



F. 1(3)/2013/MP /102

Dated 22.04.2013

Sub: Minutes of the 3rd Technical Committee Meeting held on 08.04.2013

Item No.8/2013

Confirmation of the minutes of the 2nd Technical Committee meeting held on 28.02.2013
F1(2)/2013/MP

The minutes were forwarded to the members and no comments/observations have been received. Hence the same were confirmed..

Action: Director, MPR

Technical Committee in its 1st meeting held on 22.01.2013 vide item no. 1/13 had decided that the A.T.R. on all the issues considered by Technical Committee. from January 2012 onwards will be put up in next Technical Committee meeting. Director (Plg) MPR & TC informed that the action taken report of all the Items discussed in the various Technical Committee meetings has not been received from the respective Directors (Plg). Therefore, the ATR will be put up in next Technical Committee meeting. All the Directors (Plg) may submit the A.T.R. on priority within one week from the date of issue of the minutes.

Action: All Director(Plg)

Item No.9/2013

Proposed Change of Land Use in respect of the area Measuring 1.6 ha (3.99 acres) proposed for super specialty Block at G Point, Gole Market, New Delhi falling in Planning Zone D.

F13(7)78/MP

The proposal of Super Specialty Block of RML Hospital was explained by Director (Plg), Zone - 'D': The Change of Land Use from 'Residential' to 'Public & Semi-Public' facilities (Hospital) for an area 1.6 Ha (3.99 acres) was recommended by Technical Committee for further processing under section 11-A of DD Act by Authority and MoUD.

Action: Director (Plg) Zone- 'D'

Item No.10/2013

Clarification on the road right of way (ROW) leading to the plot allotted by DDA for Hostel for Widows of Naval Personnel w.r.t Zonal Development Plan (Zone - J) and the approval layout plan of the area.
F3(04)2013/MP

The proposal was explained by Director Planning UC & Zone - 'J': After detailed deliberation, option 1 of the proposal was agreed by Technical Committee to keep the road R/W as 45 mt uniformly throughout the stretch from Mehrauli Mahipalpur road intersection upto NH-236 (i.e. Mehrauli Gurgaon Road) via Ghitorni and to process modification in the notified Zonal Development Plan of Zone - 'J'

Action: Director,(UC) & Zone- 'J'

Shaukat
22/4/13

Item No.11/2013

Transfer of Building activities from DDA to MCD – Rehabilitation Ministry Employees Cooperative House Building Society Ltd. Malviya Nagar, Zone F-10, New Delhi

F.4(AE-I)Bldg/Resdl/Misc/06-07/Pt/15

The proposal was explained by Director (Building); Technical Committee agreed to the proposal of transfer of building activities of Rehabilitation Ministry Employees Co-operative home building society Ltd. Malviya Nagar i.e Shivalik from DDA to MCD, as per the approved demarcation plan for 631 numbers of plots and subsequent letter for release for building activities. Block officer, L&DO stated that L&DO does not have any objection in this regard. Further this proposal be put to Authority for consideration.

Action: Director (Building)

Item No.12/2013

Proposed Change of Land Use of measuring an area 13363.73 (3.30 acres approx.) on south of Agra Canal up to road No. 13(A) for Metro Station at Kalindi Kunj in Zone 'O' from 'Recreational' to 'Transportation (T2: MRTS)

F.20(6)2013/MP

The proposal of Change of Land Use of an area measuring 13363.73 sqmt (3.30 acre approx) from River & Water Body / 'Recreational' to 'Transportation' (T2-MRTS) was explained by Director, (Plg) Zone – 'E' & 'O'. The Technical Committee opined that only Metro station with an area of about 1.0 Ha be allowed on the land & property development will not be allowed. It was further decided that detail station Layout plan be submitted by DMRC in the next Technical Committee meeting.

Action: Director, Zone- 'E' & 'O'

Item No.13/2013

Re- development Plan of Special Area to be presented by Chief Town Planner (NDMC)

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

Chief Town Planner North DMC presented the proposal with the help of presentation by consultant. Technical Committee appreciated the proposal and suggested following:-

- (i) The boundary of Special Area was agreed in principle, however, the proposal of land use of entire area as commercial was not agreed to.
- (ii) The landuse will be as per Zonal Development Plan and Special Area Plan of MPD-2021. Any specific change in the landuse is to be provided with details and justification for the processing under DD Act.
- (iii) During presentation it was informed that the draft proposal was put up on website, however, no suggestion has been received. It was informed by Addl. Commissioner, MPR that the suggestions with reference to Mid-Term Review of MPD-2021 related to Special Area were forwarded to Chief Town Planner, MCD. These suggestions have not been discussed in MAG as the same are to be consider as part of the Redevelopment Plan of Special Area.
- (iv) As per the MPD-2021, the Maximum height of building is 15 m. in case of Residential plots. However, as per regulation notified on 17.01.2011, incentive FAR of 50% is allowed. In order to achieve this, Technical Committee recommended the relaxation of height to 18m. as proposed by NDMC.

The Technical Committee constituted a Committee for finalization of Redevelopment plan within 15 days from the date of issue of minutes. The members of the Committee are as follows:

1. Commissioner (Plg)DDA - Chairman
2. Chief Town Planner, North DMC - Member
3. Member Secretary, (officer from North DMC & not below the rank of Senior Town Planner.)
4. Director (Plg) A & B -coordinator from DDA.

Action: Chief Town Planner (SDMC)

Item No.14/2013


Proposed TOD Pilot project at Karkardooma Metro Station

F.11(1)10/UTTIPEC

The proposal was presented by Director, UTIPEC. It was informed that the Technical Committee had earlier approved the proposal of TOD Pilot Project in principle. Director UTIPEC requested that the location for allotment of school site be approved in view of the Court orders. Technical Committee asked about the back ground of the case and further directed that location of school site near Metro Station is not desirable. However considering the court orders, L.D. Wing may explored possibility for an alternative school site in near vicinity. It was further decided that the complete proposal highlighting the proposed T.O.D. Policy norms etc shall be put up in the next Technical Committee meeting.

Commissioner LD
Action: Director, UTIPEC

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. Finance Member, DDA
4. Commissioner (Plg)
5. Commissioner (LD)
6. Commissioner (LM)
7. Commissioner (EDMC)
8. Chief Planner, TCPO
9. Chief Architect, HUPW DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property Development), DMRC
12. Chief Engineer (Elect.), DDA
13. Chief Town Planner, SDMC
14. Chief Eng. Director Project-I, DJB
15. Chief Architect, DMRC
16. Addl. Commr.(Plg.) (Infrastructure & UC)
17. Addl. Commr.(Plg.)TB&C, DDA
18. Addl. Commr.(Plg.)UE&P, DDA
19. Addl. Commr.(Plg.) AP & MPPR.
20. Addl. Commr. (Landscape), DDA
21. Secretary, DUAC
22. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
23. Dy. Commr. of Police (Traffic) Delhi
24. Land & Development Officer, (L&DO)
25. Director, Zone -'D', DDA
26. Director (UC& J), DDA
27. Representative from Indian Navy
28. Director (Building), DDA
29. Director (AP) E&O, DDA
30. Director (A&B) and (C&G)
31. Director (Plg) UTIPEC
32. Director (Project), DDA
33. Member (Drainage) DJB


