



DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION, 6<sup>TH</sup> FLOOR,  
VIKAS MINAR, NEW DELHI - 110002

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

Dated 22.04.2013

**Sub: Minutes of the 3<sup>rd</sup> Technical Committee Meeting held on 08.04.2013**

**Item No.8/2013**

**Confirmation of the minutes of the 2<sup>nd</sup> 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 1<sup>st</sup> 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'**

*Shri 22/4/13*

~~ITEM NO. 11/13~~

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.

*[Signature]*  
22/4/13



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.

*[Signature]*  
22/11/13  
(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, DMRC
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

*[Signature]*  
22/11/13

List of participants of 3<sup>rd</sup> 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

*Shree*  
22/4/13





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Action: All Director(Plg)

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Action: Director (Plg) Zone- 'D'

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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'

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22/4/13

~~ITEM NO. 11/13~~

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)

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

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Action: Chief Town Planner (SDMC)

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Commissioner LD  
Action: Director, UTIPEC

Meeting ended with vote of thanks to the Chair.

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Director (MPR&T C)

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J.H Ansari (Consultant)  
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*Shree*  
22/4/13





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

*Sharma*  
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Commissioner LD  
Action: Director, UTIPEC

Meeting ended with vote of thanks to the Chair.

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

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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

*Shilp*  
 22/4/13





DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION, 6<sup>TH</sup> FLOOR,  
VIKAS MINAR, NEW DELHI – 110002

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

Dated 22.04.2013

Sub: Minutes of the 3<sup>rd</sup> Technical Committee Meeting held on 08.04.2013

Item No.8/2013

Confirmation of the minutes of the 2<sup>nd</sup> 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 1<sup>st</sup> 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'**

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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, UTTIPEC. It was informed that the Technical Committee had earlier approved the proposal of TOD Pilot Project in principle. Director UTTIPEC 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, UTTIPEC

Meeting ended with vote of thanks to the Chair.

*[Signature]*  
22/11/13  
(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) UTTIPEC
32. Director (Project), DDA
33. Member (Drainage) DJB

*[Signature]*  
22/11/13

List of participants of 3<sup>rd</sup> 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

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22/4/13



# Minutes of the Technical Committee Meeting Held on 8.4.2013.

Item no. 14/13  
Dated 8.4.13

## 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 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.
- 1.2 Modified layout plan of Vacant land between Arya Nagar & Jagriti CHBS Ltd at Karkardooma' was prepared by Trans Yamuna Area, Planning unit and was approved by the 258th Screening Committee meeting held on 16.7.07 vide item no. 105: 2007.
- 1.3 As per the decision of the 26th Governing Body Meeting held on 29/10/2010 under the Chairmanship of Hon'ble Lt. Governor of Delhi, TOD Pilot Project for Group housing Pockets around Karkardooma Metro Station (30 Hect. of land) falling in Planning Zone E, which is connected with Vikas Marg as well as MRTS line III stretch from Yamuna Bank to Anand Vihar Terminal has been taken up as a DDA Project based on TOD concept/principle. This is a first Pilot Project of mixed use development around Metro Station influence zone. Governing Body approved in principle the development project.
- 1.4 Further, in 34th GBM held on 20.01.12, the conceptual proposal was approved.
- 1.5 The Proposed TOD Pilot Project at Karkardooma Metro Station was placed before the **Technical Committee on 11.10.2012**. The Layout Plan was approved in principle by the technical committee and it was directed 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.
- 1.6 The Proposed TOD Pilot Project at Karkardooma Metro Station was placed again before the **Technical Committee on 28.2.2013**. The following decisions were taken:
  - i. It was agreed in principle that the Zonal plan roads shall be modified in the Zone 'E' Zonal Plan as per the approved Layout Plan for the site.
  - ii. Realignment of the sewer line was agreed upon mutually by DDA & DJB, in the presence of DJB Officials.
  - iii. After detail deliberation on the school site, it was decided that the proposal be detailed out in respect of setbacks, FAR, height, etc as per Draft TOD norms. The modified proposal, then be put up for consideration of technical committee meeting.

#### 2.0 PROPOSAL

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

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

Accordingly, a site has been proposed in the layout considering the existing accessible road to the plot. The site has been designated as Transit Oriented Development (TOD) Pilot Project. Accordingly the details area s follows:

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

b) Development Norms:

Proposed Development Norms				
FAR	400 FAR			
Mix of use	Civic use-65% of FAR			
	Permitted uses: School			
	Residential Use-30% of FAR			
	Permitted uses: Hostel & staff residence			
Setback	Commercial Use- 5% of FAR			
	Permitted uses: Convenient Shopping			
Ground Coverage	Built as close to the plot boundary, but not greater than 2m on all sides			
Height	70%			
Boundary Wall Restriction added	Basement to not exceed building footprint			
	NR (No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies)			
Parking	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.			
	(i) Parking space of 2.0 ECS per 100 sq.m. built up area shall be applicable within the premises of the project.			
	(ii) ECS requirement shall include provision of parking spaces for all types of vehicles i.e. cars, scooters, cycles, light and heavy commercial vehicles, buses etc., as per the minimum ratios in in the Table below.			
	(iii) All parking spaces for different modes must be designed as per their specific sizes and actual parking space requirements shown in the Table below along with securing facilities, as required.			

Terms & Conditions:

1. The plot to be developed as per norms specified above.
2. The above mentioned mix of non-civic uses is conditional on the delivery the civic component equivalent to 65% of the FAR. Any deviations from the mix of uses percentages shall not be accepted.
3. School building to occupy minimum 75% of plot frontage along setback line (max. 2.0 M on all sides), except on frontage adjoining 6m wide road.
4. 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.



-42-

## 2.2 Status update Land Acquisition ( Annexure B)

As per the Screening committee decision held on 26-09-05 vide item 97:2005, 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 from GNCTD by L & B Deptt DDA.

In view of the above, LM Wing 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 already been forwarded to LM Wing.

## 2.3 Feasibility study of 30M wide Zonal plan road along the railway line to be taken up by DDA (Refer drawing at Annexure 'C')

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 may take up the feasibility study of the Road in coordination with other requisite authorities on priority basis.

## 3.0 SUBMISSION

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

*Myra S. S.*  
(Sr. Consultant)  
UTTIPEC

(Dy. Director-II)  
UTTIPEC

*[Signature]*  
(Director)  
UTTIPEC

DECISION

The proposal was presented by Director, UTTIPEC. It was informed that the Technical Committee had earlier approved the proposal of TOD Pilot Project in principle. Director UTTIPEC 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.









29-  
Minutes of the Technical Committee Meeting  
Held on 8.4.2013  
ITEM NO 682/13/13

## Draft Redevelopment Plan/Scheme for Special Area as notified in Master Plan of Delhi -2021

Reference initiated to MCD's letter no.

Introduction

TP(G)SDMC/2013/2139 dt 04/04/13 (Annexure)

Background

As per the Master Plan of Delhi - 2021, the Walled City and its Extensions, Karol Bagh and its contiguous area in between has been designated as Special Area for the purpose of development since this area cannot be developed on the basis of normal regulations given in the development code. It requires that the Redevelopment Scheme for this Special Area be prepared and notified by the Municipal Corporation of Delhi (MCD) within three years. MCD outsourced this work to M/S Rudrabhishek Enterprises Pvt. Ltd. (the consultant), who prepared the draft redevelopment plan for the Special Area after collecting the necessary data, analysis of the existing situation and identification of redevelopment possibilities.

The Draft Redevelopment Plan for Special Area was approved by the monitoring committee of MCD and was forwarded by the Town Planner, MCD for inputs to various authorities including DDA, DUAC, HCC and ASI. Their comments have been subsequently received.

### Feedback from Authorities

The key concerns raised by them were:

1. The land use pattern that proposes for a larger commercial spread conflicts with overall Zonal Plan stipulations and inclination of large number of locals to maintain the area with residential character. (DDA)
2. Inclusion of residential areas within the Metropolitan City Center conflicts with the MPD/ZDP provisions. (DDA)
3. Impact of redevelopment plan on the heritage of the area (HCC)
4. The existing regulations in respect of the listed/protected monuments should be taken into consideration. (HCC)
5. The walled city area and rest of area cannot have same development control norms. (DUAC)
6. The heritage imperative should determine the strategy for development (DUAC)
7. The commission feels that 2-3 micro level studies need to be presented for arriving at viable solution. (DUAC)
8. The list of all monuments under ASI should be taken care while preparing the Redevelopment Plan (ASI)

(Detailed point-wise replies were forwarded to MCD vide letter no. REPL/CTP-MCD/2012-13/1211 dated 24/7/2012). An amended proposal has been prepared incorporating the comments and suggestions received from the authorities and the same has been submitted to MCD vide letter no. REPL/CTP-MCD/2012-13/1230 dated 9-8-2012.

*Signature*  
AD(PB) AP-II

As submitted by the Consultant (REPL)

*Signature*  
Dir (AP)-II

*Signature*

Subsequently, as per the decision taken in Technical committee meeting of DDA held on 11.10.2012 vide their item no. 39/12, the copies of the Special Area Plan were sent to the following authorities.

- Delhi Jal Board (DJB)
- Delhi Urban Art Commission (DUAC)
- Department of Delhi Traffic Police
- National Monuments Authority (NMA)
- Fire Department
- Electric Supply Agency
- Waste Disposal Department
- Department of Telephone Exchange
- Disaster Management Authority etc.

No comments/ objections were received from any of the authorities.

Also, the draft redevelopment plan was brought into public domain by displaying it on website. No objection was received from the public.

Another presentation of the draft redevelopment plan was invited by the DUAC. The same was presented on 14<sup>th</sup> February 2013. After appreciating the content of the plan, they suggested preparation of a demonstrative redevelopment scheme for a typical residential area in the walled city. The same has been prepared for a private katra located in the Sitaram Bazaar area of the walled city and is enclosed herewith.

The consultant would like to present the proposal before the Technical Committee of DDA for their consideration.

## Draft Redevelopment Plan/Scheme for Special Area

### Existing Scenario of Special Area

Special Area is characterised by intense mix of land uses, narrow circulation space and low-rise high-density developments mainly accommodating residential, commercial-both retail and wholesale and industrial uses. Part of the Walled City forms the business core of Delhi and is prone to commercialisation with improved accessibility due to the Metro Rail Transportation System (MRTS). It has significant heritage value and traditional street pattern. Areas in Walled City Extension consisting of Pahar Ganj, Sadar Bazar and Roshanara Road are characterised by old congested built up areas and also have significant commercial activity. Karol Bagh with its gridiron pattern is the most important commercial centre outside the Walled City.

Existing Land Use of Special Area(based on 2009 survey) is as follows:

S. No.	Land Use	Percentage
1	Residential	30.15%
2	Mixed	11.65%
3	Commercial	16.55%



S. No.	Land Use	Percentage
4	Public and Semi Public	10.65%
5	Industrial	2.98%
6	Vacant/Open spaces	6.58%

(Remaining area exists as transport and camp area) (Map of existing land use attached)

### Salient Features of the Draft Redevelopment Plan

The proposals in the plan area based on intensive land use and socio economic survey and detailed analysis of several pockets along selected notified Commercial streets, mixed use streets and Pedestrian shopping streets.

This plan recognizes the need for appropriate policies and incentive for the owners to participate in the process of redevelopment **within the framework of vision and strategies contained in the Master Plan of Delhi (MPD) 2021 for "Special Area"**.

1. In conformity to the vision of the MPD 2021, to maintain the residential character of the Special Area, 52.65% of area has been marked for residential use and 7.84% for commercial use.(map of proposed land use attached)

### Proposed Land Use in the Redevelopment Plan for Special Area

S. No.	Type of Land use	Area in Ha	Percentage
1	Karol Bagh (Development as per Regulation )	58.8	2.25%
2	Residential	1376.4	52.65%
2a	Residential	324.7	
2b	Redevelopment Area	1051.7	
3	Commercial	205.0	7.84%
4	Public/ Semi-public	129.9	4.97%
5	Utility	4.6	0.18%
6	Industrial	97.2	3.72%
6a.	Industrial Area	39.0	
6b.	Industrial Redevelopment Area	58.2	
7	Recreational	252.5	9.66%
7a	Historical Monuments/ Conservation Area	43.2	
7b	District Park/ Multipurpose Park	209.3	
8	Government (Undetermined)	64.1	2.45%
9	Transportation	425.8	16.29%
<b>Total Special Area</b>		<b>2614.3</b>	<b>100.00%</b>

2. The **incentivized redevelopment strategy** as proposed in MPD-2021 (clause 3.3.2) can be utilized effectively to improve the physical environment of the area through widening of roads, decrease in traffic congestion and landscaping, which will also help in enhancing business environment, increasing employment opportunities and generating income. The strategy is to provide suitable framework for allowing mix-



use activities appropriate to the character of the areas as per the individual schemes having greater flexibility in terms of permitting variety of uses namely, commercial use (shops, offices, banks etc.), household industries or outlets for specialised services etc.

3. For redevelopment of areas designated as commercial areas in the land use plan of special area/ zonal development plans, development controls applicable will be as permissible for the respective use zones/ use premises. Higher FAR and height can be availed of through the preparation and approval of comprehensive integrated schemes (MPD-2021 3.3.1.1iv and v)
4. Special area has 3 MRT lines serving it. The Metro influence zone consisting of a 500 m wide belt on both sides of the centre line of the MRTS has been identified on the Plan. More than 41 % area in 'Special Area' falls under MRTS influence Zone. It is proposed to redevelop areas within 500 m of metro corridor on either side of the metro. Development controls applicable will be as permissible for the respective use zones/premises. Higher FAR and height can be availed of through the preparation and approval of comprehensive integrated schemes (3.3.1.1iv and v).
5. Area within 500 m radius of each metro station has also been identified. These are proposed to be redeveloped with proper pedestrian linkages to the station.
6. Circulation in Walled city and extension is based on traditional street pattern. Due to the intense existing and increasing commercial use, the roads need to be widened. While rationalizing the transport network, the (Right of Way) ROWs as stated in the MPD-2021 have been largely adopted. The proposed widening of the roads has been done keeping in mind the heritage buildings, and all other structures of religious, public and semi-public importance. Redevelopment schemes whether for commercial or residential use areas will be utilized to widen existing ROWs.
7. All the incentivised redevelopment schemes will be approved only with proper provision of parking.
8. Any plan passed under redevelopment scheme will ensure at least 10% green/ landscaped area in all use zones.
9. As per the guidelines given in MPD 2021, the Metropolitan City Center (MCC) has been earmarked based on the ward-wise economic vibrancy matrix of the Special Area. The Metropolitan City Center so delineated extends fully over wards-87, 88 and 89 and partially over wards 76, 85, 90, 91 and 149. The redevelopment proposal identifies two CBDs within MCC- (i) Chandni Chowk-Sadar Bazaar CBD and (ii) Karol Bagh CBD. These shall have only commercial use. Rest of the MCC, which will extend over large area, will have a broad range of activities such as civic functions, commerce, social and cultural interactions. Other areas in the metropolitan city centre will be developed according to the respective development control guidelines of other uses.(map of MCC as delineated attached)
10. About 6.58% of the special area is either vacant or exist as open spaces. Shahjahanbad (walled city) has about 2.96% of area under vacant spaces. It is proposed that all existing greens within the Special Area such as green areas around the Town Hall and in front of Railway Station shall be retained and maintained. Additional green spaces may be created when redevelopment projects are executed. In Paharganj and Sadar Bazaar, merely 6.15% of the area is used for open/ vacant spaces. Karol Bagh has 8.11% of the area as vacant area. It is proposed to utilize this area for up-gradation of physical and social infrastructure. Some of the vacant areas



has been proposed to be developed as green/open areas. The vacant land presently used for parking has been proposed to be developed for multi-storied parking.

