OPEN SPACE STRUCTURE)
S.P.G. CONSULTANT (Urban Design): PAROMITA ROY, INDRAJYOTI SAXENA

P.L.G. CONSULTANT (Urban Design): ASHWINI KUMAR, RAM AZIZ & MEENAKSHI BURNIA
P.L.G. ASSISTANT I (UTTIPEC):

BY DIR (UTTIPEC): SUDHIR KUN

DIRECTOR (UTTIPEC): ASHOKBHATTACHARJEE

UTTIPEC

2ND FLOOR, WAKA BANGA, P. ESTATE, NEW DELHI



DRG NO. UDK/KOST/01

19.11.12
(S.P. Khan)
ADCMR

ANNEXURE 'C'

EXISTING KADKADUMA METRO STATION

Existing Kadkaduma Metro Station boundary wall

PROPOSED ACCESS ROAD 12M WIDE

SCHOOL SITE
Area: 2095 sq.m.

EXISTING ACCESS ROAD

PROPOSED ACCESS ROAD 24M WIDE

PROPOSED
OPEN SPACE

G.D. GOENKA
SCHOOL

Existing G.D. Goenka boundary wall



GPS CO-ORDINATE FOR SCHOOL LAND TRANSFER LAYOUT

SN.	EASTING	NORTHING	REMARKS
1A	725424.26	3171175.01	
2A	725461.73	3171184.61	
3A	725475.42	3171132.44	
4A	725437.94	3171122.61	

LEGEND
SCHOOL SITE
EXISTING APPROACH ROAD

NOTE:

- The above mentioned conditions and relaxations for land transfer have been approved in 38th UTIPEC Governing Body Meeting (GBM) on 26/7/2012.
- Also as per the UTIPEC Governing Body Meeting (GBM) directives, the TOD norms are mentioned above in brief, with specific mention of future FAR benefit. These norms shall comply as and when approved. The area is notified as TOD Influence Zone; hence development can be done with keeping future expansion possibility in the building plan by school. If required, the concerned files could be forwarded to LG for his approval.
- The school shall be accessed by the existing access road marked in the drawing. In the later phase, when the adjoining green space is developed the access road alignment shall be provided as shown in the drawing.

UNIFIED TRAFFIC AND TRANSPORTATION INFRASTRUCTURE
(PLANNING & ENGINEERING) CENTRE
(UTIPEC), DDA

AREA STATEMENT:

Land transfer to Vikramashila Education Society:
0.2 hectares (2095 sq.m) for primary School.

DEVELOPMENT NORMS FOR LAND TRANSFER TO VIKRAMASHILA
EDUCATION SOCIETY FOR CONSTRUCTION OF SCHOOL

- The plot to be developed as per current Master plan norms. The site, however, will be designated for Transit Oriented Development (TOD) as part of the MPD 2021 Master Plan Review Process 2012, once approved.
 - The plot may currently be developed to accommodate future expansion possibilities, on basis of differential TOD norms/codes & regulation, which shall include:
 - FAR shall be revised from 1.2 to 4.
 - Mixed use & Density Criteria
 - Parking Norms
 - No Parking permitted within plot. If provided, would be counted against FAR. Parking including that for buses will be allocated to the school in a separate shared paid parking facility at consolidated locations in Phase II at reduced parking norms as applicable to the site. Till such time that development of the adjoining land parcels does not commence, unutilised land could be used for parking.
 - Ground coverage, setback & frontage norms
 - Not more than 1.0M setback of building from all public streets. School building to occupy minimum 85% of plot frontage along setback line (1.0M on all sides), except on frontage adjoining 6m wide road.
 - Housing mix criteria
 - Open space & Social Infrastructure standards (including accessibility criteria)
 - Playground to be developed by DDA on pool basis within shared open space
 - Non permissible uses for certain zones
 - Connectivity norms (including street grid criteria & multimodal integration checklist)
 - Physical Infrastructure & Resource standards (including, energy, solar access, water, solid waste & landscape)
- REVISED SETBACK NORM FOR THE SITE:
- 1.0M setback of building from all public streets to ensure privacy within classrooms and to avoid obstruction by openings overhangs etc. along footpaths. Setback area to be used for steps and / or access ramps and as a landscaped zone with planting and seekaways for storm water drainage.
 - Boundary walls are not permitted. For reasons of safety a transparent fence may be provided with a low wall with regular cuts to allow storm water to drain into the setback

DEMARICATION PLAN
LAND TRANSFER TO VIKRAMASHILA EDUCATION SOCIETY FOR
CONSTRUCTION OF PROPOSED SCHOOL AT KADKADUMA

SCALE: 1:750 Key Plan: 2000

DATE: AUGUST 2012

TITLE: LAND TRANSFER DETAILS FOR PRIMARY SCHOOL

Sr. PLG CONSULTANT (Urban Design): PAROMITA ROY, MRIGANKA SAXENA

PLG CONSULTANT (Urban Design): MEENAKSHI BURNANI

PLG ASSISTANT 1 (UTIPEC):

DR. DIR (UTIPEC): SUDHIR KAIN

DIRECTOR (UTIPEC): ASHOK BHATTACHARJEE

UTIPEC



DDA, 2ND FLOOR, 100AS BLDG, P. STATE, NEW DELHI

DRG NO. LT/NO/SC/01

-9-



Feasibility study of Zonal plan road to be taken up by DDA

As per the 34th Governing Body Meeting of UTIPEC under the chairmanship of Honble L.G. it was decided that - Feasibility of the proposed new linkage (30 m Zonal plan road) to be immediately explored by the Engineering Deptt., DDA. It was also directed that necessary coordination with Rys, PWD and other agencies, should also be taken up for early implementation.

As the road is an important aspect of network plan of the proposal, it is requested that DDA takes up the Feasibility study & Implementation of the Road in coordination with other requisite authorities, on priority Basis.

Aspects to be looked into:

- 1) Connecting with Karkan Mor Road & Road no. 56
- 2) Under grounding the HT Line
- 3) Alignment of the road

LEGEND

- HT Line
- Proposed road

ALIGNMENT OF ZONAL PLAN ROAD ALONG RAILWAY LINE NEAR ANAND VIHAR RAILWAY STATION

SCALE: 1:4000	
DATE: AUGUST 2012	
TITLE: MAPED ISSUES FOR WHICH FEASIBILITY STUDY IS REQUIRED FOR	
ZONAL PLAN ROAD	

Sr. P.L.G. CONSULTANT (Urban Design): PAROMITA ROY, MRIGANKA SAXENA	
P.L.G. CONSULTANT (Urban Design): ASHWANI KUMAR, IRAM AZIZ & MEENAKSHI BURMAN	
DY. DIR. (UTTIPEC): SUDHIR KAN	
DIRECTOR (UTTIPEC): ASHOK BHATTACHARJEE	

19.11.12
(S.P. Kanur)
AD (M.P.)

Sub:- Minutes of the 6th Technical Committee Meeting held on 20.11.2012

Item No.45/12

Confirmation of Minutes of the 5th Technical Committee meeting held on 11.10.2012.

F.1(11)/2012/ MP/

Item No.44/12: The Item was presented by Dir (Plg) MPR &TC. It was informed that comments / observations have been received for Item No. 44/12, Dir(Plg) UTTIPEC, DDA. It was informed that the Minutes needs Modifications considering the discussion held in the Technical Committee meeting dated 11.10.2012. After detailed deliberations the Minutes for Item No. 44/12 were modified as under and the minutes of the 5th Technical Committee meeting were confirmed.

During the discussion the following views emerged:

- (i) The proposed Layout plan has to be in conformity with the MPD-2021 / Notified Zonal development Plan for Zone- 'E'.
- (ii) A new chapter on Transit oriented development in MPD-2021 is being prepared by UTTIPEC as part of review of MPD-2021 and Guidelines for TOD are yet to be notified.
- (iii) The Guidelines for re-development of influence Zone along MRTS and major transport corridors, underutilized / Low density areas etc. are also yet to be notified.
- (iv) The land required by DMRC for construction of the New Karkardooma Station may be immediately processed for transfer.
- (v) All the key agencies i.e. MCD,DJB, DUAC, Traffic Police, Disaster Management Authority and such other concerned departments / stakeholders need to be sensitized and consulted on the TOD proposals.

The Technical Committee appreciated the TOD concept and the presentations made by Sr. consultant UTTIPEC. The Layout was approved in principle and it was decided that the project should be taken up as a TOD Pilot Project.

DELHI DEVELOPMENT AUTHORITY	
MASTER PLAN SECTION	
VERIFIED	
This Proposal was Considered in	
the 6 th Technical Committee	
Meeting held on 20.11.12	
Vide Item No. 44/12	
Asstt. Director Master Plan	Dy. Director Master Plan



F.1(12)/2012/ MP/

Dated 21.11.2012

Sub:- Minutes of the 6th Technical Committee Meeting held on 20.11.2012

Item No.45/12

Confirmation of Minutes of the 5th Technical Committee meeting held on 11.10.2012.

F.1(11)/2012/ MP/

Item No.44/12: The Item was presented by Dir (Plg) MPR &TC. It was informed that comments / observations have been received for Item No. 44/12, Dir(Plg) UTTIPEC. DDA. It was informed that the Minutes needs Modifications considering the discussion held in the Technical Committee meeting dated 11.10.2012. After detailed deliberations the Minutes for Item No. 44/12 were modified as under and the minutes of the 5th Technical Committee meeting were confirmed.