22/4/13

List of participants of 3rd meeting for the year 2013 of Technical Committee on

08.04.2013

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Abhay Shina, Engineer Member DDA
2. J.B. Kshirsagar Commissioner (Plg), DDA
3. Savita Bhandari, Addl. Commr (Landscape), DDA
4. Vinod Dhar, Chief Architect, (HUPW) DDA
5. Sandeep Mehta, Chief Engineer (Elect.), DDA
6. I.P. Parate, Director. (Plg.)MPR& TC, DDA
7. Tapan Mondal, Director (Plg) AP (E&O)
8. Amit Dass, Director (Building), DDA
9. Chandu Bhutia, Director (Plg) 'UC&J', DDA
10. P.K. Bhera, Director (Plg) Zone F&H, DDA
11. A.K. Manna, Director (Plg) (A,B,,C &G), DDA
12. Ashok Bhattacharya Jee , Director, UTTIPEC, DDA
13. Sabya Sachidass, Director (Plg) GIS, Zone- D
14. M.K. Verma, Dy. Director (AP) E&O
15. Mriganka Saxena , Sr Consultant, UTTIPEC, DDA

16. **Navy:**
Cap. B. Bhattacharya, officiating PDESA, IHQ (MoD)
Cdr. M.A Makandar, officiating JDESA, IHQ (MoD)

17. **L&D.O.:**
Sunil Kumar Jain, Building Officer

18. **MCD:**
Shamsher Singh, Chief Town Planner

19. **NDMC:**
P. Dinesh, Sr. Town Planner
Vijay Kausal, Architect

20. **DMRC:**
Sanjeev Malik, Dy. Chief Architect (Land)
Rajpal Singh, Dy. Chief Engineer (PD)

21. **CPWD:**
Ramakant Prasad, Sr. Architect, HQ-I

22. **Traffic:**
L.P Hrangchal Dy. Commissioner of Police / Traffic
D.P. Singh, Asstt. Commissioner of Police / Traffic (E)

23. **REPL:**
J.H Ansari (Consultant)
Naresh Patel

JH Ansari
22/4/13



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

F. 1(2)/2013/MP / 81

Dated 4/4.2013

Sub: Minutes of the 2nd Technical Committee Meeting held on 28.02.2013

The 2nd meeting of Technical Committee was held under the Chairmanship of Engineer Member, DDA since Vice Chairman, DDA was pre occupied. The list of the Participants is enclosed at "Annexure -A"

Item No.6/2013

Confirmation of the minutes of the 1st Technical Committee meeting held on 22.01.2013

F1(1)/2013/MP

The minutes were circulated vide letter No. F1(1)/2013/MP/37 dated 07.02.2013 to all the members and no comments/observations have been received. Hence the same were confirmed.

Item No.7/2013

Proposed TOD Pilot Project at Karkardooma Metro Station.

F11(1)/10/UTTIPEC

The proposal was explained by Director, UTTIPEC.:

1. Incorporate it was decided to modified Zonal Plans Roads in the Zone 'E' Zonal Plan as per the approved Layout Plan as a special case for the TOD Pilot project.
2. To grant approval for realignment of the Sewer Lines which are to be designed and implemented as part of the detailed decentralized infrastructure scheme for the site. DJB Engineers were also present and realignment of the Sewer Lines was agreed upon.
3. Relaxation of setbacks, height and Ground coverage as proposed under the column "Proposed as per the current Master Plan provision for Influence Zone".

Decision : Para (i) & (ii) were agreed in principle. However, the proposal was to be modified as per the TOD norms and then to be put up for consideration of next Technical Committee meeting for relaxation of setbacks, height and ground coverage etc.

Director (UTTIPEC)

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), DDA
4. Commissioner (LM), DDA
5. Commissioner (LD), DDA

6. Chief Planner, TCPO
7. Chief Architect, HUPW, DDA
8. Chief Architect, NDMC
9. Chief Engineer (G), DMRC
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18. Secretary, DUAC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Asstt. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)
22. Commissioner (LM)
23. Executive Engineer (Project), DJB
24. ADGM *New (Buiss) MTNL
25. Director (IL) land
26. Chief Architect

List of participants of 2nd meeting for the year 2013 of Technical Committee on 28.02.2013

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Abhay Shina, Engineer Member DDA
2. J.B. Kshirsagar Commissioner (Plg), DDA
3. Savita Bhandari, Addl. Commr (Landscape), DDA
4. Vinod Dhar, Chief Architect, (HUPW) DDA
5. Sandeep Mehta, Chief Engineer (Elect.), DDA
6. H.S. Dharam Sattu, Chief Engineer (Elect.), DDA
7. I.P. Parate, Director. (Plg.)MPR& TC, DDA
8. Tapan Mondal, Director (Plg) AP (E&O)
9. P.K. Rai, C.R. Project, DDA
10. Anand Kumar, Planning Assitt., UTTIPEC, DDA

11. L&D.O.:

Sunil Kumar Jain, Building Officer

12. NDMC:

G.K. Rao, Architect

13. DMRC:

Papiya Sarkar, Chief Architect, DMRC

Ramesh Kumar, Dy. Chief Engineer

14. DJB:

O.D. Maniwal, Supdt. Engineer (Project)

R.S. Tyagi, Chief Engineer

S.K. Chauhan, Executive Engineer.

15. CPWD:

Ramakant Prasad, Sr. Architect, HQ-I

16. Traffic:

D.P. Siya, Asstt. Commissioner of Police / Traffic



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Director (UTTIPEC)

Meeting ended with vote of thanks to the Chair.

(I.P. PARATE)

Director (MPR&T C)

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11. L&D.O.:

Sunil Kumar Jain, Building Officer

12. NDMC:

G.K. Rao, Architect

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Decision : Para (i) & (ii) were agreed in principle. However, the proposal was to be modified as per the TOD norms and then to be put up for consideration of next Technical Committee meeting for relaxation of setbacks, height and ground coverage etc.

Director (UTTIPEC)

Meeting ended with vote of thanks to the Chair.


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

Copy to:

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4. Commissioner (LM), DDA
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7. Chief Architect, HUPW, DDA
8. Chief Architect, NDMC
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21. Land & Development Officer, (L&DO)
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23. Executive Engineer (Project), DJB
24. ADGM *New (Buiss) MTNL
25. Director (IL) land
26. Chief Architect

List of participants of 2nd meeting for the year 2013 of Technical Committee on 28.02.2013

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Abhay Shina, Engineer Member DDA
2. J.B. Kshirsagar Commissioner (Plg), DDA
3. Savita Bhandari, Addl. Commr (Landscape), DDA
4. Vinod Dhar, Chief Architect, (HUPW) DDA
5. Sandeep Mehta, Chief Engineer (Elect.), DDA
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10. Anand Kumar, Planning Assitt., UTTIPEC, DDA

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16. Traffic:

D.P.Siya, Asstt. Commissioner of Police / Traffic



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

F. 1(2)/2013/MP / 81

Dated 4/4.2013

Sub: Minutes of the 2nd Technical Committee Meeting held on 28.02.2013

The 2nd meeting of Technical Committee was held under the Chairmanship of Engineer Member, DDA since Vice Chairman, DDA was pre occupied. The list of the Participants is enclosed at "Annexure -A"

Item No.6/2013

Confirmation of the minutes of the 1st Technical Committee meeting held on 22.01.2013

F1(1)/2013/MP

The minutes were circulated vide letter No. F1(1)/2013/MP/37 dated 07.02.2013 to all the members and no comments/observations have been received. Hence the same were confirmed.

Item No.7/2013

Proposed TOD Pilot Project at Karkardooma Metro Station.

F11(1)/10/UTTIPEC


The proposal was explained by Director, UTTIPEC.:

1. Incorporate it was decided to modified Zonal Plans Roads in the Zone 'E' Zonal Plan as per the approved Layout Plan as a special case for the TOD Pilot project.
2. To grant approval for realignment of the Sewer Lines which are to be designed and implemented as part of the detailed decentralized infrastructure scheme for the site. DJB Engineers were also present and realignment of the Sewer Lines was agreed upon.
3. Relaxation of setbacks, height and Ground coverage as proposed under the column "Proposed as per the current Master Plan provision for Influence Zone".

Decision : Para (i) & (ii) were agreed in principle. However, the proposal was to be modified as per the TOD norms and then to be put up for consideration of next Technical Committee meeting for relaxation of setbacks, height and ground coverage etc.