11. The area falling under the notified Heritage Buildings is about 8.37% of the Walled City. Heritage Buildings constitute about 3.75% of the total Special Area. It is found that, in the walled city, as per the above mentioned Archeological Survey of India norms and Delhi State Archeological Department norms of Protected and Regulated Areas, restrictions apply to as much as 36.04% of total area of the Walled City. Therefore, it is recommended that these norms may be relaxed to ease redevelopment process. The National Monument Authority is now working out monument specific norms and it is suggested that the same may apply to the Special Area. We are proposing that height should be restricted to 18m to maintain the skyline near prominent heritage buildings such as Jama Masjid.
12. It is proposed that the redevelopment proposal for surroundings of key heritage buildings should be implemented as a redevelopment scheme for Special Area.
13. Key landmarks, chowks and axis have been identified and proposed to be conserved in the redevelopment plan. The identified Chowks, are one of the most prominent characteristic of the Walled City Area, and should be dealt with special attention at the time of preparation of Urban Design guidelines. Prominent vista created between the Fatehpuri Masjid and Red Fort along Chandni Chowk road has been proposed to be conserved. The approved plan for improvement of Chandni Chowk by the Shahjahanabad Redevelopment Authority has been recommended to be incorporated in the redevelopment plan. Visual Axis along Parliament House, Parliament Street, Connaught Place to Jama Masjid should be maintained. Height restrictions should be enforced on any new construction to prevent obstruction of this visual axis.
14. Redevelopment of government owned dangerous katras has to be taken up on priority. The guidelines as outlined in the clause 4.2.3.4 of MPD-21 shall be considered while preparing collective Rehabilitation/ Relocation/ In-situ Up-gradation schemes.
15. The social facilities required for the Special Area as per the Master Plan have been identified in the Redevelopment Plan. Existing facilities will be retained and upgraded/redeveloped using the instruments of incentivized FAR and accommodation reservation.
16. While the conforming industrial areas shall be retained as per the terms and conditions outlined in the Master Plan-2021 and ZDP Rules and Regulations, the non-conforming areas/ unplanned industrial areas shall be considered for redevelopment as per the norms outlined in the clause 7.6.2.1 of the Master Plan-2021.

### **Deviations from the Master Plan of Delhi-2021(MPD-2021)/Zonal Development Plans (ZDP)**

In order to make an appropriate and implementable redevelopment plan that responds well to the physical and socio-economic ground realities, the proposal deviates from the MPD-2021/ ZDP in following areas:

1. The redevelopment schemes for pockets in residential redevelopment areas will take advantage of incentivized FAR up to a maximum of 400 (MPD 2021 proposes maximum of 1.5 times of the existing FAR)(Clause 3.3.2 v of MPD 2021).



2. Based on the detailed pocket level studies, a maximum of 45%, 35% and 25% of floor space will be allowed for commercial use in pockets along commercial streets, mixed use streets and pedestrian shopping streets respectively. The height of any building to be restricted to 18 m in walled city. Other areas will not have any height restriction subject to clearance from various statutory bodies. (MPD 2021 proposes a maximum limit of 10% for commercial use in redevelopment schemes.

The benefits of such an approach are multifold:

- Net increase in available residential floor area.
  - Enhanced residential livability and more organized commercial spaces.
  - No loss of existing permitted commercial activity and livelihoods.
  - Creation of adequate spaces for circulation, parking and open space.
  - Good incentive for the owners to assemble and redevelop their plots.
3. Since MCC will cover good quality residential areas which would need to be preserved, it is suggested that residential use should be allowed within rest of the Metropolitan City Centre (i.e. other than CBDs within MCC).
  4. Different development control guidelines are proposed for the CBDs within the MCC and for the rest of the metropolitan city center. It is proposed that the development in Chandni Chowk CBD will be allowed ground coverage up to 60% (as against 25% given in MPD) and height restriction of 18m will apply. Karol Bagh CBD will also be treated as purely commercial area with maximum ground coverage as 50% and no height restriction subject to other relevant clearances.

### Amendments required in MPD-2021/ZDPs

Following amendments are proposed in order to implement this Redevelopment Plan for Special Area:-

#### Physical level

1. The land Use of the area delineated as Karol Bagh CBD under MCC should be CBD under MCC under Commercial land use category considering the existing land use and the potential of the area.
2. Based on detailed land use survey and ground realities several site /area- specific land use deviations have been identified and presented in the proposal for conversion to appropriate land use categories.
3. Additional Roads are proposed for widening based on findings of ground survey conducted by the consultant.

#### Policy level

1. The redevelopment schemes for pockets in residential redevelopment areas will take advantage of incentivized FAR up to a maximum of 400 (MPD 2021 proposes maximum of 1.5 times of the existing FAR)(Clause 3.3.2 v of MPD 2021).
2. Residential Use to be permitted in rest of the metropolitan area( MPD-2021 Clause 5.2)



3. Clause 3.3.2 'Guidelines for Redevelopment Schemes' should be amended to allow 45% of commercial use along notified commercial street, 35% of commercial use along notified Mixed use street and 25% of commercial use along notified pedestrian shipping street.
4. The maximum height to be increased to 18m in Redevelopment Area(Residential)
5. Maximum allowed height is increased to 18m and Ground coverage is increased to 60% in Chandni Chowk-Sadar Bazaar CBD(as delineated in this redevelopment plan)
6. Maximum ground coverage is increased to 50% in Karol Bagh CBD(as delineated in this redevelopment plan)

## DECISION

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.

Anand

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

- Chairman

- Member

Action: Chief Town Planner (SDMC)

**DELHI DEVELOPMENT AUTHORITY**  
**PLANNING SECTION**  
 This Proposal was Considered in the 22d Technical Committee Meeting held on 8.4.2013 at 13/13  
 By 8/4/13  
 Dy. Director 13/4/13

As Submitted by the Consultant (REPL)  
 Nayind

- 36 -

675/C  
Annexure - I

**SOUTH DELHI MUNICIPAL CORPORATION  
TOWN PLANNING DEPARTMENT**

21<sup>st</sup> Floor, Dr. S.P.M Civic Centre, Jawahar Lal Nehru Marg, New Delhi-02

Ref no...TP./U./SDMC/2013/2159

Dated...04/04/13

To

Dy. Director (MP), DDA  
6<sup>th</sup> Floor, Vikas Minar,  
New Delhi-02

DD (MP)'S Office  
Diary No. 1246  
Date 4-4-13

Sub:- Draft Redevelopment Plan of Special Area

Ref:- Your letter no. F3(02)2006-MP/Pt-I/D-39 dated 07.03.2013

Sir,

Please find enclosed herewith a copy of the Draft Redevelopment Plan of Special Area alongwith the Agenda (duly signed) as submitted by the consultant, for placing the same before the Technical Committee of DDA. The MCD has the stand is vis-à-vis same as per the minutes of the meeting held on 08.12.2011. The contents of the decision of the meeting is reproduced as under.

- Lajpat Rai Market, Chandini Chowk be retained as single storeyed in the Redevelopment Plan of Special Area being prepared/finalized by the consultant M/s Rudrabhishek Enterprises Pvt. Ltd in accordance with the clause 16.2.4 (i) of MPD-2021.
- All other proposals of the Redevelopment Plan of Special Area should be brought within the ambit of MPD-2021.
- The consultants be accordingly advised to amend the Redevelopment Plan of Special Area and resubmit the same at the earliest.
- The amended Redevelopment Plan after scrutiny by the MCD shall be referred to DDA, DUAC, ASI, Heritage Conservation Committee etc. for their comments/inputs before finalizing the draft plan.

There is a need to seek clarification with regard to the competent authority approving the Redevelopment Plan of Special Area from the Ministry of Urban Development, GOI in view of clause 16.2 of MPD-2021 and provisions of DMC Act, 1957. Under clause 16.2 of MPD-2021 it is stipulated that "Redevelopment Scheme for this Special Area should be prepared and notified by the MCD within three years.....". Whereas, under DMC Act, the Standing Committee has authority to approve the layout plans under section 312-313.

Further, the presentation on the draft redevelopment plan of Special Area shall be presented by the consultant before the Technical Committee of DDA.

C.T.P SDMC has submitted the  
Proposal of Redevelopment of Special Area.  
This may be seen by Dir (Plg) 2nd ABB  
for f.m.a. and to be placed in the  
next T.C. meeting scheduled to  
be held on 8.4.13

Dir (Plg) 2nd ABB.

AD-I

4/4/13

4/4

*Shamir*  
Chief Town Planner



As shown by the  
boundary  
Figure

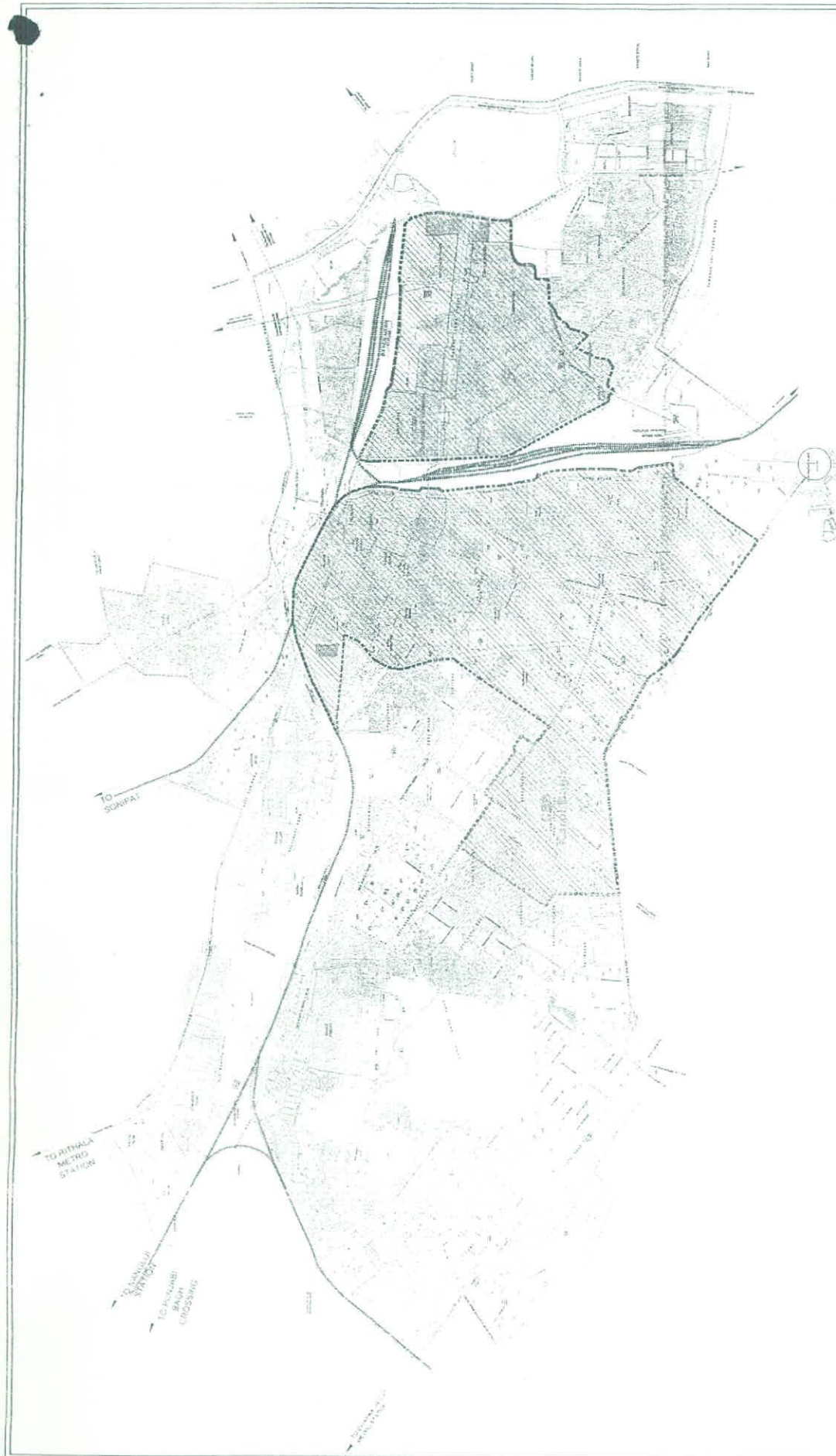








Revised by  
C. S. Srinivasan  
M. Srinivasan



**MAP-5: DELINEATION OF METROPOLITAN CITY CENTER WITHIN THE SPECIAL AREA**

**LEGEND**

Special Area Boundary



Metropolitan City Center Boundary



Boundary of CBD's



**SPECIAL AREA**



**REDEVELOPMENT PLAN/ SCHEME FOR SPECIAL AREA AS NOTIFIED IN MPD-2021**

**SCALE**



**NORTH**





- 14 -

ITEM No. 12/13/70

Minutes of the Technical Committee Meeting  
Held on 8.4.2013.

Sub:- Proposed Change of Landuse of Land measuring 13363.73 sqm (3.30 acre 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).

1.0! BACKGROUND:

1.1 DMRC vide letter No.DMRC/Land/15/DDA/JP-BG/1441/325 dated 17.4.2012 has requested for the land measuring 13363.73 sqm on **permanent basis** for construction of Metro Station at Kalindi Kunj for Janakpuri(west) – Botanical Garden Corridor of Delhi MRTS project Phase- III, Line-7.

1.2 DDA vide letter dated 14.12.12 requested DMRC to submit the clearance from Yamuna Standing Committee (YSC), Central Water Commission (CWC) for further processing the case. In response, DMRC vide letter No.DMRC/Land/15/DDA/JP-BG/1441/1004 dated 21.12.12 had submitted minutes of 80<sup>th</sup> meeting of the YSC held on 6.3.12 stating that the proposal was cleared by Committee vide Item No. 80.2.1. In this regard it is to state that the Committee vide Item No. 80.2.1 cleared the DMRC proposal of "Construction of a Bridge across River Yamuna on the proposed Mukandpur – Yamuna Vihar Corridor Line-7 on the downstream of Nizamuddin Road Bridge", only but not cleared the proposal of Kalindi Kunj Metro Station'. (**Annexure-I**). The same was communicated to DMRC vide letter dated 11.1.2013 requesting to get the specific clearance from YSC for Kalindi Kunj Metro Station. (**Annexure-II**).

1.3 A meeting was held on 17.12.12 under the chairmanship of VC,DDA in which Kalindi Kunj Metro Station was discussed vide item No. 32. The decision of the meeting is reproduced below:-

"DMRC intimated that clearance from YSC has already been obtained. Allotment is now to be processed by DDA. Landscape and Land Branches to process the case for allotment accordingly, subject to DMRC getting all required clearances".

1.4 As a follow up action on 15.1.2013 in the office of Area Planning 'E&O' the matter regarding MRTS station at Kalindi Kunj was discussed with the DMRC officials, and decided that:

"Dy.Chief Engineer, DMRC has stated that YSC clearance/ NOC which has been submitted with regard to the Kalindi Kunj Depot project includes the 'Kalindi Kunj Metro Station' also. Necessary clarification/ confirmation with supporting documents will be submitted shortly. Accordingly, the matter will be placed before the next T.C. meeting". (**Annexure-III**).