During the discussion the following views emerged:

- (i) The proposed Layout plan has to be in conformity with the MPD-2021 / Notified Zonal development Plan for Zone- 'E'.
- (ii) A new chapter on Transit oriented development in MPD-2021 is being prepared by UTTIPEC as part of review of MPD-2021 and Guidelines for TOD are yet to be notified.
- (iii) The Guidelines for re-development of influence Zone along MRTS and major transport corridors, underutilized / Low density areas etc. are also yet to be notified.
- (iv) The land required by DMRC for construction of the New Karkardooma Station may be immediately processed for transfer.
- (v) All the key agencies i.e. MCD, DJB, DUAC, Traffic Police, Disaster Management Authority and such other concerned departments / stakeholders need to be sensitized and consulted on the TOD proposals.

The Technical Committee appreciated the TOD concept and the presentations made by Sr. consultant UTTIPEC. The Layout was approved in principle and it was decided that the project should be taken up as a TOD Pilot Project.

Item No.46/12

Change of Land Use of 10.132 acres of Land under the possession of Bhagini Nivedita Collage, University of Delhi, Village Kair, Najafgarh Government Collage under Govt. of NCT of Delhi from Agricultural / Green Belt to Public & Semi- Public in Zone- 'L' .

F.20(10)/2012/ MP/

The proposal was presented by Director (Plg.) Dwarka. As informed by Director (Plg.) Dwarka, the land under reference is a Gaon Sabha land. The Technical Committee recommended the proposal of change of land use on

10.132 acres of land from agriculture/green belt to public and semi-public use for further processing under section 11(a) of DD Act, subject to following:

- i) The college will surrender the Land for road widening whenever the Master Plan road is implemented, till such time the land will maintain free of any construction by the College Authorities.
- ii) The College under GNCTD will make both arrangement for physical infrastructure and land for related activities like ESS Pumping Station etc. They will obtain necessary clearances from various agencies.

Action: Director (Plg.) Dwarka

Item No.47/12

Group Housing in respect of 2, Hailey Road, New Delhi

File No. F.16 (4)98/MP

The agenda Item No. 47/12 was piloted by the Chief Architect, NDMC, who explained the various nuanances of the proposal submitted in respect of Plot No. 2, Hailey Road, New Delhi, which falls in the regulated areas of Ugrasen ki Baoli, a centrally protected Monument. It was informed to the Technical Committee that the National Monuments Authority (NMA) vide its letter dated 25.04.2012 has granted permission for construction of Group Housing Building up to ground + three upper floors up to total height of 15 m (including mumty, water storage tank etc.) with relaxation in ground coverage and set-back and provision of basement for services and Parking in the said plot.

The Technical Committee observed that the National Monuments Authority (NMA) has restricted height of the proposed building up to 15 m as per their Act, 2010 due to the location of the plot within the regulated area of the Monument. However, the relaxation of ground coverage is not within the purview of NMA. As this Agenda Item was put up in the earlier meeting of Technical Committee, vide Item No. 43/12 on 11.10.2012 and it was further placed before the Technical Committee by NDMC on 20.11.2012, the Committee agreed to consider the Agenda and the suggestions made by NDMC / NMA. However, Committee was of the view that NMA should confine to the task assigned to them regarding height restrictions / other development controls as authorized under the Act.

The representative of NDMC apprised the Technical Committee that they have submitted the proposal before the Committee after due examination and requested for approval of their proposal as contained in the Item No. 47/12. After detailed discussion the Technical Committee agreed to the proposal of NDMC as proposed by NDMC in its agenda subject to the following:

1. Confirmation/ adoption of the layout plan of the area by NDMC showing the use of this specific plot as 'Group Housing' plot.
2. To follow the other Development Control norms including density as per MPD-2021.
3. NOC from the Chief Fire Officer with respect to the proposed set-backs.

Action: Chief Architect, NDMC

LAID ON TABLE ITEMS:**Item No.48/12**

Regularization of existing Health care, Educational Cultural & Religious (Including Spiritual) Institute existing prior to 01.01.2006 on self owned land not including Gram Sabha or Ridge Land- regarding Change of Land Use of H.L. Beri Memorial Educational Society (Regd.) in Planning Zone -'L'

File No. F.1(L-05)PE/2010/Plg

The proposal was presented by Director (Plg.) Dwarka. It was explained that there are 33 such case falls in Zone 'L' and only two qualify the remaining 31 cases does not qualify due to incomplete documents or other deficiencies. Technical Committee desired that the details of remaining 31 cases also be put up in next Technical Committee for better apparition of issue in totality hence item was deferred.

Action: Director (Plg.) Dwarka

Item No.49/12

Proposed TOD Pilot Project at Karkardooma Metro Station

File No. F.11(1)/2010/UTTIPEC

The proposal was not discussed. Technical Committee desired that the Item may be placed for discussed in next Technical Committee meeting to be held in the First week of December 2012.

Action: Director (Plg.) UTTIPEC /Dir (MPR)

Meeting ended with vote of thanks to the Chair.

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

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 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. Commr. 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)

11/c

List of participants of 6th meeting for the year 2012 of Technical Committee on 20.11.2012

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Sanjay Kumar Srivastava, Vice Chairman, DDA
2. Ashok Khurana, EM DDA
3. J.B. Kshir Sagar Commissioner (Plg), DDA
4. R.K. Jain Addl. Commissioner (UE & MP)
5. P.M. Parate, Addl. Commr. (Plg) TB & C
6. S.P. Pathak, Addl. Commr (Plg.) MPR & AP.
7. Savita Bhandari, Addl. Commr (LS)
8. Vinod Dhar, Chief Architect
9. S.K. Satiya. E.E (S) HQ
10. P.K. Vats, C.E. (Elect.)
11. Parthodhar, Dir (AP-II)
12. Ashok Kumar Nanda, SE/(Elect.)
13. I.P. Parate, Dir. (Plg.)MPR& TC
14. S.B. Khodankar, Dir. (Plg.) MP & DC
15. P.S. Uttarwar Director (Dwarka)
16. Chandu Bhutia, Dir (Plg), UC&J
17. S.Dass, Director Zone 'D'
18. Ashok Bhattacharya, Dir. UTTIPEC
19. K. Sri Rangan Dy. Director (Dwarka)
20. Mriganka Saxena, Sr. Consultant (UTTIPEC)

21. L&D.O.:

Ravindra Singh, Engineer Officer

22. CPWD.:

Sanjib Sengupta. Sr. Architect

23. NDMC:

Anant M Athak, Chief Architect.

Sunil Dhingra, Dy. Architect

24. DMRC:

Umesh Mishra, C.E. (PD)

101c

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
 6th FLOOR, VIKAS MINAR
 I.P Estate, New Delhi - 02

F.1 (12)/2012/MP/300

Date 14.11.2012

MEETING NOTICE

The 6th Technical Committee meeting of DDA will be held under the Chairmanship of Vice Chairman, DDA on Tuesday i.e. 20.11.2012 at 12.00 noon in the Conference Hall, 5th Floor, Vikas Minar, IP Estate, New Delhi- 110002. The list of Items alongwith Agendas are enclosed.

It is requested to make it convenient to attend the meeting.

(I.P. PARATE) 14/11/12
 Director (MPR/TC)

Copy to:

1. Vice Chairman, DDA ✓
2. Engineer Member, DDA ✓
3. Finance Member, DDA ✓
4. Commissioner (Plg)
5. Commissioner (LD) ✓
6. Commissioner (LM) ✓
7. Chief 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) Area Planning
13. Addl. Commr. (Plg) MPPR
14. Addl. Commr. (Plg.) UE & MP
15. Addl. Commr. (Plg.) TB & C, DDA
16. Secretary, DUAC ✓
- ✓ 17. Chief Town Planner, SDMC ✓
18. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan ✓
19. Dy. Commr. of Police (Traffic) Delhi ✓
20. Land & Development Officer, (L&DO) ✓

NOO:

1. Chief Security Officer, Vikas Minar
2. Dy. Director (Horticulture) South
3. A.E. (Maintenance), Civil, Vikas. Minar
4. AE. (Maintenance), Electrical, Vikas Minar

13 Nov
 14 Received
 Singh
 16/11/12

9/c

DELHI DEVELOPMENT AUTHORITY
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 6th FLOOR, VIKAS MINAR
 I.P Estate, New Delhi - 02

F.1 (12)/2012/MP/300

Date 14.11.2012

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J. Parate
 (I.P. PARATE) 14/11/12
 Director (MPR/TC)

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4. Commissioner (Plg)
5. Commissioner (LD)
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NOO:

1. Chief Security Officer, Vikas Minar
2. Dy. Director (Horticulture) South
3. A.E. (Maintenance), Civil, Vikas. Minar
4. AE. (Maintenance), Electrical, Vikas Minar

Special Invitees: -

1. Supdt. Archaeologist, ASI Delhi Circle, Safdarjung Tomb,
 New Delhi for Item No. 47/12.9
- Rajy
 19/11/12

INDEX

8/c

6TH Technical Committee Meeting to be held on 20.11.2012.

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F.1(11)/2012/ MP/ 231

Dated 26.10.2012

Sub:- Minutes of the 5th Technical Committee Meeting held on 11.10.2012

Item No.34/12.

Confirmation of Minutes of the 4th Technical Committee meeting held on 31.7.2012.

F.1(10)/2012/ MP/

The minutes were circulated vide letter No. F.1(10)/2012/MP/204 dated 16.08.2012 to all the members and no comments/observations have been received. Hence the same were confirmed.

Item No.35/12

Proposed Utilization of MOR Pocket Nos. 5,6 & 7 Aliganj Near Jor Bagh, New Delhi.