Director (UTTIPEC)

Meeting ended with vote of thanks to the Chair.


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

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MASTER PLAN SECTION, 6TH FLOOR,
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F. 1(2)/2013/MP / 81

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Director (UTTIPEC)

Meeting ended with vote of thanks to the Chair.


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

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

F. 1(2)/2013/MP 181

Dated 4/4.2013

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Director (UTTIPEC)'

Meeting ended with vote of thanks to the Chair.


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

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List of participants of 2nd meeting for the year 2013 of Technical Committee on 28.02.2013

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

F. 1(2)/2013/MP /

Dated 25.03.2013

Sub: Minutes of the 2nd Technical Committee Meeting held on 28.02.2013

The 2nd meeting of Technical Committee was held under the Chairmanship of Engineer Member, DDA since Vice Chairman, DDA was pre occupied. The list of the Participants is enclosed at "Annexure -A"

Item No.6/2013

Confirmation of the minutes of the 1st Technical Committee meeting held on 22.01.2013

F1(1)/2013/MP

The minutes were circulated vide letter No. F1(1)/2013/MP/37 dated 07.02.2013 to all the members and no comments/observations have been received. Hence the same were confirmed.

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Proposed TOD Pilot Project at Karkardooma Metro Station.

F11(1)/10/UTTIPEC

The proposal was explained by Director, UTTIPEC.:

1. Incorporate it was decided to modified Zonal Plans Roads in the Zone 'E' Zonal Plan as per the approved Layout Plan as a special case for the TOD Pilot project.
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Decision : Para (i) & (ii) were agreed in principle. However, the proposal was to be modified as per the TOD norms and then to be put up for consideration of next Technical Committee meeting for relaxation of setbacks, height and ground coverage etc.

Director (UTTIPEC)'

Meeting ended with vote of thanks to the Chair.

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

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2. Engineer Member, DDA
3. Commissioner (Plg), DDA
4. Commissioner (LM), DDA
5. Commissioner (LD), DDA



99/L

DRAFT FOR
APPROVAL

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

F. 1(2)/2013/MP /

Dated 25.03.2013

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Item No.6/2013

Confirmation of the 1st Technical Committee meeting held on 22.01.2013
F1(1)/2013/MP

~~The 1st Technical Committee considered Item No. 1/2013 to 5/2013~~

The minutes were circulated vide letter No. F1(1)/2013/MP/37 dated 07.02.2013 to all the members and no comments/observations have been received. Hence the same were confirmed.

Item No.7/2013

Proposed TOD Pilot Project at Karkardooma Metro Station.

F11(1)/10/UTTIPEC

The proposal was explained by Director, UTTIPEC. Following proposals were discussed: *It was decided to*

1. Incorporation of modified Zonal Plans Roads in the Zone 'E' Zonal Plan as per the approved Layout Plan as a special case for the TOD Pilot project.
2. To grant approval for realignment of the Sewer Lines which is to be designed and implemented as part of the detailed decentralized infrastructure scheme for the site. DJB Engineers were also present and realignment of the Sewer Lines was agreed upon mutually by DDA & DJB.
3. Relaxation of setbacks, height and Ground coverage as proposed under the column "Proposed as per the current Master Plan provision for Influence Zone".

Decision : Para (i) & (ii) were agreed in principle. However, the proposal was to be modified as per the TOD norms and then to be put up for consideration of next Technical Committee meeting for relaxation of setbacks, height and ground coverage etc.

Director (UTTIPEC)

Meeting ended with vote of thanks to the Chair.

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

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DELHI DEVELOPMENT AUTHORITY
UNIFIED TRAFFIC & TRANSPORTATION INFRASTRUCTURE (PLG. & ENGG.) CENTRE
2nd Floor, Vikas Minar, New Delhi
Phone No. 23379042, Telefax : 23379931
E-mail: diruttipec@gmail.com

No.F. 11(1)2010/UTTIPEC/D-30

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 178
Dated 25.2.13

Dt- 25.2.13

Sub:- Technical Committee for Karkardooma TOD project

Karkardooma TOD project approved in principle by the Governing Body was placed before the Technical Committee on 11.10.12 and the layout was approved in principle for taking it up as a TOD Pilot Project.

2. The TOD Pilot Project was further placed before the Technical Committee on 20.11.12 and it was decided that the item to be discussed in detail in the first week of December 2012.

3. Accordingly, the Agenda for the Technical Committee was sent on 15.2.13 to Master Plan Section. The meeting was also fixed for 26.2.13. However, it has been informed that the same has been postponed.

4. Following issues need to be deliberated in the Technical Committee:-

- i) Zonal Plan modifications.
- ii) Realignment of sewer line (DJB).
- iii) Development control norm for land transfer to school-(Court Case)
- iv) Other issues related with detail planning & implementation of the project.

5. It is requested that the Technical Committee Meeting may kindly be held before the Authority Meeting on 5.3.13.


(Ashok Bhattacharejee)
Director (Plg.) UTIPEC

Director (MPR&TC)

Handwritten: Hmt
26/2/13

2y Dir (MP)

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
 6th FLOOR, VIKAS MINAR
 I.P Estate, New Delhi - 110002
 Phone No.23370507


F.1(2)/2013/MP/50

Date 26.02.2013

MEETING NOTICE

The 2nd **Technical Committee meeting of DDA** will be held under the Chairmanship of Vice Chairman, DDA on Thursday i.e. **28.02.2013 at 05.00 PM in the Conference Hall, 5th Floor, Vikas Minar, IP Estate, New Delhi - 110002**. The lists of Items alongwith Agendas are enclosed.

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


 (I.P. PARATE)
 Director (MPR/TC)

Copy to:

- 9*
1. Vice Chairman, DDA
 2. Engineer Member, DDA
 3. Finance Member, DDA
 4. Commissioner (Plg)
 5. Commissioner (LD) — *ADN 27/2/12*
 6. Commissioner (LM) — *B3*
 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. Addl. Commr. Landscape
 17. Secretary, DUAC
 18. Chief Town Planner, SDMC
 19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
 20. Dy. Commr. of Police (Traffic) Delhi
 21. Land & Development Officer, (L&DO)

Special Invitees

For item No.

- I. Member (Drainage) DJB
- II. Chief Eng. Director Project-I, DJB
- III. Chief Architect, DMRC
- IV. Commissioner (EDMC)
- V. Director (Plg) UTTIPEC
- VI. Director (Project), DDA
- VII. Director (E&O), DDA

07/13

NOO:

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

Chief Engineer

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
 6th FLOOR, VIKAS MINAR
 I.P Estate, New Delhi - 110002
 Phone No.23370507

F.1(2)/2013/MP/50

Date 26.02.2013

MEETING NOTICE

The 2nd **Technical Committee meeting of DDA** will be held under the Chairmanship of Vice Chairman, DDA on Thursday i.e. **28.02.2013 at 05.00 PM in the Conference Hall, 5th Floor, Vikas Minar, IP Estate, New Delhi - 110002.** The lists of Items alongwith Agendas are enclosed.

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

[Signature]
 (I.P. PARATE)
 Director (MPR/TC)

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg) ✓ 27/2/13
5. Commissioner (LD)
6. Commissioner (LM)
7. Chief Planner, TCPC
8. Chief Architect, HUPW DDA ✓ 27/2/13
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 ✓ 27/2/13
15. Addl. Commr. (Plg.) TB & C, DDA ✓ 27/2/13
16. Addl. Commr. Landscape ✓ 27/2/13
17. Secretary, DUAC ✓
18. Chief Town Planner, SDMC ✓
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan ✓
20. Dy. Commr. of Police (Traffic) Delhi ✓
21. Land & Development Officer, (L&DO) ✓

Special Invitees

- I. Member (Drainage) DJB
- II. Chief Eng. Director Project-I, DJB
- III. Chief Architect, DMRC ✓
- IV. Commissioner (EDMC) ✓
- V. Director (Plg) UTIPEC ✓
- VI. Director (Project), DDA ✓
- VII. Director (E&O), DDA ✓ 27/2/13

For item No.