In pursuance of meeting dated 15.1.2013 and in response to letter dated 11.01.2013, DMRC has submitted a letter vide No. DMRC/Land/15/DDA/JP-BG/1441/13 dated 22.1.13 giving undertaking that 'they will get clearances from YSC if it is felt necessary before undertaking construction'. (**Annexure-IV**).

2.0 EXAMINATION / OBSERVATION:

2.0 As per MPD-2021 and Zonal Development Plan of Zone-'O' the landuse of the land under reference is 'River and Water Body' and 'Recreational' (District Park) respectively.

2.1 Pr. Secretary to L.G. vide letter dt. 23.8.2007 has intimated that L.G. has directed that till a detailed hydrological and other required studies of the River Yamuna bed is carried out there should be complete embargo on any new construction other than CWG village etc. being undertaken on river bed within the flood plains. (**Annexure-V**).

2.2 OSD to LG vide U.No. No.12(1)/RM/2013/1371 dated 29.01.2013 intimated that complete flood plain of both sides of the river Yamuna comprising of a total 46 KM is to be developed and maintained as Biodiversity Zone except for some

S. P. Kaur  
2.4.13

S.P. Kaur  
AD (MP)



habitable colonies abutting the flood plains, which have in existence since long (Annexure-VI).

- 2.3 High Power Committee of YRDA under the chairmanship of Hon'ble L.G. had submitted a report to Govt. of India. The Committee recommended for preparation of Bio-Diversity Park along the river Yamuna by the DDA, which is under examination/ preparation by Landscape Deptt., DDA.
- 2.4 Hon'ble High Court of Delhi on 29.03.2006 vide No. WP (C) No. 2112/2002 and W.P.(C). NO. 689/2004 passed the order that *no construction takes place within the vicinity of 300 metres of either side of Yamuna river. The Proposed metro site fall within the 300 meter of Yamuna river. Map showing the distance of proposed site from river Yamuna is placed as Annexure-VII.*
- 2.5 Land use of land under reference is 'Recreational' and as per ZDP of Zone-'O' use will be considered as 'Green Use' Zone, in which green stretches, Bio-Diversity park, Forest, Botanical park/ Herbal park, Science park, Theme park etc. will be permitted without any pucca/ permanent construction. Hence received the comments of Landscape Department as under :-
- The area under question is a wet land with seasonal pools and marshy character and was earlier part of river ecology and still is a part of river ecology with active aquifer getting fed by river.
  - The Yamuna River Front Development Project by DDA is a unique and one of its kind development based on technical studies and DMRC's insensitive intervention is going to cause a DE-LINK in the project.
  - If as Planners we continue to give away land of our "ecologically sensitive Zone" we may end up altering the ecology of our city beyond repair.
  - DMRC should be asked to look for alternative piece of land for the Metro Station.***
- 2.6 The proposal under reference requires following clearances -
- Clearance from YSC, CWC.
  - Clearance from Ministry of Environment and Forest (MoEF).
- 2.7 Feasibility, configuration etc. of land at site needs to be verified at the time of demarcation by Lands Department, Engineering Department (EZ) of DDA and DMRC jointly.

### 3.0 PROPOSAL:

Proposed Change of Landuse of an area measuring 13363.73 sqmt.(3.30 acre approx.) from 'River & Water Body' / 'Recreational' to 'Transportation' (T-2 MRTS) in MPD-2021 /Zonal Development Plan of Zone – 'O'.

**Modification:**

Location	Area	Landuse (MPD-2021)	Proposed Landuse	Boundaries
Kalindi Kunj in Zone- 'O'	1336.73 sqm	'River & Water Body'	'Transportation' (T-2 : MRTS)	<p>NORTH-EAST : Proposed 45 mtr. R/W</p> <p>NORTH-WEST : Agra Canal</p> <p>SOUTH-WEST : Recreational as per ZDP of Zone-'O'</p> <p>SOUTH-East : Recreational as per ZDP of Zone-'O'</p>

Map showing the proposal is annexed as:-

Map showing the proposal is annexed as Annexure-VIII.

Development control as per MPD-2021 shall not be applicable to this Kalindi Kunj Metro Station.

#### 4.0 RECOMMENDATIONS

In view of the above Examination / Observation the proposal mentioned at para 3 subject to submission of clearance as mentioned in Para-1.4, 2.6 above is placed before C. for appropriate decision

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'&'G'





# दिल्ली मेट्रो रेल कॉर्पोरेशन लि० DELHI METRO RAIL CORPORATION LTD.

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

No. DMRC/Land/15/DDA/JP-BG/1441/ 1004

21.12.2012

Dy. Director (AP) E & O Zone  
Delhi Development Authority  
Planning Wing  
3<sup>rd</sup> Floor, Vikas Minar  
New Delhi 110002

Dir. E & O's Office

Dy. No. 1-1692

Date 21/12/12

(ZONE-III)

Subject : Proposal of Metro Station at Kalindi Kunj for MRTS Phase III (Line 7)  
Ref. : (i) Your letter F.50(12)2012/RYP(Plg.) Zone-O/D-301 dt. 14.12.12  
(ii) Our letter DMRC/Land/15/DDA/JP-BG/1441/325 dt. 17.4.12

Sir,

With reference to your letter referred above it is to state that proposal was submitted to Yamuna Standing Committee as a part of bridge across river Yamuna on down stream of Nizamuddin road bridge and the same was cleared in 80<sup>th</sup> meeting of Yamuna Standing Committee held on 06.03.2012 as item no.80.2.1.

During the meeting held under the chairmanship of VC, DDA on 17.12.2012 in response to the DDA comments that clearance from Yamuna Standing Committee is required for processing the above-said land DMRC intimated that clearance from Yamuna Standing Committee has already been obtained. Allotment is now to be processed by DDA.

Accordingly, a copy of clearance from Yamuna Standing Committee is enclosed for necessary action.

Thanking you,

Yours faithfully,

(P S Chauhan)  
Chief Engineer/Gen.

item no 19/13

Shalke  
2.4.13

Pl. examine

21/12/12

(S.P. Raw)

AD(MP)

pl. puting in kalandi kunj metro station

Mr. Rakesh Kumar

21/12/12

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

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



- 17

CPM-1

62

संख्या 15/1/वाई.सी/2012/रा.प.एक/219-33

भारत सरकार

केन्द्रीय जल आयोग

वाक प्रबंध - निदेशालय

कमरा सं० 991 (द०), सेवा भवन,

आर. के. पुरम, नई दिल्ली - 110606

दिनांक : 12.03.2012

सेवा में,

1. महा निदेशक, सड़क, जहाज व परिवहन मंत्रालय, ट्रांसपोर्ट भवन, संसद मार्ग, नई दिल्ली 110001	2. मुख्य अभियन्ता, यमुना जल सेवाएं (द०), हरियाणा सरकार, 3, शामनाथ मार्ग, दिल्ली-54
3. प्रमुख अभियन्ता, जल संसाधन, उत्तर प्रदेश सिंचाई विभाग, कैंट रोड लखनऊ, यू.पी.	4. मुख्य पुल अभियन्ता, (HQs) उत्तर रेलवे, बड़ौदा हाऊस, नई दिल्ली 110001
5. सदस्य (योजना), गंगा बाढ़ नियंत्रण आयोग, तीसरा तल, सिंचाई भवन, पटना-800015	6. मुख्य अभियन्ता, सिंचाई एवं बाढ़, दिल्ली राज्य सरकार, अंतर्राज्यीय बस अड्डा भवन, चौथा तल, कश्मीरी गेट, दिल्ली-110007
7. निदेशक, जल विज्ञान निदेशालय "उत्तर", केन्द्रीय जल आयोग, सेवा भवन, रामाकृष्णापुरम, नई दिल्ली-110606	

विषय : यमुना समिति की 80वीं बैठक का कार्यवृत्त।

महोदय,

यमुना समिति की 80वीं बैठक दिनांक 05.03.2012 को 14.30 बजे सदस्य (नदी प्रबंध) केन्द्रीय जल आयोग के सम्मेलन कक्ष, कमरा संख्या 219, Hindi dependrive

2. 11.03.2012

11.03.2012

15/03/12  
2-4-12  
AD(MP)

संयुक्त जल सेवा निदेशक

महोदय,

निदेशक और सदस्य सचिव यमुना समिति  
दूरभाष : 26100457

प्रतिलिपि:

1. सदस्य के निजी सचिव, नदी प्रबंध, केन्द्रीय जल आयोग, सेवा भवन, नई दिल्ली - 110606
2. आयुक्त, ( सिंचि ), जल संसाधन मंत्रालय, सी.जी.ओ. कामपलेकरा, ब्लाक नं.-11, 8वां तल, लोदी रोड, नई दिल्ली 110003
3. निदेशक, केन्द्रीय जल एवं विधुत अनुसंधानशाला, पुणे, खडकवासला अनुसंधान स्टेशन, पुणे - 411024
4. मुख्य अभियंता, बाढ़ प्रबंध, केन्द्रीय जल आयोग, सेवा भवन, नई दिल्ली - 110606
5. मुख्य अभियंता, ( परि. एवं नियां ), कार्यालय प्रमुख अभियंता, सिंचाई विभाग, उत्तर प्रदेश, लखनऊ, यू.पी. ।
6. मुख्य अभियंता, 'गंगा', उत्तर प्रदेश, सिंचाई विभाग, गंगा भवन, विक्टोरिया पार्क, मेरठ, यू.पी. - 226001
7. मुख्य अभियंता, यमुना जल सेवाएं, हरियाणा सिंचाई विभाग, सिंचाई भवन, सैंक्टर-5, पंचकुला, हरियाणा ।
8. मुख्य महा प्रबंधक दिल्ली मेट्रो रेल कार्पोरेशन लिमिटेड, सीड बैंड पार्क, गुरुद्वारे के सामने, शक्करपुर, नई दिल्ली - 110092

item no 19/3

2.4.13

AD(MP)

1. When completed



MINUTE RECORD OF DISCUSSIONS OF 80<sup>th</sup> MEETING OF YAMUNA STANDING COMMITTEE HELD ON 06-03-2012 IN NEW DELHI

The 80<sup>th</sup> meeting of Yamuna Standing Committee (YSC) was held in the late afternoon room, Sewa Bhawan, R K Puram, New Delhi on 6<sup>th</sup> March 2012. Chairmanship of the Member (RM) CWC. The list of participants is given at Annex I.

After a brief introduction, the Chairman YSC welcomed all the members and requested the Member-secretary to take up the agenda items.

Item No. 80.1.0. Confirmation of Summary Record of Discussions of 79<sup>th</sup> Meeting of Yamuna Standing Committee.

The Summary Record of discussions of 79<sup>th</sup> meeting of Yamuna Standing Committee (YSC) held on 27<sup>th</sup> January 2012 were circulated vide CWC letter No. 16/1/YC/2012/FM-I/126-43 dated 7<sup>th</sup> February, 2012. No comments have been received from any of the Members of the Committee. The Committee, therefore, noted the Summary Record of discussions of 79<sup>th</sup> meeting, as confirmed.

Item No. 80.2.0 Follow-up action on items of previous meeting

Item no. 80.2.1 Construction of a bridge across Yamuna river on the proposed Mukundpur Yamuna Vihar corridor line No. 7 on d/s of Nizamuddin road bridge by Delhi Metro Rail Corporation Ltd.

The proposal for construction of a bridge across Yamuna river 142 m d/s of the existing Nizamuddin road bridge was earlier discussed in detail in the 79<sup>th</sup> meeting of YSC held on 27<sup>th</sup> January, 2012 wherein it was observed that model studies carried out by CWPRS, Pune was not as per the revised layout plan of the bridge submitted by DMRC. Therefore, it had been decided that matter would be discussed again after submission of revised model studies based on the revised layout plan. The revised model study report carried out by CWPRS, Pune with revised layout plan was received through DMRC and circulated among the members of the Committee for comments.

The proposal was discussed further in the present meeting. The representatives from Governments of Haryana & Delhi, Northern Railway, GFCC and Ministry of Water Resources, Government of India have agreed to the proposal. The Chairman desired that construction of the bridge shall be planned in such a way that there should not be any obstruction to the flow of river in flood season. The representative from DMRC assured that there would not be dumping of surplus construction material which may obstruct waterway of the river. Thereafter, the Committee cleared the proposal from the point of flood plains subject to the following conditions, which were agreed to by the representative of DMRC.

- All the mandatory clearances shall be obtained by Delhi Metro Rail Corporation Ltd before award of works and the project shall be completed within the scheduled time by the executing agencies
- Except the bridge foundation/piers, no other structures shall be constructed by Delhi Metro Rail Corporation Ltd in the flood plains of river Yamuna without the specific clearance from Yamuna Standing Committee.

item 14/13

Prak  
2.4.13

AD(MP)



1. No labour camps/construction material yards/batching plants etc shall be set up in the flood plains/riverbed of the river and if required such camps/yards/plants shall be set up outside the riverbed.
2. The waterway shall be kept free of any obstruction to pass the high flood during construction period.
3. The riverbed or the flood plain shall not be used for dumping of any surplus/construction spoils by the executing agencies/vendors and if they do so, appropriate penalty shall be imposed by Delhi Metro Rail Corporation Ltd.

Item No. 80.2.2. Construction of Maintenance Depot in Kalindi Kunj area along the corridor  
Line No.8 of Phase-III.

The proposal for construction of a maintenance depot in Kalindi Kunj having area of 25.52 ha was discussed in detail in the 79<sup>th</sup> meeting of YSC held on 27<sup>th</sup> January 2012. It was observed that the said plot is beyond the flood embankments and surrounded by the habited area and out of present flood plains of river Yamuna. However, it was decided that matter would be discussed again after submission of the clearances from MoEF and DDA for change of land use. In pursuance of the decision, the DMRC submitted a copy of MoEF Notification dated 14.09.2006 wherein it was mentioned that Metro projects are not included in the list of projects which requires environmental clearance. A copy of Notification was circulated among the members of YSC for information.

The proposal was discussed further in the meeting wherein the representatives from Governments of Haryana & Delhi, Northern Railway, GFCC and Ministry of Water Resources, Government of India agreed to the proposal. The Chairman desired to know whether the clearance from MoEF would be needed as the Okhla Bird sanctuary is located close to the depot. The representative from DMRC informed that this Bird sanctuary is not so far notified and if needed, necessary clearance would be obtained by them. Thereafter, the Committee decided to clear the proposal subject to the following conditions, which were agreed to by the representative of DMRC.

- This clearance is Issued to facilitate Delhi Metro Rail Corporation Ltd to secure all the mandatory clearances including change in land use before award of works; and the project shall be completed within the scheduled time by the executing agencies. 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 under this project.

( Action : DMRC)

The meeting ended with a vote of thanks to the Chair.

7 tempo. 19/13.

$$\frac{2.413}{2.413}$$

Des CMP



-21- 6/e

58

Annex-I

List of participants present in the 80<sup>th</sup> meeting of Yamuna Standing Committee held on 6<sup>th</sup> March, 2012 at 1430 hrs in the Member (RM)'s Conference Room, Sewa Bhawan, R.K.Puram, New Delhi-110 606.