F.3(42)/2012/ MP/

The proposal was presented by Director (Plg.) GIS & Zone 'D'. The utilization of Pkt.5,6 & 7 of Ministry of Rehabilitation (MoR) as mentioned in the Agenda item was approved from Planning point of view. The approval of the proposal is subject to the formal confirmation of the status of land by the L&DO within 7 days.

Action: Director (Plg.) Zone 'D'
Land & Dev. officer L&DO

Item No.36/12

Change of Land Use of FC-58 from "Residential" to "Public & Semi- Public facilities" for Land measuring 11.498 Ha. at Sultan puri in Zone- 'M'
F.3(28)/2001/ MP/

The proposal was explained by Director (Plg.) Rohini. It was informed that the land use of the land falling under facility centre (FC) 58 is 'Residential' as per MPD-2021 whereas it was shown as 'Public and Semi-Public' in MPD-2001 land use plan. A scheme was earlier approved by 213th screening committee of DDA on 22.01.2001. Director UTTIPEC informed that this land is under consideration for TOD project. The Technical Committee recommended the proposal of change of land use from 'Residential' to 'Public & Semi-Public' facilities (based on already approved layout plan) for further processing under Section 11-A of DD Act.

Action: Director (Plg.) Rohini

Item No.37/12

Proposed Change of Land Use of an area measuring 2,27,978.52 sqm in Planning Zone - 'O' from 'Recreational' to 'Transportation (Depot)'
F.21(2)/2012/ MP/

The proposal was presented by the Director (Plg.) Zone 'E & O'. MPD-2021 does not provide for any construction in river bed ('O'-Zone). In view of the request of DMRC, Technical Committee decided that in the first instance the approval of Yamuna Standing Committee and Central Water Commission may be sought for the proposal and thereafter the proposal be put up before the Technical Committee for its consideration.

(Action: DMRC)
Director (Plg.) Zone 'E & O'

-26/c

Item No.38/12

Revised Land Use plan of Indian Agricultural Research Institute at Pusa, New Delhi.

F.3(7)/2008/ MP/

Sr. Architect, CPWD explained the proposal of land utilization plan of **Indian Agricultural Research Institute, New Delhi**. Taking note of the fact that the present proposal in terms of break-up of land pockets i.e. for Farming & for Buildings activities within the campus are as per the overall percentage of defined use premises / functions of the earlier approved Authority Regulation No. 158 dated 29.12.1976. Technical Committee approved the revised land utilization plan contained in the Agenda.

Action: Director (Plg.) Zone 'A & B'

Sr. Arch. CPWD

Item No.39/12

Draft Re-development Plan/ scheme for special area – as notified in MPD-2021

F.3 (2)/2006/MP/Pt. I

The proposal as submitted by Chief Town Planner, North Delhi Municipal Corporation was introduced by Dir. (Plg) AP-II, Prof. J. H. Ansari and his associate representing M/s Rudrabhishek Enterprises Pvt. Ltd. Consultants made the Presentation. The re-development scheme of Special Area was discussed and after detailed deliberations the Technical Committee opined that the implementation of redevelopment scheme involves consideration of complex issues of the Walled City like fractured ownership, sub divided plots, extensive commercialization congestion, deficient infrastructure (Physical & Social), mixed use, ancient buildings of Historic value etc.

Technical Committee desired that North Delhi, Municipal Corporation may first get the consultant report examined in detail in house with inputs from key agencies i.e. D.J.B, DUAC, Traffic Police, N.M.A., Fire, Electric Supply Agency, Waste disposal Deptt., Telephone, Disaster Management Authority and other such concerned departments as well as from the point of view of MPD-2021 provisions / notified Zonal development Plan for Zones –'A', 'B' & 'C (Part)'.

The scheme may also be discussed with concerned stake holders and the residents. Thereafter with the well considered observations of MCD, stake-holders concerned service providing agencies & the community, the proposal may be brought before the Technical Committee as a separate Agenda Item for the meeting.

Action: C.T.P. North Delhi Municipal Corporation
Director (Plg) Zone 'A' & 'B' DDA

Item No.40/12

Issue of NOC for Khasra No.82 & 83 (6 bighas) for further expansion of S.T.P. at Jaitpur Village by Delhi Jal Board

F.3(9)/2008/ MP/

The proposal was explained by Director (Plg.) Zone 'E & O'. Technical Committee enquired from Delhi Jal Board the status of the land and the statutory clearances obtained earlier on land recommended by the DDA. It was decided that DJB after getting all the upto date information, action taken and with proper justification of the revised proposal, put up the request again for consideration in the next Technical Committee meeting.

Action: Director (Plg.) Zone 'E & O'
Delhi Jal Board

- 35/c

Item No.41/12

Modification in the Route alignment proposal for construction of 220kv DC of High Tension line to 220KV S/Stn. at Sector-29 Rohini from existing 400.220 KV S/Stn. at Bawana.

F.PPR/4001/Service/Ph-iv-v / ESS/ 2007/

The proposal regarding modification in route alignment from underground to overhead of Delhi Transco was presented by Director (Plg.) Rohini. Dy. General Manager, Delhi Transco Limited (DTL) explained that the implementation of the project in a time bound manner was getting affected due to difficulty in procurement of the underground cables. In the interest of timely execution of this project the request of Delhi Transco Limited (DTL) was agreed to by the Technical Committee subject to following the electricity norms, However it was again insisted that instead overhead underground cables be generally implemented to save precious land.

Action: Director (Plg.) Rohini
DGM, Delhi Transco Limited

LAID ON TABLE ITEMS:

Item No.42/12

Proposed Layout plan for 10.97 acres approx. of Vacant land under possession of DDA at Revenue Estate of Village Neb Sarai & Change of land use of land measuring 1 Hac., earmarked for Police Station therein, from "Residential Use" to 'Public & Semi- Public (PS-1)".
F.3(50)/2012/ MP/

The proposal of utilization of DDA vacant land was presented by Director (Plg) Zone- 'J'. After detailed deliberations, the Technical Committee approved the Layout plan for further processing under clause 8 sub-clause (2) of chapter 17, MPD-2021 with the conditions that the area of Police station be kept as 4000 sqmt. as approved in Advisory Group for review of MPD-2021 on 30.08.2012 and the remaining area be utilized for EWS Housing and other facilities, as per MPD-2021 norms.

Action: Director (Plg.) Zone- 'J'

Item No.43/12

Clarification w.r.t Ground Coverage, Number of dwelling Unit, Setbacks. Applicability of NDRAC's recommendations / MPD-2021 in R/o 2, Hailey Road, (Plot No.20, block No. 148), New Delhi for construction of Multi-storey Group Housing.

F.16 (4)98/MP/

The background of the case was explained by Director (Plg.)GIS & Zone 'D'. Architect, NDMC present in the meeting requested for some more time and thus the Item was deferred.

Action: Director (Plg.) Zone 'D'
Chief Architect (NDMC)

4 - 4-

Item No.44/12

Proposed TOD Pilot Project at Karkardooma Metro Station.

F.11 (1)/2010/UTTIPEC/

The Technical Committee appreciated the TOD concept and the presentation made by Sr. Consultant, UTTIPEC. During the discussion the following views emerged:

- (i) The proposed Layout plan has to be in conformity with the MPD-2021 / Notified Zonal development Plan for Zone- 'E'.
- (ii) A new chapter on Transit oriented development in MPD-2021 is being prepared by UTTIPEC as part of review of MPD-2021 and Guidelines for TOD are yet to be notified.
- (iii) The Guidelines for re-development of influence Zone along MRTS and major transport corridors, underutilized / Low density areas etc. are also yet to be notified.
- (iv) All the key agencies i.e. MCD,DJB, DUAC, Traffic Police, Disaster Management Authority and such other concerned departments / stakeholders need to be sensitized and consulted on the TOD proposals.

It was finally decided that though the Layout plan prepared is innovative, agreed in principle, the allotment of land to DMRC could only be processed as per prevailing land disposal policy and rest of the issues including Change of Land Use of the area be put up again with approved TOD Policy and related modification in MPD-2021.

Action: Director (Plg.) UTTIPEC
Director (Plg) Zone- 'E' & 'O'

Meeting ended with vote of thanks to the Chair.


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

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg.)-I, DDA
4. Commissioner (Plg.)-II, DDA
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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)

- 5 - 3

List of participants of 5th meeting for the year 2012 of Technical Committee on
11.10.2012

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Sanjay Kumar Srivastava, Vice Chairman, DDA
2. Ashok Khurana, EM DDA
3. Ashok Kumar, Commr. (Plg.)-I
4. Dr. S.P. Bansal, Commr. (Plg.)-II
5. P.M. Parate, Addl. Commr. (Plg) AP
6. Vinod Dhar, Chief Architect
7. P.K. Vats, C.E. (Elect.)
8. S.P. Pathak, Addl. Commr (Plg.) MPR.
9. Savita Bhandari, Addl. Commr (LS)
10. T.K. Mandal, Dir (Plg) E & O
11. Parthodhar, Dir (AP-II)
12. Ashok Kumar Nanda, SE/(Elect.)
13. I.P. Parate, Dir. (Plg.)MPR& TC
14. S.B. Khodankar, Dir. (Plg.) MP & DC
15. Vinod Sakle, Dir (Rohini)
16. Chandu Bhutia, Dir (Plg), UC&J
17. S.Dass, Director Zone 'D'
18. Ashok Bhattacharya, Dir. UTTIPEC
19. Romy Roy, Consultant (UTTIPEC)
20. Manju Paul, Dy. Dir, VC Office

21. T.C.P.O.

Anjani Pancholy AP

22. Municipal Corporation of Delhi:

Samsher Singh Chief Town Planner (SDMC)
R.S. Nagar, Architect (SDMC)
P. Dinesh Sr. TP (North) MCD
Manoj Kumar, Assitt. Architect (SDMC)
Harjinder Singh ATP, SDMC

23. L&D.O.:

K.C. Meena, Dy. L & DO
R. C. Rang Roy, Engineer Officer

24. CPWD.:

Vipin, EXEN
Rahul Narin Dy. Architect

25. PWD:

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

26. NDMC:

Rajiv Gupta, Architect.