07/13

NOO:

1. Chief Security Officer, Vikas Minar
2. Dy. Director (Horticulture) South, Vikas Minar
3. A.E. (Maintenance), Civil, Vikas Minar ✓ 27/2/13
4. AE. (Maintenance), Electrical, Vikas Minar ✓ 27/2/13
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 (I.P. PARATE)
 Director (MPR/TC)

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For item No.

07/13

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F.1(2)/2013/MP/50

Date 26.02.2013

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



(I.P. PARATE)
 Director (MPR/TC)

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1. Vice Chairman, DDA
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20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

Special Invitees**For item No.**

- I. Member (Drainage) DJB
- II. Chief Eng. Director Project-I, DJB
- III. Chief Architect, DMRC
- IV. Commissioner (EDMC)
- V. Director (Plg) UTTIPEC
- VI. Director (Project), DDA
- VII. Director (E&O), DDA

07/13

NOO:

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3. A.E. (Maintenance), Civil, Vikas. Minar
4. AE. (Maintenance), Electrical, Vikas Minar
5. Reception, Vikas Minar

21/c

OFFICE OF THE DIR (Pig.)
MPR/TC, D.D.A. N. DELHI-2
Dy. No. 31/1/13

DEPARTMENT OF ENVIRONMENT

Govt. of NCT Delhi

6TH Level, C-Wing, Delhi Secretariat
I P Estate, New Delhi
Telefax: 23392029

DD (MP)S. Office

Diary No. 656

Date 4/2/13

F.10(100)/Env/2012 / 451

Dated: 29/1/13

To,

Director (MPR&TC),
Delhi Development Authority,
Master Plan Section,
6th Floor, Vikas Minar, New Delhi – 110002

Sub.: Amendment under Item No. 56/12 in minutes of the 7th Technical Committee Meeting held on 20.12.2012 – regd.

Madam,

This has reference to the minutes of the 7th Technical Committee Meeting held on 20.12.2012.

On perusal of the minutes, it has been observed that slight wrong information has been recorded in the first paragraph under item no. 56/12 i.e. 'Proposal of 1.22 ha (12232.4 sqm) of land for Relay / Receiving sub-station (RSS) in the District Park at Dhaula Kuan for construction of Mukundpur – Yamuna Vihar Corridor (Line7) of DMRC'.

Hence, in the line no. 2 in para 1st under item no. 56/12, it may be corrected that "Environmental Clearance is required for Category 'A' projects, which is accorded by Expert Appraisal Committee of Ministry of Environment and Forests, Govt. of India. Further, Metro Rail projects i.e. metro stations do not obtain Environmental Clearance. However, clearance / EIA is required for commercial / residential developments of DMRC from SEAC (State Level Expert Appraisal Committee)."

Pl put up in the
next technical Committee

Int
1/2/13

Dy Dir (P) MP

1/4/13

AD(MP) - J

Yours Faithfully

Chetna Anand
29/1/13

Dr. Chetna Anand
Scientist (Environment)



F.1(13)/2012/MP/16

Dated 14.01.2013

Sub:- Minutes of the 7th Technical Committee Meeting held on 20.12.2012

Item No.50/12

Confirmation of the 6th Technical Committee meeting held on 20.11.2012

F1(12)/2012/MP

The minutes were circulated vide letter No. F.1(12)/2012/MP/319 dated 04.12.2012 to all the members and no comments/observations have been received. Hence the same were confirmed.

Item No.51/12

Proposal for Change of Land Use of 0.36 ha (3680 sq.mt) from 'Industrial / Manufacturing' to "Public & Semi- Public (Graveyard)' at Shahzadabagh

F17(1)2001/MP/Pt-II

The proposal was explained by Asstt Director (Plg) Zone A & B. It was explained that the identified land at Shahzadabagh is under the ownership of DUSIB. The representative of DUSIB informed that proposal is agreed to in principle and is to be placed before Delhi Urban Shelter Improvement Board shortly. In view of the above, the Technical Committee approved the proposal for Change of Land Use of 3680 sq.mt from 'Industrial / Manufacturing' to "Public & Semi- Public (Graveyard)' at Shahzadabagh for further processing under Section 11-A of DD Act. The DUSIB formal approval may be communicated at the earliest.

Action: CEO (DUSIB)
Director (Plg) Zone- 'A' & 'B'

Item No.52/12

Partial Modification of Layout Plan and processing of Change of Land Use for allotment of Land to DMRC for MRTS Project Ph.-III in Sector-1, Dwarka for 66 K.V. ESS

F20(12)2012/MP

The proposal was explained by Director (Plg) Dwarka. The Technical Committee recommended partial modification in the Layout Plan of Sector-1, Dwarka for accommodating 66 K.V. ESS for MRTS Project Ph.-III (8594.25 sqmt) to be processed under sub / clause 8(2) permission of use premises in use zones of MPD-2021. All the HT Lines shall be underground.

Action: Director (Plg.) Dwarka

19/c

Item No.53/12

Change of Land Use of a piece of land measuring 3.64 ha (9.0 acres) opposite Guru Gobind Singh Hospital, F-Block, Raghbir Nagar for construction of building to accommodate various Institutions relating to Health & family Welfare Department.

F.3(8)2009/MP

The proposal was presented by Director (Plg) Zone- C&G. It was explained that the proposal was earlier discussed in the Technical Committee meeting held on 13.02.2012 in which it was decided that the status of Land ownership and category of Hospital be confirmed and put up in the next Technical Committee meeting. As per information provided by Dr. Banerjee, Chief Medical officer (Plg), Directorate of Health Services, Govt. of NCT of Delhi, the land was allotted to Secretary Medical, GNCTD for taking up other Health / Medical related projects. The proposal is to construct an integrated office building to accommodate institutions of the Health Department.

The Technical Committee recommended option No. 2 as proposed in the Agenda for Change of Land Use of land measuring 3.64 ha (9.0 acres) from 'Residential to Government (Integrated Office Complex)' for further processing under Section 11 A of DD Act.

Action: Director (Plg.) C&G

Item No.54/12

Change of Land Use of DTC Bus Depot at IP Ash Pond opposite Millennium Park, Ring road on the land measuring 51.06 acre. Out of 61.59 acre allotted to DTC by IPGCL

F.3(73)2003/MP/Pt-III

The proposal was presented by Dy. Director (Plg) Zone-E&O. The site was given on temporary basis to the DTC for the duration of the CWG-2010 for purpose of developing secured bus parking without any permanent structures. The structures were supposed to be completely removed post CWG. After detailed deliberations, the Technical Committee decided:

- i. DTC shall remove all the permanent structures and use the area only for bus Parking.
- ii. The pavements will be semi-permeable so as to allow ground water recharge.
- iii. The activities as proposed by DTC in the Agenda are not permitted in Zone 'O'. The structures required for security, maintenance shall be restricted to the minimum and shall not be of permanent nature.
- iv. The DTC should submit the clearances from MoEF, Yamuna Standing Committee / Central Water Commission at the earliest but not later than one month in view of the Hon'ble High Court decision.