Sl. No	Name & Designation	
1	Shri S.P. Kakran Member (RM), CWC	In Chair
2	Shri Bibhas Kumar, Member (Planning), GFCC, Patna	Member
3	Shri Sanjay Saxena Executive Engineer (P&D), I&FC Department, Govt. of Delhi	Representing CE (I&FC), Member
4	Shri J.P. Garg Executive Engineer, Haryana Irrigation Dept. New Delhi (Govt. of Haryana)	Representing CE, (HID) Member
5	Shri A.V. Mittal Dy CE/BR/HQ/N.RLY New Delhi	Representing Chief Bridge Engineer, Northern Railways Member
6	Shri Dhananjay Kumar Deputy Director, Hydrology (North), CWC, New Delhi	Representing Director, Hydrology(N), CWC Member
7	Shri C. P. Singh Director (FM-I), CWC, New Delhi	Member-Secretary
	Special Invitees	
1.	Shri K N Keshri Chief Engineer (FMO) CWC, New Delhi	
2.	Shri Shiv Nandan, Senior Joint Commissioner (Indus) MOWR, Govt. of India, New Delhi	
3.	Dr. R G Patil Chief Research Officer, CWPRS, Pune	
4.	Shri B R. Pasrija, DMRC, New Delhi	
5.	Shri A K Gupta Chief Project Manager, DMRC, New Delhi	
6.	Shri Sunil Tyagi, Dy CE, DMRC, New Delhi	

1. Feb 14/13.

AD(MP)  
2.4.13

AD(MP)

ANNEXURE - II - 22-12-13

DELHI DEVELOPMENT AUTHORITY  
PLANNING WING, ZONE E & O  
3<sup>RD</sup> FLOOR, VIKAS MINAR  
TEL. NO. 23370932

No.F:50(12)2012/RYP(Plg.)Zone-O/D-27

Date: 11.01.13

To

Chief Engineer (Gen.),  
DMRC, Metro Bhawan,  
Barakhamba Road,  
New Delhi-110001.

Sub:- Proposal of Metro Station at Kalindi Kunj for MRTS Phase-III (Line-7).

Ref:- i) Your letter DMRC/Land/15/DDA/JP-BG/1441/1004 dt 21.12.12.  
ii) Our office letter F.50(12)2012/RYP(Plg.)Zone-O/D-301 dt. 14.12.12.

Sir,

With reference to your letter dt. 21.12.12 it is bring to your kind notice that the referred Item No.80.2.1 of the 80<sup>th</sup> Meeting of YSC held on 6.3.12 is specifically for the proposal of 'Construction of a bridge across Yamuna River on the proposed Mukundpur - Yamuna Vihar Corridor Line No.7 on the d/s of Nizamuddin Road Bridge' which was discussed and cleared with some conditions. One of the condition is that "except the bridge foundation/piers no other structures shall be constructed by DMRC in the flood plains of River Yamuna without the specific clearance from Yamuna Standing Committee".

As clearance is not given by YSC for construction of Metro Station it is, therefore, requested to get the specific clearance from Yamuna Standing Committee for the proposed Metro Station at Kalindi Kunj for MRTS Phase-III (Line-7) for further processing the case at the earliest.

Item No. 19/13.

Adalke  
2-4-13

(S. P. Kam)

AD(MP)

11.1.13

Dy. Dir. (AP) E&O



Delhi Development Authority,  
Area Planning - Zone E & O  
3<sup>rd</sup> Floor, Vikas Minar,  
Phone : 23370932

NO. F-21(011)2011/MP/V.NGR/D-37

Date: 15.1.13

Meeting in the room of Director (AP) E & O with Sh. A.K. Roy, Dy. Chief Engineer (General) (DMRC) and Sh. H.P. Mukhi, Manager (Lands), DMRC with regard to MRTS Phase - III is held on 15.1.13. 4 projects as under have been discussed.

**1. MRTS Depot at Vinod Nagar, East Delhi:-**

- i) TSS would be submitted by DMRC at the earliest.
- ii) It appears, that there are some squatters settlements falling within the proposed area, which may be confirmed by DMRC. Rehabilitation Scheme proposed in this regard as per policy, if DMRC has may also be confirmed by DMRC.
- iii) In case of any litigation with regard to land, it has been stated that DMRC will take up the matter in consultation with DDA.
- iv) The proposal for "Change of Land Use" is to be put up in Technical Committee meeting on 22.1.13.

**2. MRTS Depot at Kalindi Kunj:**

The matter was discussed in the Technical Committee meeting held on 20.12.12 and approved. The minutes of the Technical Committee meeting is awaited for further necessary action.

**3. MRTS station at Kalindi Kunj:**

Dy. Chief Engineer (DMRC) has stated that YSC clearance /NOC which has been submitted with regard to the Kalindi Kunj Depot Project includes the "Kalindi Kunj Metro Station" also. Necessary Clarification/confirmation with supporting documents will be submitted shortly. Accordingly, the matter will be placed before next T.C. meeting.

**4. Proposed construction of Ramp / Via-duct, Sarai Kale Khan near Nizamuddin Bridge.**

YSC Clearance/NOC submitted by DMRC is with regard to Piers & Foundation and It does not cover the ramp (from underground- to surface- to-elevated) u/r.

Dy. Chief Engineer (DMRC) will submit YSC Clearance/NOC for this segment also so as to place before the Screening Committee/Technical Committee.

*[Signature]*  
Director (AP) E & O

1. Dy. Chief Engineer General), DMRC
2. Manager (Lands) DMRC
3. Dy. Director (AP)/ E & O
4. AD(AP) E
- ✓ 5. AD (AP) O
6. In all for MRTS Project files
7. Office Copy.

*Item No. 19/13*

*Sh. H.P. Mukhi*  
*2.4.13*

*AD(MP)*



# दिल्ली मेट्रो रेल कॉर्पोरेशन लि. DELHI METRO RAIL CORPORATION LTD.

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

No. DMRC/Land/15/DDA/JP-BG/1441/31

22.01.2013

Deputy Director (AP) Zone 'E' & 'O'  
Delhi Development Authority  
Vikas Minar  
New Delhi 110002

Subject : Proposal of Metro Station at Kalindi Kunj for Delhi MRTS Project,  
Phase III (Line 8)  
Ref. : Your letter no. F.50(12)2012/RYP(Plg.) Zone-O/D-27 dated 11.01.2013  
Sir,

With reference to above, it is to inform that Yamuna Standing Committee (YSC) in their 79<sup>th</sup> meeting was of the view that the proposed Kalindi Kunj Metro Station is beyond the flood embankments and out of flood plains of river Yamuna. Therefore, it does not require clearance of YSC (Item No.79.2.2).

However, DMRC undertakes to get the clearance from YSC at any stage, if it is felt necessary before undertaking construction.

Thanking you,

Yours faithfully

(A K Roy)  
Deputy Chief Engineer/Gen.

Item No 19/13.

for file  
2-11-13  
AD(MP)

Received today on 29.1.13

for file  
24/1/13

for file  
DDA (O)

AD(O)

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

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



ANNEXURE



सत्यमेव जयते

31/25/184  
Urgent

राज निवास  
दिल्ली-110047  
RAJ NIWAS  
DELHI-110051

RECEIVED  
T-73  
27.8.07

LG has directed that till a detailed hydrological and other required studies of the Yamuna river bed is carried out, there should be a complete embargo on any new construction other than Commonwealth Games Village etc. being undertaken on the river bed within the flood plains. LG has further directed that a detailed status report in this regard should be included as an agenda item for discussion in the next meeting of the Delhi Development Authority.

*[Signature]*

(R. Chandramohan)

Pr. Secretary to Lt. Governor

Encl: As above

VC, DDA

U.O. no.: 1557

Dated: 23<sup>rd</sup> August 2007

Agenda to Govt.  
should also include  
in Cabinet Sec. OM d. 24.8.07  
for via M.

E.M.

F.M.

(com (b) 1) ✓

PC (city)

(Separate copies)

*[Signature]*  
27/9

OSD (DC)

Dr. (Q4P)

27.8.07

Item No. 19/13.  
S.P. Khan  
AD CAMP

राज निवास  
दिल्ली-११००५४

RAJ NIWAS  
DELHI - 110054



Commr (Plg.)-I's Office  
Diary No I-167  
Date 11/2/13

RECEIVED  
FBI  
JUN 11 1963

ARMOURIAN

2. It is known that complete flood plain of both sides of the river Yamuna comprising of a total 46 KMs is to be developed and maintained as Biodiversity zone except for some habitated colonies abutting the flood plain, which have in existence since long.

3. A factual status and steps taken by DDA in this regard to prevent encroachment and removal of the illegal occupants be forwarded to this office for kind perusal of Hon'ble Lt. Governor by 8<sup>th</sup> February, 2013.

(1) What is status?  
(2) Is there any encroachment, and if so, taken to  
VC, DDA exist them. (3) 46 km = area  
= steps to act up  
Biswanath Pali  
(4) Repd by 6 Feb 2013  
VC, DDA E.M.  
(Ranjan Mukherjee)  
OSD to Lt. Governor

(Ranjan Mukherjee)  
OSD to Lt. Governor

item no: 19/13  
Slakter  
3.4.13

U.O.No. 12(1)/RM/2013/ 13-

Dated: 29 /01/2013

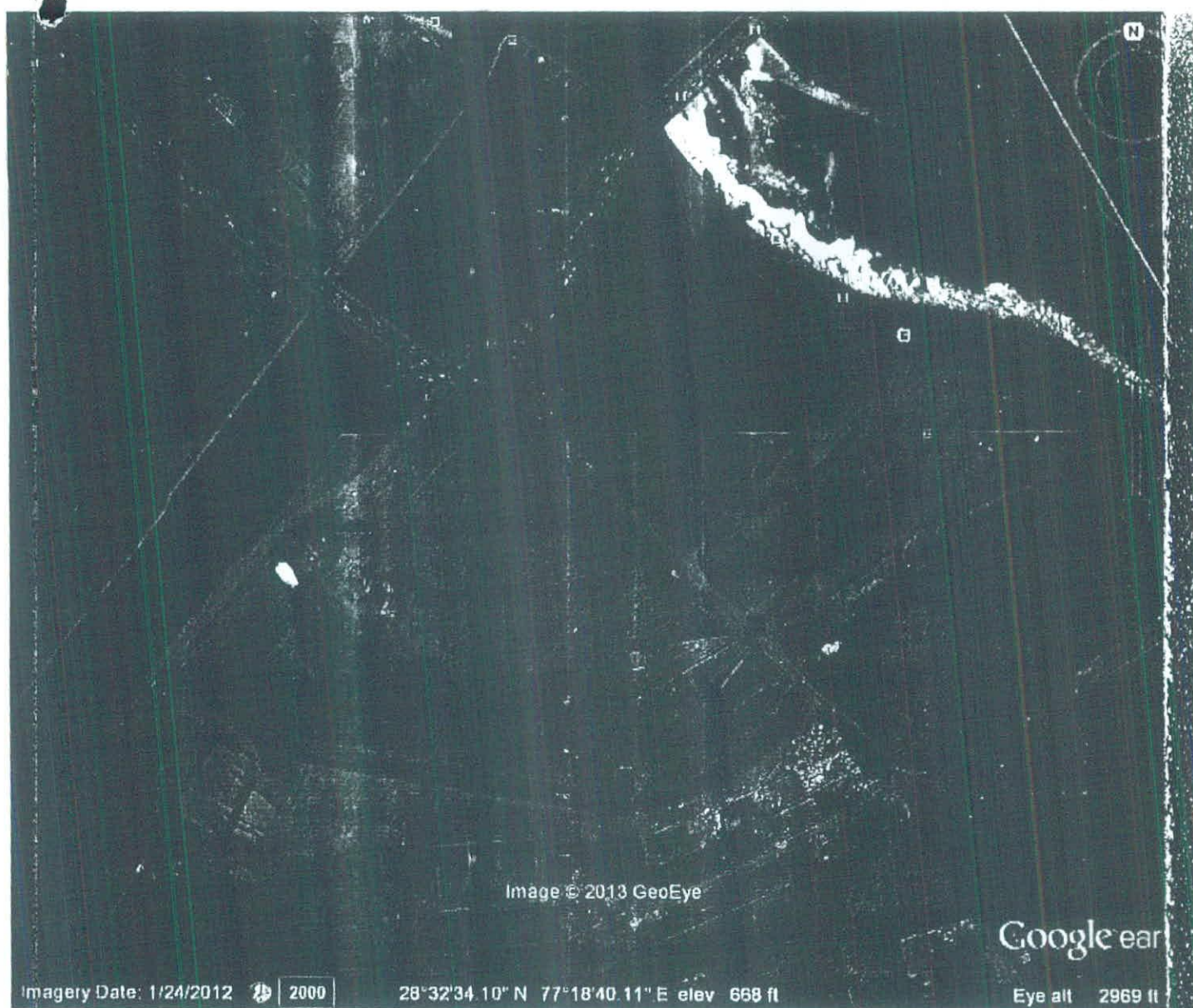
Shake  
2.4.13  
AD(MP) <sup>5cm</sup> with  
(1) Addle commits  
+ development

ADMP  
① Addl com.  
If river front development scheme under Biodiversity project is already prepared by DDA (LS), and put up to higher authorities including PMO. It is done by Tech. advisory gr.  
idea by LG + minutes

(10) 98 to recent minutes of 8 Jan 2013 meeting. The  
 Tech. advisory gr. it has been suggested that  
 compensation plan for the Dev. may be  
 similar to the one in the Dev. will  
 be in view of the same. He will find  
 to agree to the DDA will find  
 to agree to the DDA will find  
 to agree to the DDA will find