27. DMRC:

Umesh Mishra, C.E. (PD)

28. TRAFFIC POLICE:

Raj Kumar, ACP
Ravinder Soni. Inspector

2 - 6-

29. **SPECIAL INVITEES:**

J.H. Anshari Consultant (REPL)
Naresh Patel Consultant (REPL)
Shikha Goal Consultant (REPL)
G.S. Mehta DM DTL-II TL
B.D. Shastri DGM (D-Project) II-A DTL
Arun Kumar AM (II) DTL
Nishant Singh GM (II) DTL
Sukhpal Singh EE (C) Dr. VI
Dean & Joint Dir (Edu), IARI, Pusa
Member Secretary, HCC
G.K. Sharma AE (C) DJB

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
 6th FLOOR, VIKAS MINAR
 I.P Estate, New Delhi - 02

F.1 (12)/2012/MP

Date 14.11.2012

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It is requested to make it convenient to attend the meeting.

[Signature]
 (I.P. PARATE) ^{14/11/12}
 Director (MPR/TC)

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19. Dy. Commr. of Police (Traffic) Delhi
20. Land & Development Officer, (L&DO)

NOO:

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2. Dy. Director (Horticulture) South
3. A.E. (Maintenance), Civil, Vikas. Minar
4. AE. (Maintenance), Electrical, Vikas Minar

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th FLOOR, VIKAS MINAR
I.P Estate, New Delhi - 02

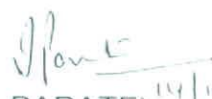
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F.1(11)/2012/ MP/ 231

Dated 26.10.2012

Sub:- Minutes of the 5th Technical Committee Meeting held on 11.10.2012

Item No.34/12.

Confirmation of Minutes of the 4th Technical Committee meeting held on 31.7.2012.

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Item No.35/12

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Action: Director (Plg.) Zone 'D'
Land & Dev. officer L&DO

Item No.36/12

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The proposal was explained by Director (Plg.) Rohini. It was informed that the land use of the land falling under facility centre (FC) 58 is 'Residential' as per MPD-2021 whereas it was shown as 'Public and Semi-Public' in MPD-2001 land use plan. A scheme was earlier approved by 213th screening committee of DDA on 22.01.2001. Director UTTIPEC informed that this land is under consideration for TOD project. The Technical Committee recommended the proposal of change of land use from 'Residential' to 'Public & Semi-Public' facilities (based on already approved layout plan) for further processing under Section 11-A of DD Act.

Action: Director (Plg.) Rohini

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Proposed Change of Land Use of an area measuring 2,27,978.52 sqm in Planning Zone - 'O' from 'Recreational' to 'Transportation (Depot)'
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The proposal was presented by the Director (Plg.) Zone 'E & O'. MPD-2021 does not provide for any construction in river bed ('O'-Zone). In view of the request of DMRC, Technical Committee decided that in the first instance the approval of Yamuna Standing Committee and Central Water Commission may be sought for the proposal and thereafter the proposal be put up before the Technical Committee for its consideration.

(Action: DMRC)
Director (Plg) Zone 'E & O'

Item No.38/12

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Sr. Architect, CPWD explained the proposal of land utilization plan of **Indian Agricultural Research Institute, New Delhi**. Taking note of the fact that the present proposal in terms of break-up of land pockets i.e. for Farming & for Buildings activities within the campus are as per the overall percentage of defined use premises / functions of the earlier approved Authority Regulation No. 158 dated 29.12.1976. Technical Committee approved the revised land utilization plan contained in the Agenda.

Action: Director (Plg.) Zone 'A & B'

Sr. Arch. CPWD

Item No.39/12

Draft Re-development Plan/ scheme for special area – as notified in MPD-2021

F.3 (2)/2006/MP/Pt. I

The proposal as submitted by Chief Town Planner, North Delhi Municipal Corporation was introduced by Dir. (Plg) AP-II. Prof. J. H. Ansari and his associate representing M/s Rudrabhishek Enterprises Pvt. Ltd. Consultants made the Presentation. The re-development scheme of Special Area was discussed and after detailed deliberations the Technical Committee opined that the implementation of redevelopment scheme involves consideration of complex issues of the Walled City like fractured ownership, sub divided plots, extensive commercialization congestion, deficient infrastructure (Physical & Social), mixed use, ancient buildings of Historic value etc.

Technical Committee desired that North Delhi, Municipal Corporation may first get the consultant report examined in detail in house with inputs from key agencies i.e. D.J.B, DUAC, Traffic Police, N.M.A., Fire, Electric Supply Agency, Waste disposal Deptt., Telephone, Disaster Management Authority and other such concerned departments as well as from the point of view of MPD-2021 provisions / notified Zonal development Plan for Zones –'A', 'B' & 'C (Part)'.

The scheme may also be discussed with concerned stake holders and the residents. Thereafter with the well considered observations of MCD, stakeholders concerned service providing agencies & the community, the proposal may be brought before the Technical Committee as a separate Agenda Item for the meeting.

Action: C.T.P. North Delhi Municipal Corporation

Director (Plg) Zone 'A' & 'B' DDA

Item No.40/12

Issue of NOC for Khasra No.82 & 83 (6 bighas) for further expansion of S.T.P. at Jaitpur Village by Delhi Jal Board

F.3(9)/2008/ MP/

The proposal was explained by Director (Plg.) Zone 'E & O'. Technical Committee enquired from Delhi Jal Board the status of the land and the statutory clearances obtained earlier on land recommended by the DDA. It was decided that DJB after getting all the upto date information, action taken and with proper justification of the revised proposal, put up the request again for consideration in the next Technical Committee meeting.

Action: Director (Plg) Zone 'E & O'

Delhi Jal Board

Item No.41/12

Modification in the Route alignment proposal for construction of 220kv DC of High Tension line to 220KV S/Stn. at Sector-29 Rohini from existing 400.220 KV S/Stn. at Bawana.

F.PPR/4001/Service/Ph-iv-v / ESS/ 2007/

The proposal regarding modification in route alignment from: underground to overhead of Delhi Transco was presented by Director (Plg.) Rohini. Dy. General Manager, Delhi Transco Limited (DTL) explained that the implementation of the project in a time bound manner was getting affected due to difficulty in procurement of the underground cables. In the interest of timely execution of this project the request of Delhi Transco Limited (DTL) was agreed to by the Technical Committee subject to following the electricity norms. However it was again insisted that instead overhead underground cables be generally implemented to save precious land.

Action: Director (Plg.) Rohini
DGM, Delhi Transco Limited

LAI D ON TABLE ITEMS:

Item No.42/12

Proposed Layout plan for 10.97 acres approx. of Vacant land under possession of DDA at Revenue Estate of Village Neb Sarai & Change of land use of land measuring 1 Hac., earmarked for Police Station therein, from "Residential Use" to 'Public & Semi- Public (PS-1)".
F.3(50)/2012/ MP/

The proposal of utilization of DDA vacant land was presented by Director (Plg) Zone- 'J'. After detailed deliberations, the Technical Committee approved the Layout plan for further processing under clause 8 sub-clause (2) of chapter 17, MPD-2021 with the conditions that the area of Police station be kept as 4000 sqmt. as approved in Advisory Group for review of MPD-2021 on 30.08.2012 and the remaining area be utilized for EWS Housing and other facilities, as per MPD-2021 norms.

Action: Director (Plg.) Zone- 'J'

Item No.43/12

Clarification w.r.t Ground Coverage, Number of dwelling Unit, Setbacks. Applicability of NDRAC's recommendations / MPD-2021 in R/o 2, Hailey Road, (Plot No.20, block No. 148), New Delhi for construction of Multi-storey Group Housing.

F.16 (4)98/MP/

The background of the case was explained by Director (Plg.) GIS & Zone 'D'. Architect, NDMC present in the meeting requested for some more time and thus the Item was deferred.

Action: Director (Plg.) Zone 'D'
Chief Architect (NDMC)

Item No.44/12

Proposed TOD Pilot Project at Karkardooma Metro Station.

F.11 (1)/2010/UTTIPEC/

The Technical Committee appreciated the TOD concept and the presentation made by Sr. Consultant, UTTIPEC. During the discussion the following views emerged:

- (i) The proposed Layout plan has to be in conformity with the MPD-2021 / Notified Zonal development Plan for Zone- 'E'.
- (ii) A new chapter on Transit oriented development in MPD-2021 is being prepared by UTTIPEC as part of review of MPD-2021 and Guidelines for TOD are yet to be notified.
- (iii) The Guidelines for re-development of influence Zone along MRTS and major transport corridors, underutilized / Low density areas etc. are also yet to be notified.
- (iv) All the key agencies i.e. MCD, DJB, DUAC, Traffic Police, Disaster Management Authority and such other concerned departments / stakeholders need to be sensitized and consulted on the TOD proposals.

It was finally decided that though the Layout plan prepared is innovative, agreed in principle, the allotment of land to DMRC could only be processed as per prevailing land disposal policy and rest of the issues including Change of Land Use of the area be put up again with approved TOD Policy and related modification in MPD-2021.

Action: Director (Plg.) UTTIPEC
Director (Plg.) Zone- 'E' & 'O'

Meeting ended with vote of thanks to the Chair.