Action: Dy. General Manager (DTC) /
Chairman DTC

18/6

LAID ON TABLE ITEMS:

Item No.55/12

Proposal for Change of Land Use from 'Recreational (District Park)' to 'Public & Semi- Public (Cremation Ground)' in Harkesh Nagar

F19(01)2006/MP

The proposal was presented by Director (Plg) Zone- F&H. After detailed discussions, the Technical Committee approved the proposal for Change of Land Use from 'Recreational (District Park)' to 'Public & Semi- Public (Cremation Ground)' for an area measuring 4000sqm in Harkesh Nagar for further processing under Section 11-A of DD Act with the following conditions as proposed in the Agenda:

- (i) No existing trees shall be cut and same shall be retained in the scheme.
- (ii) Parking shall be provided within the Plot.
- (iii) NOC from South Delhi Municipal Corporation (SDMC) and the status of land and feasibility shall be confirmed from the Land Management & Engineering Department

Action: Director (Plg) F&H

Item No.56/12

Proposal of 1.22 ha (12232.4 sqm) of land for Relay / Receiving sub-station (RSS) in the District Park at Dhaula Kuan for construction of Mukandpur-Yamuna Vihar Corridor (Line7) of DMRC

F20(13)2012/MP

The proposal was presented by Director (Plg) Zone- F&H. The representative of Department of Environment, Govt. of NCT of Delhi informed that environmental clearance is not required for category 'A' projects which includes DMRC Projects like stations and Depots. However, clearance / EIA is required for commercial / residential developments of DMRC from SEAL (State Level Expert Appraisal Committee)

After detailed deliberations, the land measuring 0.9 ha was approved for Change of Land Use from 'Recreational': City Park, District Park, Community Park (Reserve Forests) to 'Utility' (Relay / Receiving sub-station) at Dhaula Kuan for construction of RSS for Mukandpur- Yamuna Vihar Corridor (Line7) of DMRC for further processing under section 11(A) of DD Act with the following conditions:

- (i) DMRC shall obtain clearances from Forest Department and other concerned statutory Bodies since the land is falling within the reserved Forest area.
- (ii) DMRC shall obtain necessary clearances from statutory authorities concerned for cutting of trees, if required, as per the statutory requirement.
- (iii) No construction shall be allowed till final Notification of Change of Land Use is notified by the Ministry of Urban Development, Govt. of India.

Action: Action: Director (Plg) F&H

H/C

ANY OTHER ITEM

Proposed Change of Land Use of an area measuring 2.2 ha (2,27,978.52 sqm) in Planning Zone-'O' from 'Recreational' to 'Transportation (Depot)'.

F21(02)2012/MP

Chief Engineer, DMRC informed that the necessary clearances have been submitted and thus this issue may please be discussed under any other Item with the permission of the Chair.

It was informed that the proposal was discussed in the Technical Committee meeting held on 11.10.2012 vide Item No. 37/12. As per the Minutes of the meeting DMRC was to provide the approval of the Yamuna Standing Committee and Central Water Commission before putting up the proposal for the consideration for the Technical Committee. Chief Engineer, DMRC informed that DMRC vide letter No DMRC/Land /15/DDA/1201/938 dated 29.11.2012 has forwarded copy of the Minutes of the 80th meeting of Yamuna Standing Committee, CWC held on 06.03.2012. As per Minutes of the meeting of the YSC, CWC the said plot is beyond the flood embankments and surrounded by the habited area and out of present flood plains of river Yamuna; also as per the MoEF Notification dated 14.09.2006, the Metro project are not included in the list of the project which requires environment clearances. As per the Minutes, Committee decided to clear the proposal subject to the following conditions, which were agreed to by the DMRC:

1. This clearance is issued to facilitate Delhi Metro Rail Corporation Ltd. to secure all the mandatory clearances including Change of Land Use before award of work and the project shall be completed within the scheduled time.
2. Except for the approved plan by DDA, no other structures shall be constructed by Delhi Metro Rail Corporation Ltd. without the specific clearance from Yamuna Standing Committee, CWC under this project.

After discussions, the Technical Committee recommended the proposed Change of Land Use of an area measuring 2.2 ha (227,978.52 sqmt) In Planning Zone-'O' from 'Recreational' to 'Transportation (Depot)' for further processing under section 11(A) of DD Act with the following conditions:

- (i) DMRC shall submit the complete plan and DPR of maintenance Depot to DDA for approval.
- (ii) After the Change of Land Use is processed the proposal shall be re-submitted by DMRC to Yamuna Standing Committee for final approval.
- (iii) The Development Controls for Depot given in MPD-2021 shall not be applicable in this case.

Meeting ended with vote of thanks to the Chair.

Jant 14/1/13
(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

- 16/C
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, DDA
 13. Addl. Commr. (Plg.) TB&C, DDA
 14. Addl. Commr. (Plg.) AP, DDA
 15. Addl. Commr. (Plg.) (MPPR).
 16. Addl. Commr. (Landscape), DDA
 17. Chief Town Planner, SDMC.
 18. Secretary, DUAC
 19. Secretary, Health Govt. of NCT of Delhi
 20. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
 21. Dy. Commr. of Police (Traffic) Delhi
 22. Land & Development Officer, (L&DO)
 23. Chief Executive Officer, DUSIB, w.r.t. Item No. 51/12.
 24. CMO (Plg), Dte. of Health Services, GNCTD, w.r.t Item No. 53/12.
 25. Dy General Manager, DTC, w.r.t. Item No. 54/12.
 26. Dir. (Environment) Govt. of NCT of Delhi, w.r.t. Item No. 54/12.

158

List of participants of 7th meeting for the year 2012 of Technical Committee on
20.12.2012

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), DDA
5. P.M. Parate, Addl. Commr. (Plg) TB & C, DDA
6. S.P. Pathak, Addl. Commr (Plg.) MPR & AP, DDA
7. Savita Bhandari, Addl. Commr (Landscape), DDA
8. Vinod Dhar, Chief Architect, DDA
9. Sandeep Mehta, C.E. (Elect.), DDA
10. I.P. Parate, Dir. (Plg.) MPR & TC, DDA
11. S.B. Khodankar, Dir. (Plg.) MP & DC, DDA
12. P.S. Uttarwar Director (Dwarka), DDA
13. P.K. Behra, Dir (Plg) F&H, DDA
14. A.K. Manna, Director (C&G), DDA
15. K. Sri Rangan Dy. Director (Dwarka),

16. L&D.O.:

Ravindra Singh, Building Officer

17. CPWD:

Ashok Dhiman Architect

18. PWD:

D.P. Jindal (AE)

19. SDMC:

Shamsher Singh, (CTP)

20. DMRC:

P.S. Chauhan, C.E. (PD)
Rajpal Singh, Dy. CE (PD)
A.K. Roy Dy. C.E. (PD)

21. DTC:

A.K. Chawla, Dy. Chief GM (C)
M.A. Khan, Manager (AVIC)

SPECIAL INVITEES:

22. S.D. Sharma, Dy. Director, DUSIB
23. Asstt. Architect, DUSIB
24. Kanhaiya Lal, Asstt. Architect, DUSIB
25. Dr. Arun Banarjee, CMO (Hos & Cell) DHS, GNCTD
26. Om Prakash EE(EV)
27. Dr. Chetna, Scientist (Deptt. of Environment), GNCTD
28. Suresh Goel Consulting Architect (SGA)
29. Ravi Jain, Architect (SGA)

1/c

INDEX

2nd Technical Committee Meeting to be held on 28.02.2013

S.NO.	ITEM NO.	SUBJECT	PAGE NO.
1.	6/13	Confirmation of the 1 st Technical Committee meeting held on 22.01.2013 F1(1)/2013/MP	1 to 4
2.	7/13	Proposed TOD Pilot Project at Karkardooma Metro Station. F11(1)/10/UTTIPEC	5 to 13



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

F. 1(01)/2013/MP/37

Dated 07.02.2013

Sub: Minutes of the 1st Technical Committee Meeting held on 22.01.2013

Item No. 1/13

Confirmation of the 7th Technical Committee meeting held on 20.12.2012

F1(13)/2012/MP

The minutes were circulated vide letter No. F1(13)/2012/MP/16 dated 14.01.2013 to all the members and no comments/observations have been received. Hence the same were confirmed.