ANNEXURE - <sup>-2+</sup>~~10~~ VII



MAP SHOWING DISTANCE OF PROPOSED METRO STATION  
AT KALINDI KUNJ FROM ACTIVE EDGE OF RIVER YAMUNA

item No 19/13

halka  
2.4.13

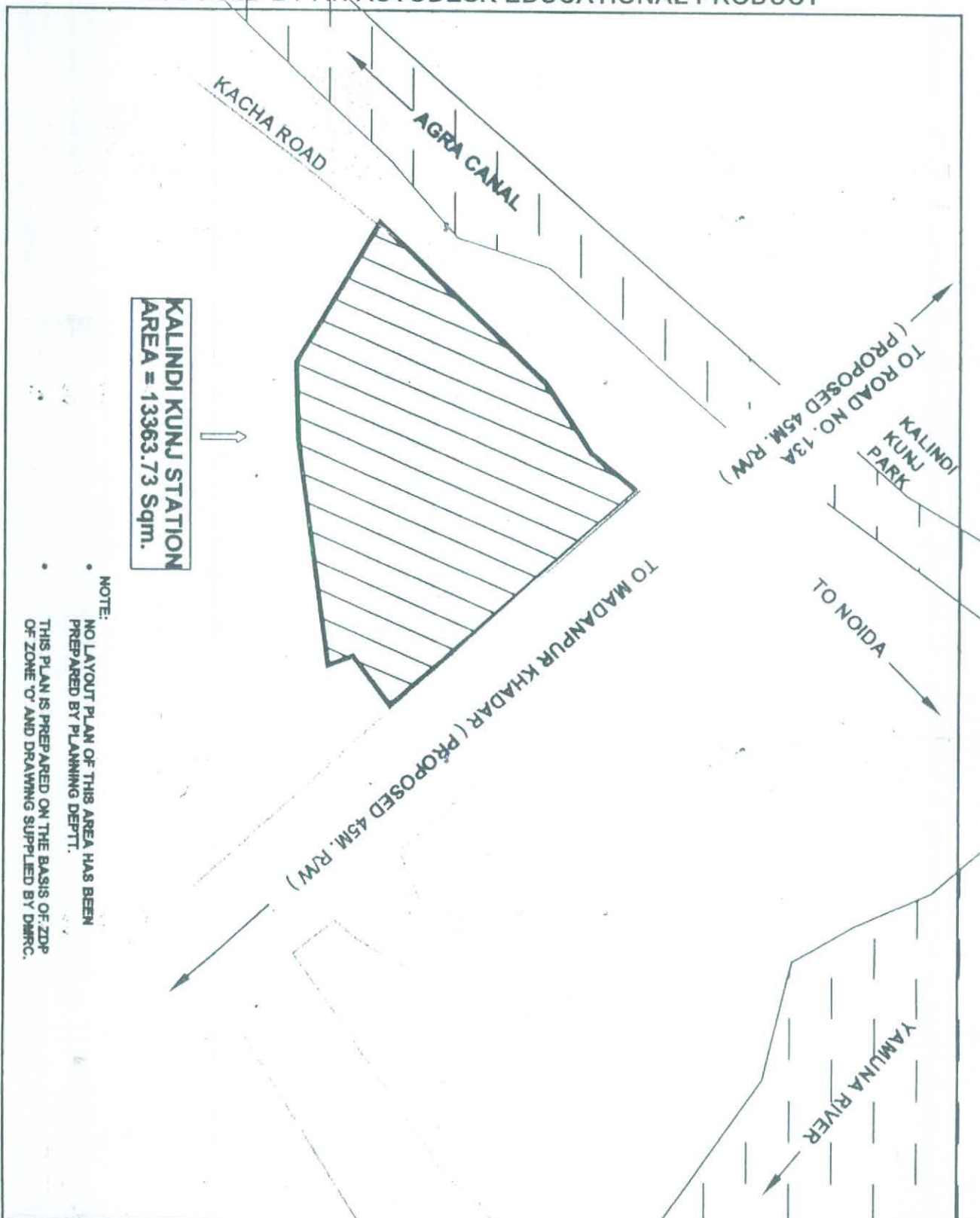
(S.P. Kan)

AD (MP)



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



KALINDI KUNJ STATION  
AREA = 13363.73 Sqm.

NOTE:

NO LAYOUT PLAN OF THIS AREA HAS BEEN  
PREPARED BY PLANNING DEPTT.

THIS PLAN IS PREPARED ON THE BASIS OF ZDP  
OF ZONE 'O' AND DRAWING SUPPLIED BY DMRC.

D D A			
AREA PLANNING Zone 'E' & 'O'			
KEY PLAN (NOT TO SCALE)			
NOTE: PROPOSED CHANGE OF LANDUSE USE OF SITE MEASURING 13363.73 Sqm. FROM RIVER & WATER BODY / RECREATIONAL TO TRANSPORTATION (T-2: MRTS) IN MPD-2021 / ZDP OF ZONE 'O'			
BOUNDARIES:			
NORTH-EAST : PROP. 45M R/W ROAD			
NORTH-WEST : AGRA CANAL			
SOUTH-WEST : RECREATIONAL SITE AS PER ZDP OF ZONE 'O'			
SOUTH-EAST : RECREATIONAL SITE AS PER ZDP ZONE 'O'			
FILE No. F			
LOCATION PLAN SHOWING THE PROPOSED KALINDI KUNJ METRO STATION (DELHI MRTS PHASE - III) IN ZONE 'O'.			
DATE:	DRGN.	0.5 0 1m SCALE	NORTH ↑
PLG.ASST.	ASST.DIR.	DY.DIR.	DIRECTOR

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

1 Jan 2019/13.  
S.R. Kaur  
AD (MP)



Minutes of the Technical Committee Meeting Held  
on 8.4.2013. - 7 - ITEM No. 10/13

File No. F.3(04)2013/MP

Sub: 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 approved layout plan of the area.

1. Background:

A plot measuring 2050.39 sq.m. has been allotted by DDA to the Indian Navy on 20<sup>th</sup> Jan 2011 in pocket D-6 of Vasant Kunj for construction of "Hostel for Widows of Naval Personnel". Consequent upon the submission of layout plan of the plot under reference to South Delhi Municipal Corporation (SDMC) by the Indian Navy, Architect (SDMC) vide letter dt. 22.11.2012 has requested Sr. Architect (SZ), DDA to confirm "whether the building can be sanctioned / released with ROW as 45 mtr. in the absence of modified Zonal Development or the ROW is to be maintained as 60 mtr. as per approved Zonal Development Plan".

Further, Vice Admiral, Navy vide letter dt. 06.12.2012 addressed to VC, DDA has requested that the clarification w.r.t. Zonal Plan of 'J' may be sent to the SDMC. VC, DDA has directed Planning Deptt. to examine the case for an appropriate action in the regard.

2. Examination:

- i. The plot under reference is abutting to proposed 60 mtrs. ROW road as per notified Zonal Development Plan of Zone J from the T - Junction of Nelson Mandela Marg and Mehrauli Mahipalpur Road leading to NH-236 (i.e. Mehrauli Gurgaon Road) via Ghitorni. (Annexure - I)
- ii. In the 25<sup>th</sup> UTTIPEC Governing Body meeting dt. 30.07.2010 approved the proposal of considering the right of way of the above as 45 mtrs. as per the available right of way between existing DDA Mega Group Housing Scheme on both sides road from Mehrauli Mahipalpur Road intersection up to Mega Housing. (Annexure - II)
- iii. On the basis of the above approval, the layout plan of the Pocket D-6, Vasant Kunj was prepared / modified by the HUPW Deptt., DDA showing the road right of way as 45 mtr. from Mehrauli Mahipalpur Road intersection up to Mega Housing Scheme instead of proposed 60 mtrs. RoW as per notified Zonal Development Plan of Zone J. (Annexure - III)

3. Proposal:

The following two options for road right of way from Mehrauli Mahipalpur Road intersection up to NH 236 are as under:

- i. To adopt the road right of way of 45 mtrs. uniformly throughout the stretch from Mehrauli Mahipalpur Road intersection up to NH-236 (i.e. Mehrauli Gurgaon Road) via Ghitorni
- OR
- ii. The change of road right of way from 60 mtrs to 45 mtr. may be taken up for a part of stretch from Mehrauli Mahipalpur Road intersection up to Mega Housing Scheme and remaining stretch to continue as 60 mtrs. ROW up to NH-236 (i.e. Mehrauli Gurgaon Road) via Ghitorni.

4. Recommendation

Proposal containing two options as given in Para 4 is placed before Technical Committee for its consideration and appropriate modification in the notified Zonal Development Plan of Zone J as per procedure laid down in DD Act 1957.

  
Asstt. Director (Plg.)  
UC & J

  
Dy. Director (Plg.)  
UC & J

  
Director (Plg.)  
UC & J

DECISION

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 ROW 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'

8.4.2013

10/13

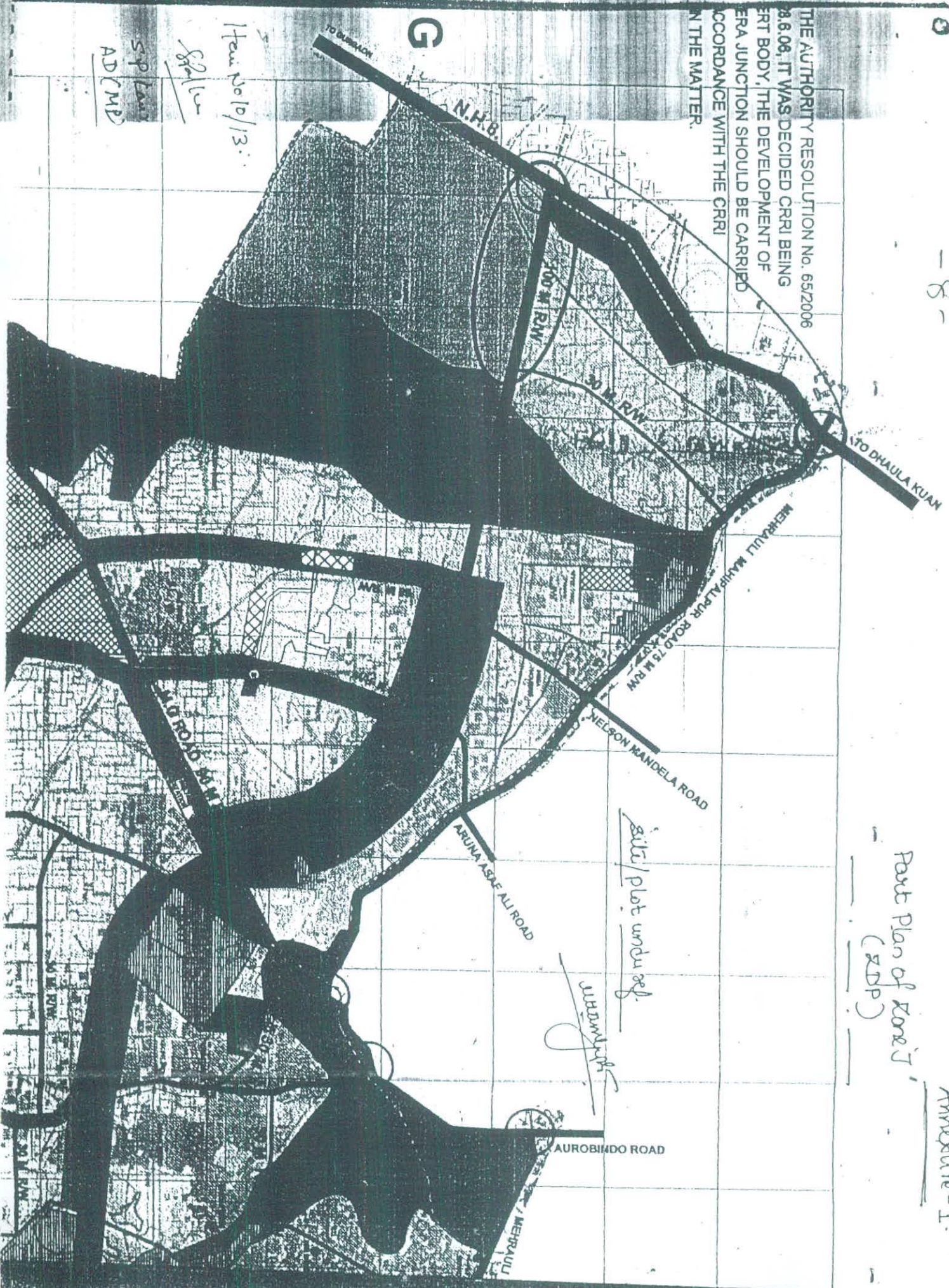
23-4-13

Dy. Director



Part Plan of Zone I  
(RDP)

THE AUTHORITY RESOLUTION No. 65/2006  
28.6.06, IT WAS DECIDED CRI BEING  
ERT BODY, THE DEVELOPMENT OF  
ERA JUNCTION SHOULD BE CARRIED  
ACCORDANCE WITH THE CRI  
IN THE MATTER.



Site/Plot under ref.

*Signature*

Item No 10/13.

*Signature*  
S.P. Kaur  
AD (MP)



-9-

It was reported that WG-V initiated the process of working out a Work Zone Management Guidelines addressing to the issues of safety and convenience of all road users considering the present chaotic & unsafe situation on various work zone areas reported very frequently in the press. A sub-group has been formed to comprehensively collect all the related informations /data and prepare a checklist for an audit of the work zone areas, before preparing a draft guideline.

It was decided that guideline must address the quality aspect of the system and the sequence of execution work by various agencies & coordination aspect related with it. Special service duct in all underground services to be provided based on a comprehensive plan for the purpose of execution of the project and also for future repairing of these service lines.

- CRRI Work Zone Guidelines to be referred & appropriately incorporated.
- Construction quality of roads in the city to be of world class standard with at least 10 years life period.

#### 4. Presentation of projects:

Action : WG-V

i) Road Development Plan for 45 mt. ROW approach road from Mehrauli Mahipalpur and Nelson Mandela Road towards DDA Mega Housing Scheme.

The above proposal of road development plan of approach road to Mega Housing Scheme connecting Mehrauli Mahipalpur and Nelson Mandela Road prepared by the UTTIPEC Core Team was discussed & recommended by the WG-II-B meeting dated 23.7.10. This road is being taken up by DDA as part of Common Wealth Games projects to provide access to DDAs Mega Housing Scheme.

Proposal

- As per the Zonal Development plan of Zone J, a 60 m. R/W is proposed. However, it is proposed to consider the R/W of this road as 45 m. as per the available R/W between existing DDA Group Housing on both sides of this road from Mehrauli Mahipalpur road intersection up to Mega housing.
- A plan has been prepared for 45 m R/W road with following salient features:

- 11 mt. carriage way on either side of the 1.2 mt. central verge accommodating two MV lane (motor vehicular lane) and one bus lane.
- 2.6 mt. NMT lane, 2 mt. footpath, 6.3 mt. service road on both sides.
- Suitable pedestrian crossing with dedicated cycle lane at the intersections.

Item No 10/13.

Ha/kr  
S. Akar  
AD(CMP)

-10-

- d) 1<sup>st</sup> Phase of the proposal is to develop central verge, carriage way & HMT lanes on both sides, service road on one side and other side (along Pkt. D-G) to be kept as 'green'.

#### Decision

As per the recommendation of WG-II-B, the Governing Body approved the proposal with the observation that the plantation plan showing the types of trees, number of trees with distance from one tree to other to be shown on the plan and the trees like jamun, neem, peepal be considered for plantation along this road.