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

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 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. Commr. 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)

List of participants of 5th meeting for the year 2012 of Technical Committee on 11.10.2012

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Sanjay Kumar Srivastava, Vice Chairman, DDA
2. Ashok Khurana, EM DDA
3. Ashok Kumar, Commr. (Plg.)-I
4. Dr. S.P. Bansal, Commr. (Plg.)-II
5. P.M. Parate, Addl. Commr. (Plg) AP
6. Vinod Dhar, Chief Architect
7. P.K. Vats, C.E. (Elect.)
8. S.P. Pathak, Addl. Commr (Plg.) MPR.
9. Savita Bhandari, Addl. Commr (LS)
10. T.K. Mandal, Dir (Plg) E & O
11. Parthodhar, Dir (AP-II)
12. Ashok Kumar Nanda, SE/(Elect.)
13. I.P. Parate, Dir. (Plg.)MPR& TC
14. S.B. Khodankar, Dir. (Plg.) MP & DC
15. Vinod Sakle, Dir (Rohini)
16. Chandu Bhutia, Dir (Plg), UC&J
17. S.Dass, Director Zone 'D'
18. Ashok Bhattacharya, Dir. UTTIPEC
19. Romy Roy, Consultant (UTTIPEC)
20. Manju Paul, Dy. Dir, VC Office

21. T.C.P.O.

Anjani Pancholy AP

22. Municipal Corporation of Delhi:

Samsher Singh Chief Town Planner (SDMC)
R.S. Nagar, Architect (SDMC)
P. Dinesh Sr. TP (North) MCD
Manoj Kumar, Assitt. Architect (SDMC)
Harjinder Singh ATP, SDMC

23. L&D.O.:

K.C. Meena, Dy. L & DO
R. C. Rang Roy, Engineer Officer

24. CPWD.:

Vipin, EXEN
Rahul Narin Dy. Architect

25. PWD:

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

26. NDMC:

Rajiv Gupta, Architect.

27. DMRC:

Umesh Mishra, C.E. (PD)

28. TRAFFIC POLICE:

Raj Kumar, ACP
Ravinder Soni, Inspector

29. SPECIAL INVITEES:

J.H. Anshari Consultant (REPL)
Naresh Patel Consultant (REPL)
Shikha Goal Consultant (REPL)
G.S. Mehta DM DTL-II TL
B.D. Shastri DGM (D-Project) II-A DTL
Arun Kumar AM (II) DTL
Nishant Singh GM (II) DTL
Sukhpal Singh EE (C) Dr. VI
Dean & Joint Dir (Edu), IARI, Pusa
Member Secretary, HCC
G.K. Sharma AE (C) DJB

The proposed site has been earmarked on the approved ZDP of Zone-I, placed at Annexure-V. The site is falling on proposed 30 mtr. wide road between Village Kair and Village Matro, this is existing rural road having existing Right of Way of about 7.16 mtr. Therefore, as and when the proposed road is implemented, the college will have to surrender the required land for road widening from the front setback (rough sketch placed as Annexure-VI). The site is

2.0 Examination:

This is a request from Directorate of Higher Education, Govt. of NCT of Delhi regarding Change of Landuse from Agriculture/Green Belt to Public/Semi-Public in Zone-I, for construction of Bhagini Nivedita College, University of Delhi, Village Kair (Near Najafgarh road), New Delhi-110043. In a letter dated 07/09/2012, Administrative Officer (Hr.Education) stated that land has been allotted to Bhagini Nivedita College, a 100% Delhi Government funded College affiliated to University of Delhi (Annexure -I). It has also been informed earlier that the college is running in a semi permanent structure building covered with asbestos sheets, porta cabins, etc. since 1993. In this matter it has been informed that the Govt. has decided to construct a new building for Bhagini Nivedita College on the land allotted to the college at Village Kair, near Najafgarh, New Delhi, for construction of College building, the "Land Use" is to be changed as it falls under Agriculture/Green Belt as per approved ZDP of Zone-I. Total 10.132 acres of land is under possession of college where a permanent college building is proposed. The Principal of college had submitted the land ownership documents and total station survey etc. with request for change of land use (Annexure II & Annexure III). This matter is being pursued at higher level and discussed in the meeting taken by Hon'ble Minister of Health and Family Welfare, Hr. Education etc GNCTD. Recently, a letter dated 9/10/2012 has been received from Hon'ble Minister addressed to VC, DDA (Annexure IV).

Sub.: Change of Landuse of 10.132 acres of Land under the possession of Bhagini Nivedita College, University of Delhi, village Kair, Najafgarh Govt college under GNCTD from Agriculture/Green Belt to Public/Semi-Public in Zone-I.

1.0 Background:

DELHI DEVELOPMENT AUTHORITY

ITEM No. 46/12

-7-

between the proposed 30 mtr. wide road from village Kair and Village Maitro and the NCCTD boundary in the North (near Jhajjar, Haryana).

The College is having total 10.132 acre or 41,000.71 sqm land in possession as per total station survey submitted by the College Authorities. Following are the boundaries of proposed 10.132 acre for Bhagini Nivedita College:

- North - NCCTD Boundary near Jhajjar (Haryana)
- South - Proposed 30 mtr. wide road between village Kair and village Maitro.
- East - Agriculture/Green Belt (abutting forest area).
- South - Agriculture/Green Belt

3.0 Proposal:

Taking into consideration the requirement of educational facilities in this vast rural belt and since the college is recognized and 100% funded by Delhi Govt. It is already functioning in a temporary structure of land owned by GNCTD. The boundary description for proposed Change of Land use for 10.132 acres of land from Agriculture/Green Belt land use as per ZDP of Zone-L to Public/Semi-Public use (college) is as follows:

- North - NCCTD Boundary near Jhajjar (Haryana)
- South - Proposed 30 mtr. wide road between village Kair and village Maitro.
- East - Agriculture/Green Belt (abutting forest area).
- South - Agriculture/Green Belt

Development Control Norms of college premises as per MPD-2021 shall be applicable.

4.0 Recommendations:

The proposal as given in para 3.0 above is put-up for consideration of the Technical

Committee.

5.0 Follow up action:-

Recommendations of Technical Committee will be placed for consideration of Authority

to process the case for Change of Land use under Section 11-A of DD Act.

Assst. Director(Plg).Dwk
[Signature]

Dy. Director(Plg).Dwk
[Signature]

Director(Plg).Dwk
[Signature]

- 9 - MOST URGENT/TOF PRIORITY
GOVT. OF NCT OF DELHI
DIRECTORATE OF HIGHER EDUCATION
B-WING, 2ND FLOOR, 5 SHAM NATH MARG, DELHI-54.

Annexure - I

F.No.DHE - 3(77)/2003-04/CONST./Part File-I/2319 - 28/4 Dated: 07/09/2012

To

The Asstt. Director (Plg.),
Delhi Development Authority,
Dwarka Project Office, Manglapuri,
New Delhi.

Sub:- C/o Bhagini Nivedita College, University of Delhi, Kair(Near Najafgarh), New Delhi-43 - Land use change reg.

Ref:- Your letter No. F. 13(45)12/Plg./L. Zone/ Gen ref./ 609, dated 09.08.2012.

Sir,

I am directed to refer to your above letter dated 9/8/2012 in regard to Change of use of land allotted to Bhagini Nivedita College, a 100% Delhi Government funded College affiliated to University of Delhi.

In this matter, it may be informed that the government has decided to construct a new building for Bhagini Nivedita College on the land allotted to the College at village Kair, near Najafgarh, New Delhi. For construction of building the college, however, the land use is to be changed as it reportedly falls under Agriculture/ Green Belt.

The Principal of the College has already submitted all the required documents, superimposed map etc. in your office. However, it has been required by your office that the request for change of use of land should be initiated by the Deptt. Of Higher Education, GNCT Delhi. Copies of the correspondence made by the Principal, Bhagini Nivedita College are enclosed herewith.

In view of the above, in order to start further action in the matter, it is requested that approval may be granted for land use change of the said land, at the earliest, please.

Encls.: As above.(Copies)

- i. Letter no.dated 27/8/2012, 09.08.2012. 23/1/2012.
- ii. Letter no. dated 24.04.08.(ANNEXURE -I to ANNEXURE-VI).
- iii. Letter no. date 17/4/2012, 24/4/2012, 20/4/2012, 14/5/2012, 15/6/2012 & 9/7/2012.

Yours faithfully,

(Atul Marwaha)

Admn. Officer (Hr. Edn.)

Dated: 07/09/2012

F.No.DHE - 3(77)/2003-04/CONST./ 2803 - 28/4

Copy forwarded for information and immediate necessary action :-

1. The Project Manager, Office of the Project Manager Bldg., Project circle B-23, PWD, Dr. BSA Hospital complex, Sector-6, Rohini, Delhi-85.
2. The Chief Engineer, Bldg. Project Zone B-2, 2nd floor, MSO Bldg. I.P Estate, New Delhi.
3. Executive Engineer, PWD, PBD B-131, Govt. of Delhi, Sec.-3, Dwarka, New Delhi.
4. The Principal, Bhagini Nivedita college, Kair(Near Najafgarh), New Delhi-110043

For kind information : P.S to Pr. Secretary(Hr. Edn.), Department of Training and Technical Education, Maya Muni Ram Marg, Pitampura, Delhi.

(Atul Marwaha)

Admn. Officer (Hr. Edn.)

GOVT. OF NCT OF DELHI
DIRECTORATE OF HIGHER EDUCATION
B-BLOCK, 5-SHAM NATH MARG, DELHI-110054
(Tel-23930516, Fax-23930517)

Dated: 24.04.08

RECEIVED

Recd. No. 240

The Secretary (Education),
Directorate of Education,
Govt. of NCT of Delhi,
64d Sectt, Delhi

Sub: Transfer of land measuring 6.5 acres at Village Kair, near Najafgarh from which Bhagini Nivedita College presently is functioning.