It was observed by Director (Plg) GIS and Zone- 'D' that as per policy, Planning & Architecture Wings - Unit are required to upload the Minutes, Agenda (Including Drawings) on the DDA Website.

VC, DDA directed that the action should be taken by the concerned Units to upload the Minutes, Agenda (Including Drawings) on the DDA Website.

It was decided that in future the ATR of the last two Technical Committee meetings minutes be included in agenda of Technical Committee meeting. Further it was decided that the ATR for the Technical Committee meetings held in 2012 shall be put up in the next Technical Committee for information.

Action: All Director (Plg)
S.R. Arch. (HUPW)

Item No.2/13

Allotment of 20 Ha land for the proposed Water Treatment Plant along Bandh at Sector- III new Village Tiggipur, Zone P-II

F3(26)/2008/MP

The proposal was explained by Director (Plg) Zone- P-I & P-II. The proposal for subdivision of 21 Ha. land with planning permission to acquire land directly from GNCTD by Delhi Jal Board was approved with following conditions:

- i) The issues related to allotment of alternative plots etc. will be dealt by DJB/ GNCTD.
- ii) DJB will make arrangement on its own for connectivity with the existing road network.

The officers from DJB and L& B Deptt., GNCTD will identify the land based on drawings provided by Planning Deptt. of DDA. If required Land Management and Planning wings of DDA will assist GNCTD in identification of Land.

Action: Commissioner (Land Management)
Director (Plg) Zone- 'P-I' & 'P-II'
Executive Engineer (Project), DJB

Item No.3/13

Public & Semi- Public facilities Area -3, Rohini - Regarding Utilization of MTNL Plot for Health Facilities also

F3(01)/2013/MP

The proposal was explained by Director (Plg) Rohini. It was informed that the building has already constructed at the site and MTNL desires to utilize the building for multi activity/ multipurpose use including Health Care Facilities. The Technical Committee recommended the proposal for approval as a special case under Sub clause 8(2) – 'Permission of Use Premises in Use Zones' subject to conditions that:

- (i) MTNL will restrict the Health Care facility to Hospital upto 100 Beds Category 'D' with necessary safeguards.
- (ii) To obtain sanction for revised building plans from the Building section of the concerned local body along with necessary clearances from CFO, DPCC etc.
- (iii) The Land Disposal wing of DDA to examine levy of additional FAR, Conversion Charges etc. as per the policy separately.

Action: ADGM (New Buiss.) MTNL,
Director (IL) and
Director (Plg.) Rohini

Item No.4/13

Relaxation of Ground coverage and setback (Part) for construction of proposed 33KV ESS on the Front setback of Handloom House complex at Janpath New Delhi.

F1(25)/2005/MP/Pt-II

The background was explained by Director (Plg) GIS & Zone- D. Thereafter, Dy. Chief Architect (NDMC) presented the proposal. After detailed deliberations the Technical Committee opined that in the first instance NDMC may explore the possibility of earmarking the proposed ESS in the rear setback of the complex and bring the proposal in the next Technical Committee meeting with detailed justification. Accordingly the Agenda Item was deferred.

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

Item No.5/13

Proposal Change of Land Use of an area measuring 4447.49 sq mt (1.099 Acres) of land from 'Public & Semi- Public facilities' to Government (Government Office)' near Gurudwara Bangla Shaib Road New Delhi for construction of Unique Identification Authority of India (UIDAI) Headquarter building in Planning Zone- 'D'

F20(11)/2012/MP

The proposal was presented by Director (Plg) GIS & Zone- 'D'. The Technical Committee recommended the proposal for Change of Land Use of an area measuring 4447.49 sq mt (1.099 Acres) from 'Public & Semi- Public facilities' to Government (Government Office)' near Gurudwara Bangla Sahib Road for further processing under Section 11 (A) of DD Act 1957.

It was informed that the road in front of the plot is only 18 mtrs and NDMC may be requested to explore the possibility of widening of this road.

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

- 4 -

LAI D ON TABLE ITEMS:

Item No.6/13

Follow up action on the decision of the Technical Committee meeting held on 22.11.2012 in the case of Regularisation of existing Health Care, Educational, Cultural and 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.) and other cases in Planning Zone- 'L'

F1(L-05)PE/2010/Plg/

The matter was presented by Director (Plg.) Dwarka, Zone K & L. It was informed that there are a number of cases where permission has been requested by the institutions who are occupying the land as tenants. The provision of permission to the tenants needs to be examined legally. After detailed deliberations, it was felt that in the first instance, legal opinion may be obtained on the issue of Change of Land Use of land occupied by tenants before further processing of such cases. Accordingly, the Agenda Item was deferred.

Action: Director (Plg) Dwarka

Meeting ended with vote of thanks to the Chair.

Handwritten signature
(I.P. PARATE) 7/2/13
Director (MPR&T C)

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg) DDA
4. Commissioner (LM) DDA
5. Commissioner (LD) DDA
6. Chief Planner, TCPO
7. Chief Architect, HUPW DDA
8. Chief Architect, NDMC
9. Chief Engineer (G), DMRC
10. Dy. Chief Engineer (G), DMRC
11. Chief Engineer (Elect) DDA
12. Addl. Commr.(Plg.) (Infrastructure & UE)
13. Addl. Commr.(Plg.)TB&C, DDA
14. Addl. Commr.(Plg.)UE&P, DDA
15. Addl. Commr.(Plg.) AP & MPPR.
16. Addl. Commr. (Landscape), DDA
17. Chief Town Planner, SDMC.
18. Secretary, DUAC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Asstt. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)
22. Commissioner (LM) w.r.t. Item No. 2/13
23. Director (Plg) incharge Zone ('PI' & 'PII') . Item No. 2/13
24. Executive Engineer (Project), DJB w.r.t Item No. 2/13
25. Director (Plg) (Rohini) Zone (M &N) 03/13
26. ADGM *New (Buiss) MTNL w.r.t. . Item No. 3/13
27. Director (IL) land w.r.t Item No. 3/13
28. Director (Plg) GIS & zone- D w.r.t Item No 04/13 & 05/13
29. Chief Architect w.r.t. Item No 04/13 & 05/13
30. Director (Plg) Dwarka w.r.t Item No 6/13

-6-

2.4 Feasibility study of Zonal plan road to be taken up by DDA(Refer drawing Annexure 'B')

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 the network plan of the proposal, DDA make take up the feasibility study of the Road in coordination with other requisite authorities on priority basis.

2.5 Demarcation of Road and Open Space:

As the layout plan has been approved in principle by the Technical Committee on 11.10.2012, to deliver the project speedily, the demarcation of roads and open spaces on the site maybe taken up by the Engineering wing. The tendering procedure for the detailed design and construction of roads and open spaces may also be initiated.

3.0 PROPOSAL

3.1. Zonal Plan Road Realignment (Annexure C & D)

The current Zonal Plan proposes three Zonal Plan roads through the site. The Layout Plan approved in the Technical Committee on 11.10.2012, replaces the three 24m wide Zonal Plan Roads with two Zonal Plan roads with a revised alignment and a new finer network of streets. This is based on the findings of a Transport Impact Assessment carried out at the Conceptual Design Stage of the proposed TOD Pilot Project.

The Technical Committee may thus, grant approval (as a Special Case for the TOD Pilot Project), for this change in the alignment and number of Zonal Plan Roads proposed through the Site to be reflected in the 'Zone -E' Zonal plan.

3.2. Realignment of Sewer line passing diagonally through the DDA site

The sewer line of 1400mm dia. diagonally passing through the site is **maintained and owned by DJB**, as confirmed by DJB at a joint site inspection carried out on 12th Dec 2012. Request for a written confirmation for the same has been sent to the Maintenance Department, DJB.

To maximise the development potential of the site through appropriately sized development parcels and to minimise underutilisation of land as setbacks from the sewer line, it is important to realign the sewer line along the new alignment of the Zonal plan road.