Action: DDA

#### II) Detailed alignment plan for widening of Patparganj Road from ROB-36 to NH-24

- i) The proposal of widening of this road was considered in the Governing Body meeting held on 24.7.2009 and the conceptual proposal was approved with some observation.
- ii) The detail modified proposal was discussed in the WG-II-B meeting held on 6.4.2010.
- iii) As per the request from MCD, UTTIPEC core team prepared a comprehensive alignment plan of 30 mt. R/W road from Road No.36 to NH-24 incorporating the provisions made in the Pedestrian Guidelines and based on the existing modal split.
- iv) The proposal was finally discussed & recommended by the WG-II-B meeting dated 23.7.10

#### Proposal:

- a) A 9 mt. carriageway on either side of median of 0.3 mt. to accommodate 2 Motor Vehicle lane (MV lane) and one bus lane with bus boxes, with 2.0 mt. MUZ. along the main C/W on either sides of the road. The bus shelters are proposed on the 2.0m Multi Utility Zone(MUZ).
- b) A 2.5 mt. foot path & 1 mt dead zone along the property towards Pandav Nagar side and 1.8m footpath and 2.5m NMT lane towards Mother Dairy side for safe pedestrian movement.
- c) The junctions/ inter- sections have been designed keeping in view the traffic calming measures and suitable pedestrian movement.
- d) Provisions for Rickshaw stand/ Auto rickshaw stand, drop off & pick up facilities for Auto Rickshaw have been incorporated in the design
- e) Synchronized signal system on the proposed three junctions/ inter-sections to take care of smooth traffic and safe pedestrian movement. MCD to take up the provision of



-11-

DDA

SOUTH ZONE

FLY OVER



VASANT KUNJ  
POCKET D - 6  
EXISTING

VASANT KUNJ  
POCKET D - 8

VASANT KUNJ  
POCKET D - 7

U.G. TANK

PROPOSED  
HOSTEL

FOR FUTURE  
EXPANSION  
LAND TAKEN  
FOR CDC  
FACILITIES  
HOUSING  
EDUCATIONAL FACILITIES  
SHOPPING COMPLEX  
DISPENSARY

HOSTEL

HOSTEL IS ONE OF THE NEW HOUSING  
SCHEMES COMMITTED TO BE  
15.11.2010 (15.11.2010) 15.11.2010

NOTE  
1. THE ROAD WIDTH HAS BEEN INDICATED  
FROM 60 M TO 45 M AS PER THE MINUTES  
NO. 11/2010/DM/UT/RECEIVED/20.07.2010  
20/2010 RECEIVED FROM THE DIRECTOR  
H/O UT/RECEIVED DATED 20/07/2010

NOTE  
1. THE SCHEME HAS BEEN APPROVED IN  
2010 SCREENING COMMITTEE MEET ON  
16.06.2010 WIDE ITEM NO. 41/2010  
2. THE DIMENSIONS OF THE HOSTEL SITE  
COULD SLIGHTLY VARY BASED ON THE  
FINAL ROAD ALIGNMENT & TOTAL LAND  
VACATED FROM SHANTI SPORTS CLUB  
3. THE FACILITIES PROVIDED IN THE 2nd-6  
SHALL BE AS PER NORMS AS ALREADY  
APPROVED IN 2010 SCREENING  
COMMITTEE MEET ON 15.11.2009 WIDE  
ITEM NO. 154/2009

PART UTILIZATION PLAN  
FOR VACANT AREA OF  
SHANTI SPORTS CLUB

LAYOUT PLAN  
HOSTEL SITE

Hdler  
S.P. Khan  
AD (MR)

1st vol 13



Minutes of the Technical Committee Meeting  
Held on 8.4.2013  
ITEM No. 10/13

File No. F.3(04)2013/MP

Sub: 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 approved layout plan of the area.

1. Background:

A plot measuring 2050.39 sq.m. has been allotted by DDA to the Indian Navy on 20<sup>th</sup> Jan 2011 in pocket D-6 of Vasant Kunj for construction of "Hostel for Widows of Naval Personnel". Consequent upon the submission of layout plan of the plot under reference to South Delhi Municipal Corporation (SDMC) by the Indian Navy, Architect (SDMC) vide letter dt. 22.11.2012 has requested Sr. Architect (SZ), DDA to confirm "whether the building can be sanctioned / released with ROW as 45 mtr. in the absence of modified Zonal Development or the ROW is to be maintained as 60 mtr. as per approved Zonal Development Plan".

Further, Vice Admiral, Navy vide letter dt. 06.12.2012 addressed to VC, DDA has requested that the clarification w.r.t. Zonal Plan of 'J' may be sent to the SDMC. VC, DDA has directed Planning Deptt. to examine the case for an appropriate action in the regard.

2. Examination:

- i. The plot under reference is abutting to proposed 60 mtrs. ROW road as per notified Zonal Development Plan of Zone J from the T - Junction of Nelson Mandela Marg and Mehrauli Mahipalpur Road leading to NH-236 (i.e. Mehrauli Gurgaon Road) via Ghitorni. (Annexure - I)
- ii. In the 25<sup>th</sup> UTTIPEC Governing Body meeting dt. 30.07.2010 approved the proposal of considering the right of way of the above as 45 mtrs. as per the available right of way between existing DDA Mega Group Housing Scheme on both sides road from Mehrauli Mahipalpur Road intersection up to Mega Housing. (Annexure - II)
- iii. On the basis of the above approval, the layout plan of the Pocket D-6, Vasant Kunj was prepared / modified by the HUPW Deptt., DDA showing the road right of way as 45 mtr. from Mehrauli Mahipalpur Road intersection up to Mega Housing Scheme instead of proposed 60 mtrs. RoW as per notified Zonal Development Plan of Zone J. (Annexure - III)


3. Proposal:

The following two options for road right of way from Mehrauli Mahipalpur Road intersection up to NH 236 are as under:

- i. To adopt the road right of way of 45 mts. uniformly throughout the stretch from Mehrauli Mahipalpur Road intersection up to NH-236 (i.e. Mehrauli Gurgaon Road) via Ghitorni.
- OR
- ii. The change of road right of way from 60 mtrs to 45 mtr. may be taken up for a part of stretch from Mehrauli Mahipalpur Road intersection up to Mega Housing Scheme and remaining stretch to continue as 60 mtrs. ROW up to NH-236 (i.e. Mehrauli Gurgaon Road) via Ghitorni.

4. Recommendation

Proposal containing two options as given in Para 4 is placed before Technical Committee for its consideration and appropriate modification in the notified Zonal Development Plan of Zone J as per procedure laid down in DD Act 1957.

  
Asst. Director (Plg.)  
UC & J

  
Dy. Director (Plg.)  
UC & J

  
Director (Plg.)  
UC & J

DECISION

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'

DELHI MUNICIPAL CORPORATION  
17/3/2013  
This proposal was explained by the Technical Committee  
Meeting held on 8.4.2013  
Vice Chairman No. 224/13  
Asst. Director Dy. Director  
Planning UC & J Master Plan



THE AUTHORITY RESOLUTION No. 65/2006  
28.6.06. IT WAS DECIDED CRI BEING  
ERT BODY, THE DEVELOPMENT OF  
ERA JUNCTION SHOULD BE CARRIED  
ACCORDANCE WITH THE CRI  
IN THE MATTER.



Site/Plot under del.

*[Signature]*

Item No 10/13.

*[Signature]*

SP/Secy  
AD(MP)



It was expressed that WG-V initiated the process of working out a Work Zone Management Guidelines addressing to the issues of safety and convenience of all road users considering the present chaotic & unsafe situation on various work zone areas reported very frequently in the press. A sub-group has been formed to comprehensively collect all the related informations /data and prepare a checklist for an audit of the work zone areas, before preparing a draft guideline.

- It was decided that guideline must address the quality aspect of the system and the sequence of execution work by various agencies & coordination aspect related with it.
- Special service duct in all underground services to be provided based on a comprehensive plan for the purpose of execution of the project and also for future repairing of these service lines.
- CRRI Work Zone Guidelines to be referred & appropriately incorporated.
- Construction quality of roads in the city to be of world class standard with at least 10 years life period.

#### 4. Presentation of projects:

Action : WG-V

1) Road Development Plan for 45 mt. ROW approach road from Mehrauli Mahipalpur and Nelson Mandela Road towards DDA Mega Housing Scheme.

The above proposal of road development plan of approach road to Mega Housing Scheme connecting Mehrauli Mahipalpur and Nelson Mandela Road prepared by the UTTIPEC Core Team was discussed & recommended by the WG-II-B meeting dated 23.7.10. This road is being taken up by DDA as part of Common Wealth Games projects to provide access to DDAs Mega Housing Scheme.

Proposal

- As per the Zonal Development plan of Zone J, a 60 m. R/W is proposed. However, it is proposed to consider the R/W of this road as 45 m. as per the available R/W between existing DDA Group Housing on both sides of this road from Mehrauli Mahipalpur road intersection up to Mega housing.
- A plan has been prepared for 45 m R/W road with following salient features:

- 11 mt. carriage way on either side of the 1.2 mt. central verge accommodating two MV lane (motor vehicular lane) and one bus lane.
- 2.6 mt. NMT lane, 2 mt. footpath, 6.3 mt. service road on both sides.
- Suitable pedestrian crossing with dedicated cycle lane at the intersections.

Item No 10/13.

*Handwritten:*  
Balkar  
E. P. Kaur  
AD (CMP)



- d) 1<sup>st</sup> Phase of the proposal is to develop central verge, carriage way & HMT lanes on both sides, service road on one side and other side (along Pkt. D-G) to be kept as 'green'.

#### Decision

As per the recommendation of WG-II-B, the Governing Body approved the proposal with the observation that the plantation plan showing the types of trees, number of trees with distance from one tree to other to be shown on the plan and the trees like jamun, neem, peepal be considered for plantation along this road.

Action: DDA

## II) Detailed alignment plan for widening of Patparganj Road from ROB-36 to NH-24

- i) The proposal of widening of this road was considered in the Governing Body meeting held on 24.7.2009 and the conceptual proposal was approved with some observation.
- ii) The detail modified proposal was discussed in the WG-II-B meeting held on 6.4.2010.
- iii) As per the request from MCD, UTIPEC core team prepared a comprehensive alignment plan of 30 mt. R/W road from Road No.36 to NH-24 incorporating the provisions made in the Pedestrian Guidelines and based on the existing modal split.
- iv) The proposal was finally discussed & recommended by the WG-II-B meeting dated 23.7.10

#### Proposal:

- a) A 9 mt. carriageway on either side of median of 0.3 mt. to accommodate 2 Motor Vehicle lane (MV lane) and one bus lane with bus boxes, with 2.0 mt. MUZ along the main C/W on either sides of the road. The bus shelters are proposed on the 2.0m Multi Utility Zone(MUZ).
- b) A 2.5 mt. foot path & 1 mt dead zone along the property towards Pandav Nagar side and 1.8m footpath and 2.5m NMT lane towards Mother Dairy side for safe pedestrian movement.
- c) The junctions/ inter- sections have been designed keeping in view the traffic calming measures and suitable pedestrian movement.
- d) Provisions for Rickshaw stand/ Auto rickshaw stand, drop off & pick up facilities for Auto Rickshaw have been incorporated in the design.
- e) Synchronized signal system on the proposed three junctions/ inter-sections to take care of smooth traffic and safe pedestrian movement. MCD to take up the provision of





# Minutes of the Technical Committee Meeting Held on 8.4.2013-

ITEM No. 9/13

Sub: Proposed change of land use in respect of the area measuring 1.6 ha. (3.99 acres) proposed for Super Speciality Block at G point, Gole Market, New Delhi falling in Planning, Zone-D.

File No. F.13 (7)78/MP

## 1.0 Background

1.1 MOUD vide letter No. K-13011/23/2012-DD-I dated 16.11.12 forwarded a copy of the letter No. 14-1(1)2011/RML/HA-2 dated 09.11.12 received from Consultant (ENT), Medical Superintendent & Director, RML regarding proposed change of land use in respect of the area measuring 1.6 ha. (3.99 acres) proposed for Super Speciality Block at G point, Gole Market, New Delhi.

1.2 Subsequent meetings were held in MOUD on 26.11.12 & 06.12.12 under the chairmanship of Secretary (UD), MOUD, GOI and Additional Secretary, MOUD, GOI respectively to discuss the issues related to allotment of land to Dr. R.M.L. Hospital. The matter was examined by Planning Department, DDA as per MPD-2021 provisions.

1.3 Further, MOUD vide letter No. K-13011/2/2013-DD-I dated 01.02.13 forwarded a copy of the letter No. L & DO/L-II (B)-18(30) dated 04.02.13 received from Dy. L & DO for necessary action for the proposed change of land use and modification in the layout plan of the earmarked plot in G-Point, Gole Market, New Delhi

## 2.0 Examination

2.1 The site u/r (i.e. site adjacent to Dr. R.M.L. Hospital, G-Point, Gole Market) measuring about 1.6 ha. (3.99 acres) falls in Planning, Zone-D and outside Lutyens Bungalow Zone (LBZ).

2.2 The land use of the site u/r is 'Residential' as per the approved Zonal development Plan of Zone 'D' prepared under MPD-2001 and MPD-2021.

2.3 In view of the letter dated 01.02.13 received from MOUD, GOI, the land use in respect of the area measuring 1.6 ha. (3.99 acres) proposed for Super Speciality Block at G point, Gole Market may be changed from 'Residential' to 'Public & Semi-public facilities (Hospital)' under Section 11A of DD Act, 1957.

2.4 As per MPD-2021, the Development Control Norms for the 'Public & Semi-Public facilities (Hospital)' are as under:

Category	Area (ha.)	Ground Coverage	FAR	Height (m)	Other Controls
Hospital B (201 to 500 beds)	1.5 to 2.5 (approx.)	30 % Plus additional 5% for multi-level parking (not to be included in FAR)	200	37	1. Up to 15% of max. FAR can be utilized for residential use of essential staff. 2. Upto 10% of max. FAR to be kept for dormitory/ hostel for attendants of the parents, Creche etc. 3. Parking standard @ 2.0 ECS/100 sq. of floor area.

2.5 As per the provisions of table 13.2 (other controls) of MPD-2021, it is mentioned that "in case of super Speciality medical facilities/ hospitals duly certified as such by the competent authority, the gross area shall be worked out @ upto 125 sq.m. per bed."

2.6 It is also to mention that the total beds proposed in Super Speciality Hospital of Dr. R.M.L. hospital are 431 (including 71 ICU beds and 96 beds in Paid Ward Block), as communicated by the official of Dr. R.M.L. Hospital vide e-mail dated 21.02.13.

Contd.....

S.P. Kaur  
AD(MP)

### 3.0 Proposal

As communicated by MOUD vide letter dated 01.02.13, the land use in respect of the area measuring 1.6 ha. (3.99 acres) proposed for Super Speciality Block at G point, Gole Market may be changed from 'Residential' to 'Public & Semi-public facilities (Hospital)' under Section 11A of DD Act, 1957. The boundary description of the same is as under (Refer location map at Annexure 'A'):

Location	Area	Land use (MPD-2021)	Land use Changed to	Boundaries
1	2	3	4	5
Super Speciality Hospital of Dr. R.M.L. Hospital at G-Point, Gole Market falling in Planning Zone-'D'	1.6 Ha. (3.99 acres)	'Residential'	'Public & Semi-Public' facilities (Hospital)	North: Presidential Estate Quarters & proposed 9m wide Road South: Akshara Theatre & Baba Kharak Singh Marg East: Existing School West: Existing Dr. R.M.L. Hospital

### 4.0 Recommendation

Proposal as given in para 3.0 above may be considered by the Technical Committee.

*Lakshmi Das  
Dir (P&G) Zone  
(S-DAS)*

## DECISION

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'





-6-

R.K. Ashram Marg



Existing Dr. R.M.L. Hospital  
Campus

Presidential Estate for Security  
Staff

Proposed Super-Speciality Hospital (Dr. R.M.L. Hospital)  
AREA - 3.99 Acres  
(1.6 Ha. approx)

Existing School

Akshara Theatre

Residential Quarters

Baba Kishan Singh Marg

Proposed 9 m Wide Road

ANNEXURE A

DELHI  
DEVELOPMENT  
AUTHORITY



PROPOSED CHANGE OF LANDUSE OF  
AN AREA MEASURING 1.6 Ha (3.99  
Acres) FROM 'RESIDENTIAL' TO  
'PUBLIC & SEMI-PUBLIC FACILITIES  
(HOSPITAL) AT G-POINT, GOLE  
MARKET, NEW DELHI FOR THE  
PROPOSED MULTI-SPECIALITY  
HOSPITAL OF DR. R.M.L. HOSPITAL  
IN PLANNING ZONE 'D'

NORTH -  
PRESIDENTIAL ESTATE  
QUARTERS & PROPOSED 9M  
WIDE ROAD  
SOUTH -  
AKSHARA THEATRE & BABU  
KISHAN SINGH MARG  
EAST -  
EXISTING SCHOOL  
WEST -  
EXISTING DR. R.M.L. HOSPITAL

Item No 9/13.