Sir,

I am directed to convey the approval of the Hon'ble Lt. Governor, Govt. of NCT of Delhi to the transfer of 6.5 acres land at Village Kair from Directorate of Education to Directorate of Higher Education for Bhagini Nivedita College. (Copy of the note sheet conveying the order of the Hon'ble Lt. Governor is attached for your record).

You are, therefore, requested to formally handover the possession of this land and the buildings thereon to this Directorate at the earliest. The date and time for handing over the land and the building may kindly be communicated, so that necessary formalities could be completed at the earliest.

Yours faithfully

(A.K.SINGH)
DY. DIRECTOR (Hr. Edu)

Dated 24.04.08

Encl: 1. A.P. No. 1

cc: GHE-2116/pl and Allot/2003-04

For information to:-

1. The Secretary (Higher Education), Govt. of NCT of Delhi, 7th Level, C-Wing, Delhi
2. Sectt. I.P. Estate, New Delhi
3. The Pr. Secretary to C.M., Govt. of NCT of Delhi, Delhi Sectt., I.P. Estate, New Delhi
4. The Pr. Secretary to Hon'ble Lt. Governor, Raj Niwas, Delhi-54.
5. The Principal, Bhagini Nivedita College, Village Kair, (near Najafgarh), New Delhi

(A.K.SINGH)
DY. DIRECTOR (Hr. Edu)

GOVT. OF NCT OF DELHI
DIRECTORATE OF HIGHER EDUCATION
B-Block, 5-SHAM NATH MARG, DELHI-110054
(Tel.23930516, Fax-23930517)

1. D.H. 21007 and Allot/2003-04

The Director (Panchayat)
Govt. of NCT of Delhi,
Old Civil Supply Building,
Tis Hazari,
Delhi

Dated: 24.04.08
REC-1800
299

2. Allotment of 3.5 Acres of land to Bhagini Nivedita College at Village Kair.

I am directed to convey the approval of the Hon'ble Lt Governor, Govt. of NCT of Delhi for allotment of 3.5 acre of Gram Sabha Land near Bhagini Nivedita College to Directorate of Higher Education as per the map enclosed. You are requested to take necessary action for handing over the said land to this Directorate.

The amount required to be deposited for handing over this land may also be communicated so that action is taken to deposit the money in your office. A copy of the letter received from B D O, Najafgarh dated 30.3.07 is enclosed for ready reference.

Yours faithfully,

(A.K.SINGH)
DY.DIRECTOR (Hr.Edn)

Dated: 24.04.08

Encl. As Above

1. D.H. 21007 and Allot/2003-04

Copy for information to:-

- 1. The Secretary (Higher Education), Govt. of NCT of Delhi, 7th Level, C Wing, Delhi Sectt. J.P. Estate New Delhi
- 2. The Pr. Secretary to C.M., Govt. of NCT of Delhi, Delhi Sectt. J.P. Estate, New Delhi
- 3. The Pr. Secretary to Hon'ble Lt. Governor, Raj Niwas, Delhi 54
- 4. The Principal, Bhagini Nivedita College, Village Kair, (near Najafgarh), New Delhi

(A.K.SINGH)
DY.DIRECTOR (Hr.Edn)

White and Smith

1911-12-10

1. What is the purpose of the study?

किसाव
127 सारा 1953-54 पैमाने बहिन 40 गज

- 14 -

II (A)



दक्षिण
श्रीमान की नकल मुलाविक नकल के हुकूमत है
उज्जय संव ज्ञानता. कर्म पांजा नकल श्री दीप
चउ गुफ वामी को दी गई
एचएम एच
21/9/99

- 15 -

$$\sqrt{41-11} = \quad \quad \quad (76)$$

$$\sqrt{217} = \frac{24}{10, 11, 12, 13, 14, 15, 16, 17}$$

$$\sqrt{147} = \frac{23}{24}, \frac{25}{4, 5, 6, 7,}$$

$$\begin{array}{r} 23 \\ \hline 24 \\ 25 \\ \hline 4 \\ 7 \end{array}$$

$$999 - 6123 \text{ or } 407$$

डॉ. अ. क. कुमार वालिया
DR. A.K. KUMAR WALIA



सत्यमेव जयते

- 17 -

स्वास्थ्य एवं परिवार कल्याण, उच्च शिक्षा व
प्रशिक्षण एवं तकनीकी शिक्षा, कौशल
मिशन/श्रम, मिचाई और बाढ़ नियंत्रण मंत्री
MINISTER OF HEALTH & FAMILY WELFARE,
HIGHER EDUCATION & TE, SKILL MISSION/
LABOUR, IRRIGATION AND FLOOD CONTROL

राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार
GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI
दिल्ली सचिवालय, आई. पी. एस्टेट, नई दिल्ली-110002
DELHI SECRETARIAT, I.P. ESTATE, NEW DELHI-110002
(Off.) : 23392103, 23392104
(Resi.) 22458989, 22518989

D.O. No.
दिनांक

Date 9th October, 2012

I-772
19/10/2012

आ. (यौ.) यू. ई. २००३/१४
२३१६
११-१०-१२

Dear Shri Srivastava,

Kindly recall my telephonic discussion held with you regarding pending projects pertaining to Health & Family Welfare Department, Higher Education, Training & Technical Education and also the projects pertaining to my Assembly Constituency (list enclosed).

I shall appreciate if you could look into the matter personally to expedite clearance of these projects at the earliest.

With kind regards.

क्रियांक
३५९८-६
११/१०/१२

Hon'ble Minister also spoke to me on the issue mentioned in the list. Let status be checked. A meeting on health/higher/tech on 18 Oct 2012 at 5:30 PM.

Yours sincerely,
(DR. A.K. WALIA)

Shri S.P. Srivastava,
Vice-Chairman,
Delhi Development Authority,
11th, Vikas Sadan,
New Delhi.

E.M.

Com (P.G.)-12 ✓

Copy (10/10/12)

H. just this 20/10/12
2 status be pr. per 3/10/12

As (10/10/12) (on leave)

As (10/10/12) (on leave)

Meeting on 18.10.12

3.30 PM

AD-I

15.10.12

Dir (Rg) Health
Dir (Rg) Educ
Dir (Rg) H.P.
Dir (Rg) Tech

Sl. No.	Name of the project	Status of the project
---------	---------------------	-----------------------

Projects of Health & Family Welfare

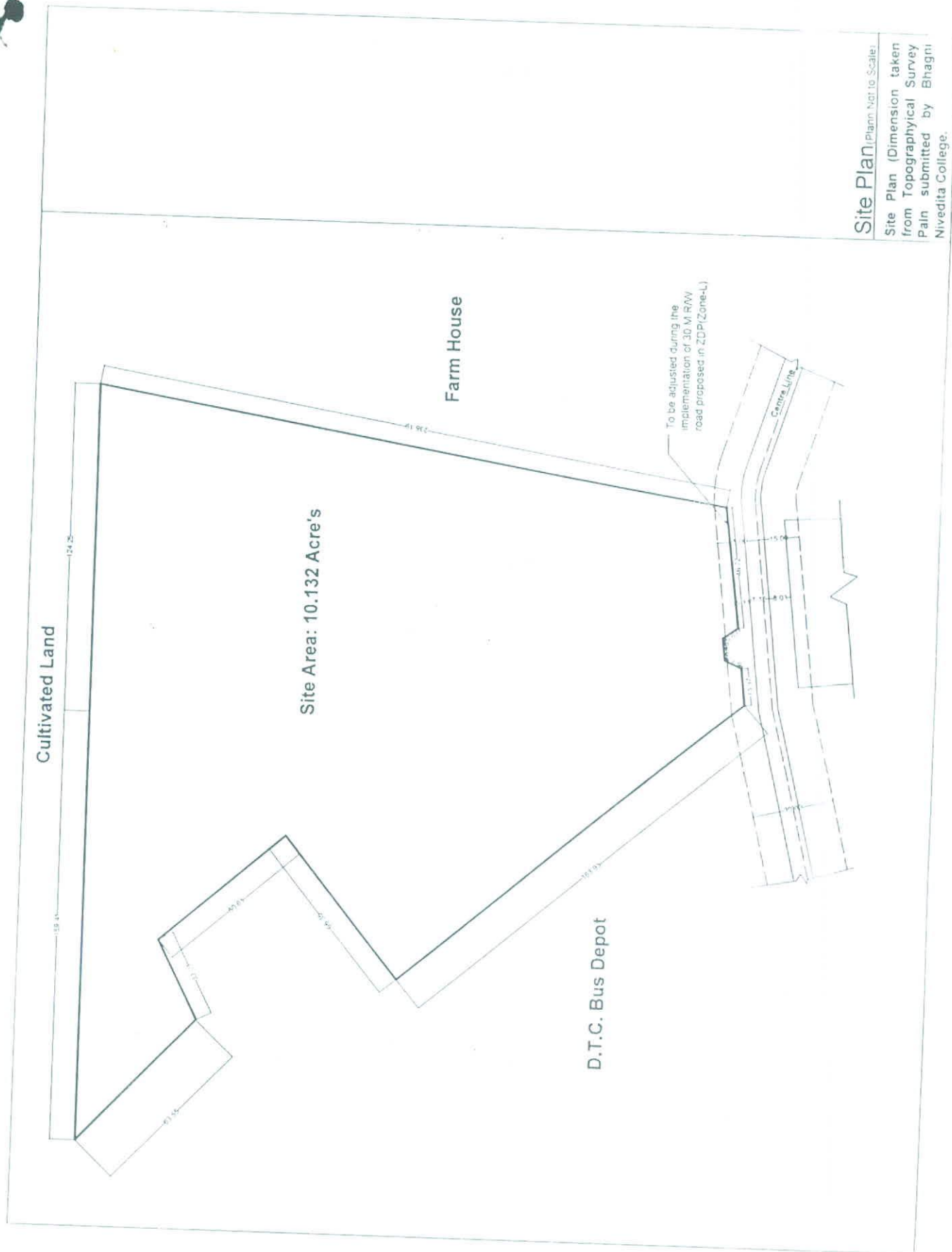
1.	203 Bedded Hospital, Bamnauli	The proposed site is in the last village of Delhi, green land as per the Master Plan 2021, hence permission to construct the hospital could not be given by DDA. There are some unauthorized colonies near the site and health facilities are very much required for the residents
2.	225 Bedded Hospital, Chh. Tarpur	Land use change has been recommended by the Technical Committee of DDA. The file seeking approval of public notice with regard to Notification has been sent to Ministry of UD by DDA. This needs to be expedited.
3.	200 Bedded Hospital, J. S. Puri	Land use change has been recommended by the Technical Committee of DDA. The file seeking approval of public notice with regard to Notification has been sent to Ministry of UD by DDA. This needs to be expedited.
4.	60 Bedded Mother & Child Hospital at Moh. Band	The proposed site falls in residential area but DDA has declared the land as 'O' Zone.
5.	Office Complex Opposite G.G.S. Hospital, Raghuvir	Change of land use pending in DDA.