The Technical Committee may thus, grant approval for the realignment of the sewer line. The detailed design and implementation of the same may be carried out as part of the Decentralised Infrastructure provision for the site

3.3. Vikramashila Education Society: 0.2 hectares (2095 sq.m) for Primary School. (Refer drawing at Annexure 'E') (Court Case)

3.3.1. BACKGROUND

Letter no. F.18 (42)82/IL/568 dt. 27.3.2012

The above mentioned letter was issued by Institutional Land Branch with a reference to a High Court order dated 11.2.2011 to hand over the possession of land for construction of school at Karkardooma, Delhi, as per the approval given by the Hon'ble LG, Delhi in concerned file.

Status: 38th Governing Body Decision

At the 38th UTTIPEC Governing Body Meeting it was decided that "The school and college site to be allotted land i.e. School 0.2 hac. and College 0.2 hac. with norms/conditions as per MPD -2021 provision to facilitate their sanction as per building by-laws.

Spdk
26.2.13
AD(MP)

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

- 1.1 The Proposed TOD Pilot Project at Karkardooma Metro Station was placed before the **Technical Committee on 11.10.2012.**
- 1.2 The Committee appreciated the Transit Oriented Development (TOD) Concept. However, some issues regarding the Open Space Norms, procedure of Traffic Impact Assessment, ECS standards, impact of the project on the life of proximate neighborhoods & coordination with other civic agencies, were raised by the Technical Committee. These were clarified by the UTTIPEC Senior Consultant at the meeting.
- 1.3 It was decided at the Technical Committee that the layout may be approved in principle and that the project should be taken up as a TOD Pilot Project. It was also decided that the allotment of land to DMRC could only be processed as per prevailing land disposal policy.
- 1.4 Subsequently, it was decided at the 40th UTTIPEC Governing Body Meeting that UTTIPEC should increase in-house capacity in order to carry out a Transport Impact Assessment (TIA), prepare details of Decentralized Infrastructure and do an Economic feasibility study, as this is critical in the preparation of a detailed programme for the site and a robust implementation model for the Project.

2.0 FOLLOW UP ACTION

- 2.1 As per the Technical Committee decision on land, land has been allotted to DMRC by the Institutional Land Branch, DDA as follows:
 - 2.1.1 **Allotment of land measuring 8268.742 Sq.m. on Permanent Basis:** vide letter no. F34(37)11/IL/2154 dated 30.10.2012
 - 2.1.2 **Allotment of land measuring 11346.857 Sq.m. on Temporary Basis:** vide letter no. F34(37)11/IL/2153 dated 30.10.2012
- 2.2 **Appointment of Retainers for the project to prepare the Detailed Programme and implementation model for the project in-house:**

In order to prepare a robust implementation model and finalise the detailed programme and quantum of development for the Karkardooma TOD Pilot Project, UTTIPEC has to augment in-house skills and capacity to include other professional expertise of that of Transport Planners, Infrastructure & Sustainability Experts as well as Economic/ Real Estate Analysts.

In addition, UTTIPEC requires to put together a multi-disciplinary team of professional consultants for carrying out a Transport Impact Assessment, Sustainable Infrastructure Design and Viability and Economic Feasibility.

Shalini
26.2.13

AD(MP)

2.3 Land Acquisition (Annexure A)

A conceptual layout plan of this area was also approved in 242nd Screening Committee of DDA held on 26-09-05 vide item 97:2005. As per the Screening committee observations, LM wing were to take up the following tasks:

1. Land Ownership for the above said land to be prepared by L.M. Wing, DDA.
2. Removal of Encroachment on DDA land.
3. Clear Position needs to be given by LM Wing DDA for 2 Bighas 14 Biswa Land which is yet to be acquired through requested by DDA to L& B Deptt. GNCTD.

In view of the above, LM Wing is requested to provide the status of land under DDA possession at the vacant plot (between Arya Nagar and Jagriti Enclave) next to Karkardooma metro station. A letter for the same has been forwarded to LM Wing.

Height	18m	NR (No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies)	Development. • FAR shall be revised from 1.2 to 4.
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.	

4.0 SUBMISSION

The following proposal is submitted for approval:

- Incorporation of modified Zonal Plan Roads in the Zone 'E' Zonal Plan as per the approved LayoutPlan for the site as a special case for the TOD Pilot project as per the details at Para 3.1 above.
- To grant approval for realignment of the sewer line which is to be designed and implemented as part of the detailed decentralized infrastructure scheme for the site.
- Relaxation of setbacks, height and ground coverage as proposed under the column "proposed as per the current Master Plan provision for Influence Zone" (Para 3.2.3 above).

The proposal is placed before the Technical Committee for consideration and approval.

Halk-
26.2.13
CAD (MP)

Hijala Savang
(Sr. Consultant)
UTTIPEC
26/02/13

(Dy. Director-II)
UTTIPEC)


(Director)
UTTIPEC

The recommendation of the TOD Task Force above was approved at the 38th UTTIPEC Governing Body Meeting with the direction that the TOD norms will be mentioned as conditions of allotment in the plan with specific mention about future FAR benefits as and when approved and notified for TOD influence Zone for keeping future expansion possibilities in the building plan by the college and school authorities”.

3.3.2. Plot area to be allotted= 0.2 hectares (2095 sq.m)

3.3.3. Development norms for land transfer to Vikramshila education society for construction of school:

- The plot to be developed as per current Master plan provisions for MRTS Influence Zone, as first phase, as school site is permissible in the Gross Residential Area (Project area) in the Master Plan/ Zonal Plan.
- The site, however, has been designated as Transit Oriented Development (TOD) Pilot Project. Also the review process of TOD Chapter shall continue till March 2013. Therefore, planning of the Site must incorporate provision for future expansion and design, as per norms of DRAFT Chapter 19: Transit Oriented Development of the MPD-2021.

3.3.3.1. Master plan provision:

MPD 2021, Chapter-17 Development code, pg no.201, Table 17.1 Notes

“iv) The Technical Committee of DDA may relax setbacks, ground coverage and height inspecial circumstances.”

3.3.3.2. Submission

Thus, as per the above mentioned provision, the Technical Committee may allot 0.2 hectares of land with following provisions in order to allow for future expansion as per Transit Oriented Development norms:

LAND ALLOTMENT CONDITIONS TO VIKRAMSHILA SOCIETY FOR PRIMARY SCHOOL			
Development Norm	As per MPD	Proposed as per Current Master Plan Provision for Influence Zone	Proposed as per TOD Development control norms
FAR	120 for primary School	180 (120 + 60(50% of FAR as per MRTS Influence Zone Redevelopment Incentive))	The plot may currently be developed to accommodate future expansion possibilities, on basis of differential TOD norms/codes & regulation, which shall include norms as per Chapter 19, Transit Oriented Development of the MPD-2012, under the following Sections: 19.1.1. Pedestrian & Cycle/ Cycle-Rickshaw Friendly Environment 19.1.2. Connectivity 19.1.3. Multi-modal Interchange. 19.1.4. Modal Shift Measures. 19.1.5. Placemaking and Safety. 19.1.6. High Density, Mixed-Income
Setback	Front=6m Rear= upto 3m Side (1)= 3m Side (2)= 3m Setback can be used for parking.	1m on all sides. • Setback not to be used for parking. • 1.0 M 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 soak ways for storm water drainage.	
Ground Coverage	30%	Min. 50%	

Spoke
26-2-13
AD(MP)

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LAND TO BE
ACQUIRED

MODIFIED LAYOUT PLAN OF
VACANT LAND BETWEEN ARTA NAGAR
& JAGATI CH.B.S. LTD. AT KARKHEDOOAL

[illegible]

-10-



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

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

As per the 54th Governing Body Meeting of UTTPEC, under the chairmanship of Hon'ble L.A. 2 was decided that "Feasibility of the proposed new alignment in Zonal plan road to be immediately sponsored by the Implementing Deptt., DDA. It was also decided that necessary coordination with PWD and other agencies, should also be taken up for early implementation.