*S.P. Kumar*  
ADD (imp)

FILE NO: F 13/778MP

LOCATION MAP

PROPOSED MULTI-SPECIALITY  
HOSPITAL OF DR. R.M.L.  
HOSPITAL AT G-POINT, GOLE  
MARKET, NEW DELHI

SCALE NOT TO SCALE

PLG ASTT

ASTT DIR DIR (PLG)



ZONE 'D' UNIT

- 12 -

ITEM No. 11/13

Minutes of the Technical Committee Meeting  
Held on 8.4.2013.

No.F.4(AE-I)Bldg/Resdl/Misc./06-07/Pt./15

Dated: 13/03/2013

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

**1 BACKGROUND:**

- i) OSD to Lt. Governor vide letter No. 14(1)/R&M/Part-VI/17394 dated 30-11-2012 has requested VC, DDA to complete the de-notification formalities of the Shivalik/Malviya Nagar area and transfer the building activity to MCD under intimation to this office at the earliest.
- ii) Rehabilitation Ministry Employees House Building Society Ltd. (known as Shivalik), Malviya Nagar has been allotted a land measuring 45 acres (18.21 Hect.) on dated 07-06-1982. The Layout Plan of the said CHBS was approved by DDA on dt. 12-03-1985 for 650 Plots consisting of 3 Blocks i.e. A, B & C. The demarcation plan of Shivalik Society was approved on dated 31-01-1989, after the work of development and demarcation is completed and the building activities were released for 624 plots on dated 22-03-1991 and 07 plots on 09-05-2001, and remaining 19 plots were not released due to encroachment. The ownership of the land vested with Land and Development Office (L & D.O.) of MOUD and therefore building activities are with DDA. However, DDA looks after the Building activities of the land allotted either by DDA or L & D O.

**2 EXAMINATION:**

- i) Land use:- As per MPD-2021 and approved Zonal Development Plan of Zone - F, the land use of the Society is 'Residential' and is part of 'Sub-Zone F-10.'

ii) **Boundaries:-**

<b>East</b>	Malviya Nagar, Panchsheel Park (South)
<b>West</b>	Geetanjali Enclave
<b>North</b>	Aurbindo College, Village Begumpur, Sarvpriya Apartments.
<b>South</b>	Malviya Nagar, Press Enclave Road

- iii) The President of the Society vide letter NO. 24/91-2011 dated 03-02-2011, informed that the services of the Colony is maintained by the

Sp. No. 21-3-13  
S.P. Kaur  
AD(MP)



- 13 -

Society. The subject matter was referred to Engineering, Horticulture and Lands Department for status of the Society on 04-02-2013 accordingly:-

- a) Director(Horticulture) DDA informed vide letter dated 13-02-2013 that the Horticulture activities are already under the jurisdiction of MCD.
- b) SE(HQ)South Zone DDA informed that Shivalik CHBS is not with DDA as such no services are to be handed over to MCD.
- c) DLM(HQ) DDA has informed that land of Shivalik Society belongs to L & DO and not a Development Area of DDA.
- (iv) The Development Area of the land under reference is not clear i.e. whether it is an independent Development area or forming a part of any other Development Area.

### 3 PROPOSAL.

In view of above examination and the details as referred above, it is proposed that the building activity of the Society under reference (Shivalik CHBS) may be transferred to South Delhi Municipal Corporation of Delhi (S.D.M.C), irrespective of the de-notification of Development Area..

### 4 RECOMMENDATION.

The above proposal is submitted for consideration and approval by the Technical Committee.

### 5 FOLLOW-UP ACTION.

- i) All the building files with relevant records will be sent to S.D.M.C. for taking necessary action henceforth.

Item No 11/13

S.P.K. /  
21.3.13

S.P.K. /  
AD(MP)

Director(Bldg)

Dy. Director(Bldg)Resdl.

AE-I(B)R

DECISION

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.

3rd

8.6.13

11/13

25/4/13



DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION, 6<sup>TH</sup> FLOOR,  
VIKAS MINAR, NEW DELHI – 110002

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

Dated 22.04.2013

Sub: Minutes of the 3<sup>rd</sup> Technical Committee Meeting held on 08.04.2013

Item No.8/2013

Confirmation of the minutes of the 2<sup>nd</sup> 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 1<sup>st</sup> 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'**

*Sharma 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.

*[Signature]*  
22/4/13



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, UTTIPEC. It was informed that the Technical Committee had earlier approved the proposal of TOD Pilot Project in principle. Director UTTIPEC 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, 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. 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) UTTIPEC
32. Director (Project), DDA
33. Member (Drainage) DJB

  
22/11/13



List of participants of 3<sup>rd</sup> 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

*J.H Ansari*  
22/4/13



56/c

Draft

**DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION, 6<sup>TH</sup> FLOOR,  
VIKAS MINAR, NEW DELHI – 110002**

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

**Dated .2013**

**Sub: Minutes of the 3<sup>rd</sup> Technical Committee Meeting held on 08.04.2013**

**Item No.8/2013**

**Confirmation of the minutes of the 2<sup>nd</sup> 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 1<sup>st</sup> 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 <sup>the respective</sup> Directors (Plg) concerned. 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'**



**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, UTTIPEC. It was informed that the Technical Committee had earlier approved the proposal of TOD Pilot Project in principle. Director UTTIPEC 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 explore 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, 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. 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) UTTIPEC
32. Director (Project), DDA
33. Member (Drainage) DJB



List of participants of 3<sup>rd</sup> 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

**DELHI DEVELOPMENT AUTHORITY**  
**MASTER PLAN SECTION**  
 6<sup>th</sup> FLOOR, VIKAS MINAR  
 IP Estate, New Delhi - 110002  
 Phone No.23370507

F.1(3)/2013/MP/

80

Date 04.04.2013

MEETING NOTICE

The 3<sup>rd</sup> Technical Committee meeting of DDA will be held under the Chairmanship of Vice Chairman, DDA on Monday i.e. 08.04.2013 at 09.30 AM in the Conference Hall, 5<sup>th</sup> 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)
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.) (Infrastructure & UC)
13. Addl. Commr.(Plg.)TB&C, DDA
14. Addl. Commr.(Plg.)UE&P, DDA → 8/5/13
15. Addl. Commr.(Plg.) AP & MPPR.
16. Addl. Commr. (Landscape), DDA — 8/5/13
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

For item No.

- |       |                                    |        |
|-------|------------------------------------|--------|
| I.    | Director, Zone -'D', DDA           | 09/13  |
| II.   | Director (UC& J), DDA              | 10/13  |
| III.  | Representative from Indian Navy    | 10/13  |
| IV.   | Director (Building), DDA           | 11/13  |
| V.    | Director (AP) E&O, DDA             | 12/13  |
| VI.   | Director (A&B) and (C&G)           | 13/13  |
| VII.  | Member (Drainage) DJB              | 14 /13 |
| VIII. | Chief Eng. Director Project-I, DJB | 14 /13 |
| IX.   | Chief Architect, DMRC              | 14 /13 |
| X.    | Commissioner (EDMC)                | 14 /13 |
| XI.   | Director (Plg) UTTIPEC             | 14 /13 |
| XII.  | Director (Project), DDA            | 14 /13 |

NOO:

1. Chief Security Officer, Vikas Minar
2. Dy. Director (Horticulture) South, Vikas Minar
3. Asstt. Director Zone- 'A' & 'B' for uploading the presentation in Computer at Conference Hall
4. A.E. (Maintenance), Civil, Vikas. Minar
5. AE. (Maintenance), Electrical, Vikas Minar
6. Reception, Vikas Minar

O/C



-80-

**DELHI DEVELOPMENT AUTHORITY**  
**MASTER PLAN SECTION**  
 6<sup>th</sup> FLOOR, VIKAS MINAR  
 I.P Estate, New Delhi - 110002  
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F.1(3)/2013/MP/80

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

  
 (I.P. PARATE)  
 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 *08/04/13*
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
- ✓ 10. Chief Engineer (Property Development ), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr.(Plg.) (Infrastructure & UC)
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- ✓ 19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
- ✓ 20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

*Recd & Letter*  
*5/4/13*  
*at 12:40 PM*

**Special Invitees****For item No.**

I.		
II.	Director, Zone - 'D', DDA	09/13
III.	Director (UC& J), DDA	10/13
IV.	Representative from Indian Navy	10/13
V.	Director (Building), DDA	11/13
VI.	Director (AP) E&O, DDA	12/13
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X.	Chief Architect, DMRC	14 /13
XI.	Commissioner (EDMC)	14 /13
XII.	Director (Plg) UTTIPEC	14 /13
XIII.	Director (Project), DDA	14 /13

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F.1(3)/2013/MP/80

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 Director (MPR/TC)

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**Special Invitees****For item No.**

- |       |                                    |        |
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| I.    |                                    |        |
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| XIII. | Director (Project), DDA            | 14 /13 |

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DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
6<sup>th</sup> FLOOR, VIKAS MINAR  
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F.1(3)/2013/MP | 80

Date 04.04.2013

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

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg)
5. Commissioner (LD)
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7. Chief Planner, TCPO
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20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

Special Invitees

For item No.

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| III.  | Director (UC& J), DDA              | 10/13  |
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| IX.   | Chief Eng. Director Project-I, DJB | 14 /13 |
| X.    | Chief Architect, DMRC              | 14 /13 |
| XI.   | Commissioner (EDMC)                | 14 /13 |
| XII.  | Director (Plg) UTTIPEC             | 14 /13 |
| XIII. | Director (Project), DDA            | 14 /13 |

## INDEX

**3<sup>rd</sup> Technical Committee Meeting to be held on 08.04.2013**

S.NO.	ITEM NO.	SUBJECT	PAGE NO.
1.	8/13	Confirmation of the 2 <sup>nd</sup> Technical Committee meeting held on 28.02.2013 F1(2)/2013/MP	1 - 3
2.	9/13	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	4 - 6
3.	10/13	Clarification on the road right of way (ROW) leading to the plot allotted by DDA for Hostel for Widow of Naval Personnel w.r.t Zonal Development Plan (Zone - J) and the approval layout plan of the area. F3(04)2013/MP	7 - 11
4.	11/13	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	12 - 13
5	12/13	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	14 - 28
6	13/13	Re- development Plan of Special Area to be presented by Chief Town Planner (NDMC) F.3(2)2006/MP/Pt-I	29 - 39
7	14/13	Proposed TOD Pilot project at Karkardooma Metro Station F.11(1)10/UTTIPEC	40 - 48





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

Dated 4/4.2013

**Sub: Minutes of the 2<sup>nd</sup> Technical Committee Meeting held on 28.02.2013**

The 2<sup>nd</sup> 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 1<sup>st</sup> 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) 4/4/13  
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 & UC)
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)
23. Executive Engineer (Project), DJB
24. ADGM \*New (Buiss) MTNL
25. Director (IL) land
26. Chief Architect



- 3 -

**List of participants of 2<sup>nd</sup> 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

Sub: Proposed change of land use in respect of the area measuring 1.6 ha. (3.99 acres) proposed for Super Speciality Block at G point, Gole Market, New Delhi falling in Planning, Zone-D.

File No. F.13 (7)78/MP

#### 1.0 Background

- 1.1 MOUD vide letter No. K-13011/23/2012-DD-I dated 16.11.12 forwarded a copy of the letter No. 14-1(1)2011/RML/HA-2 dated 09.11.12 received from Consultant (ENT), Medical Superintendent & Director, RML regarding proposed change of land use in respect of the area measuring 1.6 ha. (3.99 acres) proposed for Super Speciality Block at G point, Gole Market, New Delhi.
- 1.2 Subsequent meetings were held in MOUD on 26.11.12 & 06.12.12 under the chairmanship of Secretary (UD), MOUD, GOI and Additional Secretary, MOUD, GOI respectively to discuss the issues related to allotment of land to Dr. R.M.L. Hospital. The matter was examined by Planning Department, DDA as per MPD-2021 provisions.
- 1.3 Further, MOUD vide letter No. K-13011/2/2013-DD-I dated 01.02.13 forwarded a copy of the letter No. L & DO/L-II (B)-18(30) dated 04.02.13 received from Dy. L & DO for necessary action for the proposed change of land use and modification in the layout plan of the earmarked plot in G-Point, Gole Market, New Delhi.

#### 2.0 Examination

- 2.1 The site u/r (i.e. site adjacent to Dr. R.M.L. Hospital, G-Point, Gole Market) measuring about 1.6 ha. (3.99 acres) falls in Planning, Zone-D and outside Lutyens Bungalow Zone (LBZ).
- 2.2 The land use of the site u/r is 'Residential' as per the approved Zonal development Plan of Zone 'D' prepared under MPD-2001 and MPD-2021.
- 2.3 In view of the letter dated 01.02.13 received from MOUD, GOI, the land use in respect of the area measuring 1.6 ha. (3.99 acres) proposed for Super Speciality Block at G point, Gole Market may be changed from 'Residential' to 'Public & Semi-public facilities (Hospital)' under Section 11A of DD Act, 1957.
- 2.4 As per MPD-2021, the Development Control Norms for the 'Public & Semi-Public facilities (Hospital)' are as under:

Category	Area (ha.)	Ground Coverage	FAR	Height (m)	Other Controls
Hospital B (201 to 500 beds)	1.5 to 2.5 (approx.)	30 % Plus additional 5% for multi-level parking (not to be included in FAR)	200	37	1. Up to 15% of max. FAR can be utilized for residential use of essential staff. 2. Upto 10% of max. FAR to be kept for dormitory/ hostel for attendants of the parents, Creche etc. 3. Parking standard @ 2.0 ECS/100 sq. of floor area.

- 2.5 As per the provisions of table 13.2 (other controls) of MPD-2021, it is mentioned that "in case of super Speciality medical facilities/ hospitals duly certified as such by the competent authority, the gross area shall be worked out @ upto 125 sq.m. per bed."
- 2.6 It is also to mention that the total beds proposed in Super Speciality Hospital of Dr. R.M.L. hospital are 431 (including 71 ICU beds and 96 beds in Paid Ward Block), as communicated by the official of Dr. R.M.L. Hospital vide e-mail dated 21.02.13.

Contd.....

S.P. Kaur  
ADC(MP)



### 3.0 Proposal

As communicated by MOUD vide letter dated 01.02.13, the land use in respect of the area measuring 1.6 ha. (3.99 acres) proposed for Super Speciality Block at G point, Gole Market may be changed from 'Residential' to 'Public & Semi-public facilities (Hospital)' under Section 11A of DD Act, 1957. The boundary description of the same is as under (Refer location map at Annexure 'A'):

Location	Area	Land use (MPD-2021)	Land use Changed to	Boundaries
1	2	3	4	5.
Super Speciality Hospital of Dr. R.M.L. Hospital at G-Point, Gole Market falling in Planning Zone-'D'	1.6 Ha. (3.99 acres)	'Residential'	'Public & Semi-Public' facilities (Hospital)	North: Presidential Estate Quarters & proposed 9m wide Road South: Akshara Theatre & Baba Kharak Singh Marg East: Existing School West: Existing Dr. R.M.L. Hospital

### 4.0 Recommendation

Proposal as given in para 3.0 above may be considered by the Technical Committee.