Projects of Higher Education, Training & Technical Education

6.	I.T.I. Ranhaua	Change of land use pending in DDA
7.	Bhagini Nivedita College, Kair, Hajipur	Change of land use pending in DDA.
8.	World-Skill Centre, Hajipur	Change of land use pending in DDA
9.	Hajipur	Change of land use pending in DDA

projects pertaining to my Assembly Constituency (A.C. No. 58)

Sl. No.	Name of the project	Status of the project
	Development of Parking opposite Ganesha Nagar	The site has already been visited by the officers of DDA but no decision has been conveyed so far.
1.	Development of Park at Bank Enclave into Mini Stadium	Provision of Swimming Pool may also be made in the Mini Stadium.
2.	Development of Old Home	It should be developed on the land left out for staff quarter for serving personnel at Bank Enclave.



LAIN ON TABLE
ITEM No. 49/12

DELHI DEVELOPMENT AUTHORITY

AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Proposed TOD Pilot Project at Karkardooma Metro Station.

F. No. F11(1)10/UTTIPEC

1.0 BACKGROUND

- (i) The Proposed TOD Pilot Project at Karkardooma Metro Station was placed before the Technical Committee on 11.10.2012 with an Agenda containing Background, Examination, Proposal & Submission. The proposal was also presented in the Technical Committee.
- (ii) The Committee appreciated the Transit Oriented Development (TOD) Concept; however, some issues that were raised, were clarified by UTTIPEC Senior Consultant in the meeting.
- (iii) However, Technical Committee suggested that the Proposed Layout either has to be in conformity with the MPD-2021/ Notified Zonal development plan for Zone- 'E' or is to be taken up as a Pilot Project based on TOD Principles, in order to test these principles on the 30 ha land fully owned by DDA.

2.0 FOLLOW UP ACTION

- (i) As per the decision, the suggestions of the Technical Committee have been incorporated and the proposal is placed below with the following clarifications on the issues that were raised and clarified in the Technical Committee:-

Issues raised by Technical Committee	Response by UTTIPEC Senior Consultant
<u>Open space:</u> Whether, the Net Open Space requirement with increased density had been met as per Master Plan norms?	All Social infrastructure requirements including Open space had been met as per Master Plan norms, and the details were provided in the presentation.
<u>Traffic Impact Assessment:</u> Whether Traffic Impact Assessment had been done only for the immediate vicinity or for a larger catchment and the entire city as well?	<p>The Traffic Impact Analysis and mitigation proposal had been done for the immediate vicinity of the project using data collected at critical junctions and incorporating the same a micro-scale cut-out from the City level Strategic Model.</p> <p>Overall impact of the project has been tested on junctions within a 2-3 km radius of the site as well as on city level movement using the Strategic CUBE model of the city created by the Transport Dept, GNCTD</p>
<u>ECS:</u> Are the ECS requirements of the Layout plan provisioned as per Master Plan Norms?	<p>Layout had been planned as a TOD Pilot project which intends to induce a modal shift towards public transport and reduce private vehicle usage.</p> <p>Therefore, ECS requirements had been reduced from current Master Plan requirements and provided as Shared Parking facilities with reduced parking norms, strictly priced public parking and regulated street parking norms as per TOD principles.</p>

S. P. Kaur
19.11.12
(S.P. Kaur)
AD(CMP)

<p><u>Impact on quality of life:</u></p> <p>The impact of the project on the quality of life of people of the neighbourhood is to be explored</p>	<p>Several considerations had been taken into account in this regard:</p> <p>(i) A year long study had been undertaken to study and identify the deficiencies in the area so that the missing needs of local residents of the catchment area could be provided for.</p> <p>(ii) The local MLAs and Ministers had also approached DDA/ UTTIPEC with requests for missing social infrastructure facilities like school, college, hospital, large community park as well as local parks, etc. These facilities were missing in the previously approved layout plan but had been provided in the new proposed layout plan.</p> <p>(iii) A detailed schedule for workshops to be held with local stakeholders, RWAs as well as Service provider agencies had been planned and already initiated.</p>
<p><u>Coordination with other agencies:</u></p> <p>The additional requirements of the project if any need to be consulted with key service provider agencies like MCD/ EDMC, DUAC, DJB, Disaster Management Authority and other such concerned departments.</p>	<p>It was clarified, that DJB has already been consulted for the project and they had responded positively for the decentralized system proposed in the project.</p> <p>It was also added that further deliberations on details of the project would be taken up if the project were approved by the Technical Committee, so that all infrastructure details could be duly worked out before implementation.</p>

- (ii) As per the Technical Committee decision the land allotted to DMRC by the Institutional Land Branch, DDA.
- a. Allotment of land measuring 8268.742Sq.m. on Permanent Basis: vide letter no. F34(37)11/IL/2154 dated 30.10.2012
- b. Allotment of land measuring 11346.857Sq.m. on Temporary Basis: vide letter no. F34(37)11/IL/2153 dated 30.10.2012
- (iii) Approval as pilot project by the Advisory Group
- (iv) To be notified as Pilot Project.

Noted
19/11/12

(S-P Kaur)

ADCM/12

3.0 PROPOSAL

3.1. Modified Layout Plan

As per the decision in the Technical Committee dated 11.10.12 the layout plan was agreed in principle. Thus, the Road Network and Open Space Network Plan, for Proposed TOD Pilot Project showing the Metro Station (Existing & proposed) and school, has been reconfigured and is placed for Approval (Refer drawing at Annexure 'A' & 'B'). The Area Details are given below:

Use	Earlier Layout Plan (Residential Building, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)	Reconfigured Layout
Public Open spaces	4.29 Ha	5.77 Ha
Road Network*	5.00 Ha	5.73 Ha

3.1.1 Area Justification: Public Open Space calculation

The increased Public open space has been calculated as per the MPD norms outlined below, for neighbourhood and community level public open spaces for an increased [population of 24,975, the future projected population of TOD project.

... population of TOD project.

Open space type	Functional Requirements	As per MPD			Location	Sq.m./ person
		Ha./ unit	Pop./Unit (approx.)	sq.m./ person		
NEIGHBOURHOOD LEVEL:						
Neighbourhood Park	Park programmed for all age groups, open-air food court, playground, rain water management and recharge, etc.	1.0	10,000	1	In Public Realm, within 400m walk	2.3
Neighbourhood Play Area	Active Sports Facilities, Rain water management and recharge, etc.	0.5	10,000	0.5		
COMMUNITY LEVEL:						
Community Park	Park, Children Park, Open-air food court, Playground, Rain water management and recharge, etc.	5.0	100,000	0.5	In Public Realm, within 800m walk	
Community Sports Centre	Active Sports Facilities, Rain water management and recharge, etc.	1.0	100,000	0.1		
Community multipurpose ground	Public meeting ground, Public address podium, Social functions, Soft drink and snack stalls, Rain water management and recharge, etc. Multipurpose Ground can be sub-divided suitably with minimum of 0.5 ha of plot area to accommodate number of functions at one time.	2.0	100,000	0.2		

Total Public space requirement = Population*2.3 = 24,975X 2.3= 57442 Sq.m.
Area Provided= 57732.69sq.m

3.1.2 Area Justification for Road Network Calculation:

The area of road & circulation has increased by 14%, as a finer grid with Pedestrian Links has been proposed to provide better access to the metro station.

3.1.3 Infrastructure provision

If Infrastructure is to be provided prior to the approval of the TOD policy, provision is to be kept for a higher population as follows in order to ensure, that the system can meet the possible future higher demand.

Residential Population= 24,975,

Working Population= 7392 &

PSP Population =13,688.