As the road is an important segment of network plan of the proposed, it is requested that DDA takes up the feasibility study & implementation of the Road in coordination with other agencies/department, on priority basis.

Appendix to be included in the:

- 1) Connectivity with (existing) New Road & Road No. 56
- 2) Under grounding the HT Line
- 3) Alignment of the road

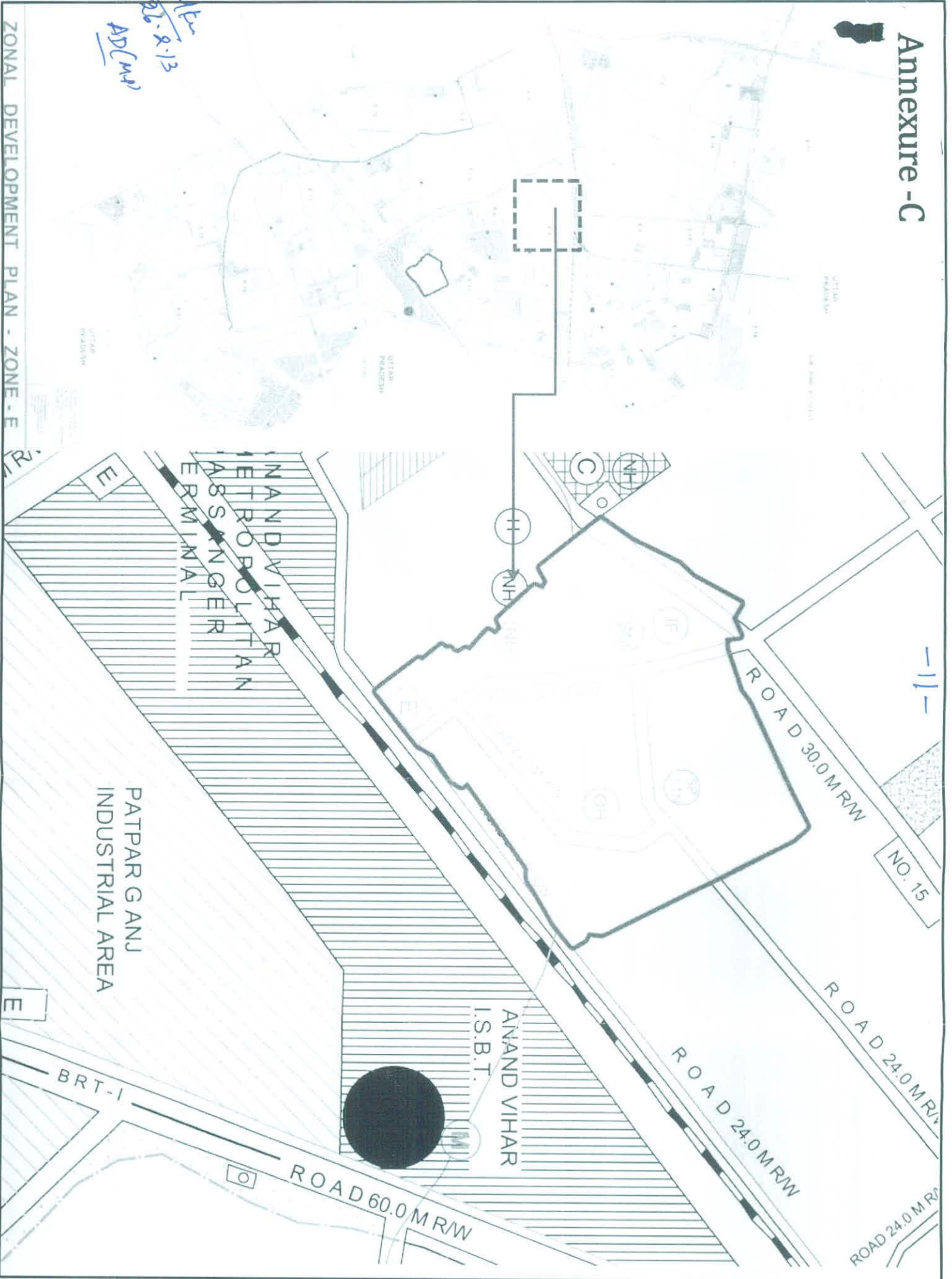
LEGEND

- HT Line
- Proposed road

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

SCALE: 1:5000	
DATE: NOVEMBER 2011	
TITLE: METRO STATION FOR ROADWAY STUDY REQUIRED FOR ZONAL PLAN ROAD	
BY: CONSULTANT (UTTPEC) PRAKASHA ROY	
IN: CONSULTANT (UTTPEC) ANAND KARANPUR	
CONSULTANT (UTTPEC) ANAND KARANPUR	
BY: C&E (UTTPEC) SUDHAKAR	
DIRECTOR (UTTPEC) ANAND KARANPUR	
UTTPEC	1000000.00
2011 NOVEMBER 2011	1000000.00

Annexure -C





AREA ST...

Total Site Area

AREA STATEMENT:
Total Site Area: 2.0500 Acres (178,500 Sq Ft)

Unsubsidized DOL Land (2014) + Existing Metro Station (1.33 Ha) + Existing GO, Contra Street (0.67 Ha) Area Under Filled-in-as Paved (1,166,026.2023 SQ.M (16.6119) Ha)				
POCKET	PLOT	AREA (SQ.M)	AREA (HA)	
A	A1	33262	3.33	
	A2	16252	1.63	
	A3	7246,659	0.73	
B	A3	7151,201	0.76	
		99017,4171	3.69	
	B1	2109,4428	0.21	
	B2	4970,2636	0.50	
	B3	5249,2103	0.56	
	B4	4274,1808	0.43	
	B5	5033,7787	0.50	
	B6	5434,5640	0.54	
		11966,9623	1.19	
C	C1	15191,7703	1.58	
	C2	2064,4187	0.21	
	C3	1248,3426	0.12	
D	C4	3106,7454	0.31	
	C5	5002,5861	0.50	
		22781,7200	0.23	
Existing GO GREEN SCHOOL				
D	D1	23923,9613	2.54	
	D2	5813,0923	0.66	
	D3	4335,8373	0.43	
E	D4	5481,0961	0.55	
	E1	5793,8756	0.58	
	E2	19566,9013	1.94	
F	E3	7506,1173	0.78	
	E4	5510,5305	0.55	
	E5	6171,1645	0.61	
	F1	20132,5410	1.94	
	F2	11113,4590	1.11	
	F3	6722,1973	0.67	
G	G1	5587,1637	0.53	
	G2	9655,4346	0.97	
	G3	1862,1790	0.19	
TOTAL PLOT AREAS OF MIXED USE POCKETS	G4	2782,2966	0.28	
		166676,2913	1.66	
AREA UNDER GREEN				
14720,8005sq.m (6.1294)				
AREA UNDER CIRCULATION:				
575292,0000 SQ.M (15.7191)				

[illegible]

NOTE:

1. The proposal was approved as a Transit Oriented Development, Pilot Project by the JTTSC, Governing Body in its 34th Governing Body Meeting on 20/02/12.
2. Details, 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

DATE: DECEMBER 2012	
TITLE: LAYOUT PLAN, PLOT AREAS, MOVEMENT & OPEN SPACE STRUCTURES	
By: PLD CONSULTANT (Urban Design) PANDOLITA ROY, WISNAWA SUDEHA	

PLD. ASSISTANT I NUTRITION
DY. DIR. (NUTRITION) : SUDHAR KAN

UTIPEC	ORG NO.
260 N. LINDEN ST. WASH., D.C. 20004	UNIKOST 70