3.2. Detail Site Programme & TOD Policy :

After the discussion on the draft TOD policy, in the 7th Advisory Group Meeting held under the chairmanship of Hon'ble L.G., the proposal sent to the Authority was for the notification of:

1. TOD Pilot projects.
2. Draft TOD Policy.

In the Authority Meeting, it was concluded that the four TOD Corridors & Karkardooma Infill Pilot project taken up as Pilot projects by UTTIPEC, and be immediately notified for

Boundary Wall Restriction added		Boundary walls are not permitted. For reasons of safety a transparent fence may be provided with a tow wall with regular cuts to allow storm water to drain into the setback.	• FAR shall be revised from 1.2 to 4.
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3.4. Feasibility study of Zonal plan road to be taken up by DDA (Refer drawing at Annexure 'D')

As per the 34th Governing Body Meeting of UTTIPEC under the chairmanship of Hon'ble L.G. it was decided that " **Feasibility** of the proposed new linkage(30 m Zonal plan road) **to be immediately explored by the Engineering Deptt.,DDA**. It was also directed that necessary coordination with Riys, PWD and other agencies, should also be taken up for early implementation.

As the road is an important aspect of network plan of the proposal, it is requested that DDA takes up the Feasibility study & Implementation of the Road in coordination with other requisite authorities, on priority Basis.

4.0 SUBMISSION:

The Following proposal is submitted for approval:-

1. The Modified Layout Plan showing the Open Space, Road Network, Metro Station land (Existing & proposed) and the School Land as proposed at Para.3.1 above.
2. Detail Site programme with quantum of development to be placed before the technical committee after approval of TOD policy as proposed at Para. 3.2 above.
3. Allotment of Land for school to be made as proposed at Para.3.3 above
4. Feasibility Study of Zonal Plan road to be taken up by DDA as per the earlier Decision of the Governing Body Meeting of UTTIPEC.

Walter
19.11.12
(S.P.Kaur)
ADCMP


(Sr. Consultant)
UTTIPEC)


(Dy. Director-II)
UTTIPEC)


(Director)
UTTIPEC

UNIFIED TRAFFIC AND TRANSPORTATION INFRASTRUCTURE
(PLANNING & ENGINEERING) CENTRE
(UTTEPEC)

☐ PLOT BOUNDARIES

28.50 Ha) 17015.2823
Existing Metro station(1.83Ha) + Existing GD. Goenka School(0.67 Ha)
1,70,015.2823 SQ.M (17.01Ha)

PLOT	AREA (SQ.M.)	AREA (Hq.)
A1	3362	3.33
A1	1862	1.83
A2	256.699	0.73
A3	751.301	0.78
B1	33817.4171	3.60
B1	3809.8428	0.21
B2	4270.2536	0.50
B3	3528.2183	0.56
B4	4274.1808	0.43
B5	3933.7787	0.50
B6	5434.5546	0.54
B7	1866.5683	1.19
C1	15867.7705	1.58
C1	2064.4187	0.21
C2	2220.4879	0.20
C3	1648.3429	0.12
C4	3809.7849	0.31
C5	5002.9861	0.50
C5	6860.8121	0.63
DEMKA SCHOOL	25623.9013	2.54
1	3873.0923	0.98
2	4835.8373	0.43
3	3861.0961	0.55
4	5793.8756	0.58
5	1466.9013	1.94
1	709.1173	0.78
2	5816.5360	0.55
3	6031.845	0.61
4	23302.8410	1.94
5	11713.4800	1.11
1	622.1973	0.67
2	5267.1637	0.53
3	9185.4346	0.97
4	1321.1720	0.19
5	7823.2566	0.78
USE POCKETS	17006.24823	17.00
AREA UNDER CIRCULATION: 67252.0200 SQ.M (5.73 Ha)		

the quantum of development based on TIA (already done). Economic System will be put forward before the Technical Committee, when included in the Master Plan.

CONTROL NORMS ON BASIS OF WHICH THE PLOTS SHALL BE DEVELOPED:

service standards (including accessibility criteria)

A PLOT NEAR KARKADUMA METRO STATION,
TENDU HARISH CHANDRA MARG

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DEPARTMENT OF TRANSPORTATION

ARUNILA ROY, MRIGANKA SHENNA

ARJEE

Др	УТИРЕС
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.....

EXISTING KADKADUMA METRO STATION

Existing Kadkaduma Metro Station boundary wall

PROPOSED ACCESS ROAD 12M WIDE

SCHOOL SITE
Area: 2095 sq.m.

EXISTING ACCESS ROAD

PROPOSED ACCESS ROAD 24M WIDE

PROPOSED
OPEN SPACE

G.D. GOENKA
SCHOOL

Existing G.D. Goenka boundary wall



GPS CO-ORDINATE FOR SCHOOL LAND TRANSFER LAYOUT

SN.	EASTING	NORTHING	REMARKS
1A	725424.26	3171175.01	
2A	725461.73	3171184.61	
3A	725475.42	3171132.44	
4A	725437.94	3171122.61	

- LEGEND
- SCHOOL SITE
 - EXISTING APPROACH ROAD

NOTE:

- The above mentioned conditions and relaxations for land transfer have been approved in 38th UTIPEC Governing Body Meeting (GBM) on 26/7/2012.
- Also as per the UTIPEC Governing Body Meeting (GBM) directives, the TOD norms are mentioned above in brief, with specific mention of future FAR benefit. These norms shall comply as and when approved. The area is notified as TOD Influence Zone, hence development can be done with keeping future expansion possibility in the building plan by school.
- If required, the concerned files could be forwarded to LG for his approval.
- The school shall be accessed by the existing access road marked in the drawing. In the later phase, when the adjoining green space is developed the access road alignment shall be provided as shown in the drawing.

AREA STATEMENT:
Land transfer to Vikramashila Education Society:
0.2 hectares (2095 sq.m) for primary School.

DEVELOPMENT NORMS FOR LAND TRANSFER TO VIKRAMASHILA
EDUCATION SOCIETY FOR CONSTRUCTION OF SCHOOL

- The plot to be developed as per current Masterplan norms. The site, however, will be designated for Transit Oriented Development (TOD) as part of the MPD 2021 Master Plan Review Process 2012, once approved.
- The plot may currently be developed to accommodate future expansion possibilities, on basis of differential TOD norms/codes & regulation, which shall include:

- FAR shall be revised from 1.2 to 4.
- Mixed use & Density Criteria
- Parking Norms

No Parking permitted within plot. If provided, would be counted against FAR. Parking including that for buses will be allocated to the school in a separate shared paid parking facility at consolidated locations in Phase II at reduced parking norms as applicable to the site. Till such time that development of the adjoining land parcels does not commence, unutilised land could be used for parking.

Ground coverage, setback & frontage norms

Not more than 1.0M setback of building from all public streets. School building to occupy minimum 85% of plot frontage along setback line (1.0M on all sides), except on frontage adjoining 6m wide road.

Housing mix criteria

Open space & Social Infrastructure standards (including accessibility criteria)

Playground to be developed by DDA on pool basis within shared open space

- Non permissible uses for certain zones
- Connectivity norms (including street grid criteria & multimodal integration checklists)
- Physical Infrastructure & Resource standards (including, energy, solar access, water, solid waste & landscape)

REVISED SETBACK NORM FOR THE SITE:

- 1.0M setback of building from all public streets to ensure privacy within classrooms and to avoid obstruction by openings overhangs etc. along footpaths. Setback area to be used for steps and / or access ramps and as a landscaped zone with planting and soakaways for storm water drainage.
- Boundary walls are not permitted. For reasons of safety a transparent fence may be provided with a tow wall with regular cuts to allow storm water to drain into the setback

DEMARICATION PLAN

LAND TRANSFER TO VIKRAMASHILA EDUCATION SOCIETY FOR
CONSTRUCTION OF PROPOSED SCHOOL AT KADKADUMA

SCALE: 1:750 Key Plan: 13000

DATE: AUGUST 2012

TITLE: LAND TRANSFER DETAILS FOR PRIMARY SCHOOL

Sr. PLG CONSULTANT (Urban Design): PAROMITA ROY, MRIGANKA SARKAR

PLG CONSULTANT (Urban Design): MEENAKSHI BURMAN

PLG ASSISTANT (UTIPEC):

DR. DIR (UTIPEC): SUDHIR KAN

DIRECTOR (UTIPEC): ASHOK BHATTACHARJEE

UTIPEC

Box, 200 Road, V.K. Road, P. Estate, New Delhi



DRG NO.

LT/MKD/SC_01



Feasibility study of Zonal plan road to be taken up by DDA

As per the 34th Governing Body Meeting of UTTIPEC under the chairmanship of Honble L.G. it was decided that - Feasibility of the proposed new linkage (30 m Zonal plan road) to be immediately explored by the Engineering Deptt. DDA. It was also directed that necessary coordination with Rys, PWD and other agencies, should also be taken up for early implementation.

As the road is an important aspect of network plan of the proposal, it is requested that DDA takes up the Feasibility study & implementation of the Road in coordination with other requisite authorities, on priority basis.

Aspects to be looked into:

- 1) Connectivity with Karkari Mor Road & Road no. 56
- 2) Under grounding the HT Line
- 3) Alignment of the road

LEGEND

- HT Line
- Proposed road

ALIGNMENT OF ZONAL PLAN ROAD ALONG RAILWAY LINE NEAR ANAND VIHAR RAILWAY STATION

SCALE: 1:4000 ;	
DATE: AUGUST 2012	
TITLE: MAPPED ISSUES FOR WHICH FEASIBILITY STUDY IS REQUIRED FOR	
ZONAL PLAN ROAD	

Sr. P.L.G. CONSULTANT (Urban Design): PAROMITA ROY, MRIGANVA SAXENA

PLG CONSULTANT (Urban Design): ASHWANI KUMAR, RAM AZIZ & MEENAKSHI BIRMAN

DY. DIR (UTTIPEC): SUDHIR KAIN

DIRECTOR (UTTIPEC): ASHOK BHATTACHARJEE

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