*Handwritten signature: Lakshmi Das*  
*Dir (R&D) Zone*  
*(S.DAS)*

*am 10/3*

*S.P. Lax*

*AD (MP)*

6-

R K Ashram Marg



Existing Dr. R.M.L. Hospital  
Campus

Presidential Estate for Security  
Staff

Proposed Super-Specialty Hospital (Dr. R.M.L. Hospital)  
AREA - 3.99 Acres  
(1.6 Ha. approx)

Existing School

Proposed 9 m Wide Road

Akshara Theatre

Residential Quarters

Baba Kishan Singh Marg

ANNEXURE A



DELHI  
DEVELOPMENT  
AUTHORITY

PROPOSED CHANGE OF LANDUSE OF  
AN AREA MEASURING 1.6 Ha. (3.99  
Acres) FROM 'RESIDENTIAL' TO  
'PUBLIC & SEMI-PUBLIC FACILITIES  
(HOSPITAL)' AT G-POINT, GOLE  
MARKET, NEW DELHI FOR THE  
PROPOSED MULTI-SPECIALITY  
HOSPITAL OF DR. R.M.L. HOSPITAL  
IN PLANNING ZONE 'D'

NORTH -  
PRESIDENTIAL ESTATE  
QUARTERS & PROPOSED 9M  
WIDE ROAD  
SOUTH -  
AKSHARA THEATRE & BABA  
KISHAN SINGH MARG  
EAST -  
EXISTING SCHOOL  
WEST -  
EXISTING DR. R.M.L. HOSPITAL

14th Dec 9/13.

*Sharma*  
S.P. Kumar  
A.D. (Map)

FILE NO F 13(7)78/MP

### LOCATION MAP

PROPOSED MULTI-SPECIALITY  
HOSPITAL OF DR. R.M.L.  
HOSPITAL AT G-POINT, GOLE  
MARKET, NEW DELHI

SCALE NOT TO SCALE

PUG ASTT

ASTT DIR DIR (P.G.)



ZONE 'D' UNIT



File No. F.3(04)2013/MP

Sub: 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 approved layout plan of the area.

1. Background:

A plot measuring 2050.39 sq.m. has been allotted by DDA to the Indian Navy on 20<sup>th</sup> Jan 2011 in pocket D-6 of Vasant Kunj for construction of "Hostel for Widows of Naval Personnel". Consequent upon the submission of layout plan of the plot under reference to South Delhi Municipal Corporation (SDMC) by the Indian Navy, Architect (SDMC) vide letter dt. 22.11.2012 has requested Sr. Architect (SZ), DDA to confirm "whether the building can be sanctioned / released with ROW as 45 mtr. in the absence of modified Zonal Development or the ROW is to be maintained as 60 mtr. as per approved Zonal Development Plan".

Further, Vice Admiral, Navy vide letter dt. 06.12.2012 addressed to VC, DDA has requested that the clarification w.r.t. Zonal Plan of 'J' may be sent to the SDMC. VC, DDA has directed Planning Deptt. to examine the case for an appropriate action in the regard.

2. Examination:

- i. The plot under reference is abutting to proposed 60 mtrs. ROW road as per notified Zonal Development Plan of Zone J from the T - Junction of Nelson Mandela Marg and Mehrauli Mahipalpur Road leading to NH-236 (i.e. Mehrauli Gurgaon Road) via Ghitorni. (Annexure - I)
- ii. In the 25<sup>th</sup> UTTIPEC Governing Body meeting dt. 30.07.2010 approved the proposal of considering the right of way of the above as 45 mtrs. as per the available right of way between existing DDA Mega Group Housing Scheme on both sides road from Mehrauli Mahipalpur Road intersection up to Mega Housing Scheme. (Annexure - II)
- iii. On the basis of the above approval, the layout plan of the Pocket D-6, Vasant Kunj was prepared / modified by the HUPW Deptt., DDA showing the road right of way as 45 mtr. from Mehrauli Mahipalpur Road intersection up to Mega Housing Scheme instead of proposed 60 mtrs. RoW as per notified Zonal Development Plan of Zone J. (Annexure - III)

3. Proposal:

The following two options for road right of way from Mehrauli Mahipalpur Road intersection up to NH 236 are as under:

- i. To adopt the road right of way of 45 mtrs. uniformly throughout the stretch from Mehrauli Mahipalpur Road intersection up to NH-236 (i.e. Mehrauli Gurgaon Road) via Ghitorni.
- OR
- ii. The change of road right of way from 60 mtrs to 45 mtr. may be taken up for a part of stretch from Mehrauli Mahipalpur Road intersection up to Mega Housing Scheme and remaining stretch to continue as 60 mtrs. ROW up to NH-236 (i.e. Mehrauli Gurgaon Road) via Ghitorni.

4. Recommendation

Proposal containing two options as given in Para 4 is placed before Technical Committee for its consideration and appropriate modification in the notified Zonal Development Plan of Zone J as per procedure laid down in DD Act 1957.

  
Asstt. Director (Plg.)  
UC & J

  
Dy. Director (Plg.)  
UC & J

  
Director (Plg.)  
UC & J



Part Plan of Zone I,  
(SDP)

THE AUTHORITY RESOLUTION No. 65/2006  
2.6.06. IT WAS DECIDED CRI BEING  
ERT BODY, THE DEVELOPMENT OF  
ERA JUNCTION SHOULD BE CARRIED  
ACCORDANCE WITH THE CRI  
IN THE MATTER.

G

Item No 10/13.

SP/Ans  
AD (MP)



Site/Plot under ref.

*[Signature]*



It was reported that WG-V initiated the process of working out a Work Zone Management Guidelines addressing to the issues of safety and convenience of all road users considering the present chaotic & unsafe situation on various work zone areas reported very frequently in the press. A sub-group has been formed to comprehensively collect all the related informations /data and prepare a checklist for an audit of the work zone areas, before preparing a draft guideline.

- It was decided that guideline must address the quality aspect of the system and the sequence of execution work by various agencies & coordination aspect related with it.
- Special service duct in all underground services to be provided based on a comprehensive plan for the purpose of execution of the project and also for future repairing of these service lines.
- CRRI Work Zone Guidelines to be referred & appropriately incorporated.
- Construction quality of roads in the city to be of world class standard with at least 10 years life period.

#### 4. Presentation of projects:

Action : WG-V

1) Road Development Plan for 45 mt. ROW approach road from Mehrauli Mahipalpur and Nelson Mandela Road towards DDA Mega Housing Scheme.

The above proposal of road development plan of approach road to Mega Housing Scheme connecting Mehrauli Mahipalpur and Nelson Mandela Road prepared by the UTTIPEC Core Team was discussed & recommended by the WG-II-D meeting dated 23.7.10. This road is being taken up by DDA as part of Common Wealth Games projects to provide access to DDAs Mega Housing Scheme.

Proposal

- As per the Zonal Development plan of Zone J, a 60 m. R/W is proposed. However, it is proposed to consider the R/W of this road as 45 m. as per the available R/W between existing DDA Group Housing on both sides of this road from Mehrauli Mahipalpur road intersection up to Mega housing.
- A plan has been prepared for 45 m R/W road with following salient features:

- 11 mt. carriage way on either side of the 1.2 mt. central verge accommodating two MV lane (motor vehicular lane) and one bus lane.
- 2.6 mt. NMT lane, 2 mt. footpath, 6.3 mt. service road on both sides.
- Suitable pedestrian crossing with dedicated cycle lane at the intersections.

Item No 10/13.

Na/kr  
S. PK  
AD (MP)

- d) 1<sup>st</sup> Phase of the proposal is to develop central verge, carriage way & NMT lanes on both sides, service road on one side and other side (along PKL D G) to be kept as 'green'.

#### Decision

As per the recommendation of WG-II-B, the Governing Body approved the proposal with the observation that the plantation plan showing the types of trees, number of trees with distance from one tree to other to be shown on the plan and the trees like jamun, neem, peepal be considered for plantation along this road.

Action: DDA

## II) Detailed alignment plan for widening of Patparganj Road from ROB-36 to NH-24

- The proposal of widening of this road was considered in the Governing Body meeting held on 24.7.2009 and the conceptual proposal was approved with some observation.
- The detail modified proposal was discussed in the WG-II-B meeting held on 6.4.2010.
- As per the request from MCD, UTIPEC core team prepared a comprehensive alignment plan of 30 mt. R/W road from Road No.36 to NH-24 incorporating the provisions made in the Pedestrian Guidelines and based on the existing modal split.
- The proposal was finally discussed & recommended by the WG-II-B meeting dated 23.7.10

#### Proposal:

- A 9 mt. carriageway on either side of median of 0.3 mt. to accommodate 2 Motor Vehicle lane (MV lane) and one bus lane with bus boxes, with 2.0 mt. MUZ along the main C/W on either sides of the road. The bus shelters are proposed on the 2.0m Multi Utility Zone(MUZ).
- A 2.5 mt. foot path & 1 mt dead zone along the property towards Pandav Nagar side and 1.8m footpath and 2.5m NMT lane towards Mother Dairy side for safe pedestrian movement.
- The junctions/ inter- sections have been designed keeping in view the traffic calming measures and suitable pedestrian movement.
- Provisions for Rickshaw stand/ Auto rickshaw stand, drop off & pick up facilities for Auto Rickshaw have been incorporated in the design
- Synchronized signal system on the proposed three junctions/ inter-sections to take care of smooth traffic and safe pedestrian movement. MCD to take up the provision of



DDA

SOUTH ZONE

FLY OVER

POURTEL, M. OCA. Or am A. 1900 BOM AS  
EAST 1001 NORTH 1001 N. 1001 N.  
BOMELMANN CROWN 1100 N. 1001 N.  
1001 N. 1001 N. 1001 N. 1001 N.

<sup>1</sup> NOT VALUATED FROM  
BROWNTI REPORT'S CLASS

VASANT KUNJ  
POCKET D - 8

# HOSTEL

VASANT KUNJ  
POCKET D-7

- FACILITIES
- HOUSING
- EDUCATIONAL FACILITIES
- SHOPPING COMPLEX
- DISPENSARY

1

15

MEGA HOUSING

VASANT KUNJ  
POCKET D - 6  
EXISTING

U.G. TANK

PROPOSED  
HOSTEL

1 can Dolb/13  
Haber  
5.8700  
Add 14.00

Hyatt  
S. P. Law  
ATC...

~~Wednesday night~~

No.F.4(AE-I)Bldg/Resdl/Misc./06-07/Pt. 15

Dated: 13/03/2013

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

**1 BACKGROUND:**

- i) OSD to Lt. Governor vide letter No. 14(1)/R&M/Part-VI/17394 dated 30-11-2012 has requested VC, DDA to complete the de-notification formalities of the Shivalik/Malviya Nagar area and transfer the building activity to MCD under intimation to this office at the earliest.
- ii) Rehabilitation Ministry Employees House Building Society Ltd. (known as Shivalik), Malviya Nagar has been allotted a land measuring 45 acres (18.21 Hect.) on dated 07-06-1982. The Layout Plan of the said CHBS was approved by DDA on dt. 12-03-1985 for 650 Plots

were released for 624 plots on dated 22-03-1991 and 07 plots on 09-05-2001, and remaining 19 plots were not released due to encroachment. The ownership of the land vested with Land and Development Office (L & D.O.) of MOUD and therefore building activities are with DDA. However, DDA looks after the Building activities of the land allotted either by DDA or L & D.O.

**2 EXAMINATION:**

- i) Land use:- As per MPD-2021 and approved Zonal Development Plan of Zone - F, the land use of the Society is 'Residential' and is part of

	Malviya Nagar, Panchsheel Park (South)
<b>West</b>	Geetanjali Enclave
<b>North</b>	Aurbindo College, Village Begumpur, Sarvpriya Apartments.
<b>South</b>	Malviya Nagar, Press Enclave Road

- iii) The President of the Society vide letter NO. 24/91-2011 dated 03-02-2011, informed that the services of the Colony is maintained by the



- १३ -

Society. The subject matter was referred to Engineering, Horticulture and Lands Department for status of the Society on 04-02-2013 accordingly:-

- a) Director(Horticulture) DDA informed vide letter dated 13-02-2013 that the Horticulture activities are already under the jurisdiction of MCD.
- b) SE(HQ)South Zone DDA informed that Shivalik CHBS is not with DDA as such no services are to be handed over to MCD.
- c) DLM(HQ) DDA has informed that land of Shivalik Society belongs to L & DO and not a Development Area of DDA.
- (iv) The Development Area of the land under reference is not clear i.e. whether it is an independent Development area or forming a part of any other Development Area.
- v) Rehabilitation Ministry Employees House Building Society is Inhabited & already developed more than 90%.

### 3 PROPOSAL.

In view of above examination and the details as referred above, it is proposed that the building activity of the Society under reference (Shivalik CHBS) may be transferred to South Delhi Municipal Corporation of Delhi (S.D.M.C), irrespective of the de-notification of Development Area..

### 4 RECOMMENDATION.

The above proposal is submitted for consideration and approval by the Technical Committee.

### 5 FOLLOW-UP ACTION.

- i) All the building files with relevant records will be sent to S.D.M.C. for taking necessary action henceforth.

item no 11/13

S.P. Kaur  
21.3.13

S. P. Kaur  
AD(MP)

Director(Bldg)

Dy. Director(Bldg)Resdl.

AE-I(B)R

Sub:- Proposed Change of Landuse of Land measuring 13363.73 sqm (3.30 acre 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).

1.0! BACKGROUND:

- 1.1 DMRC vide letter No.DMRC/Land/15/DDA/JP-BG/1441/325 dated 17.4.2012 has requested for the land measuring 13363.73 sqm on **permanent basis** for construction of Metro Station at Kalindi Kunj for Janakpuri(west) – Botanical Garden Corridor of Delhi MRTS project Phase- III, Line-7.
- 1.2 DDA vide letter dated 14.12.12 requested DMRC to submit the clearance from Yamuna Standing Committee (YSC), Central Water Commission (CWC) for further processing the case. In response, DMRC vide letter No.DMRC/Land/15/DDA/JP-BG/1441/1004 dated 21.12.12 had submitted minutes of 80<sup>th</sup> meeting of the YSC held on 6.3.12 stating that the proposal was cleared by Committee vide Item No. 80.2.1. In this regard it is to state that the Committee vide Item No. 80.2.1 cleared the DMRC proposal of "Construction of a Bridge across River Yamuna on the proposed Mukandpur – Yamuna Vihar Corridor Line-7 on the downstream of Nizamuddin Road Bridge", only but not cleared the proposal of Kalindi Kunj Metro Station'. (**Annexure-I**). The same was communicated to DMRC vide letter dated 11.1.2013 requesting to get the specific clearance from YSC for Kalindi Kunj Metro Station. (**Annexure-II**).
- 1.3 A meeting was held on 17.12.12 under the chairmanship of VC,DDA in which Kalindi Kunj Metro Station was discussed vide item No. 32. The decision of the meeting is reproduced below:-  
*'DMRC intimated that clearance from YSC has already been obtained. Allotment is now to be processed by DDA. Landscape and Land Branches to process the case for allotment accordingly, subject to DMRC getting all required clearances'.*
- 1.4 As a follow up action on 15.1.2013 in the office of Area Planning 'E&O' the matter regarding MRTS station at Kalindi Kunj was discussed with the DMRC officials, and decided that:  
*"Dy.Chief Engineer, DMRC has stated that YSC clearance/ NOC which has been submitted with regard to the Kalindi Kunj Depot project includes the 'Kalindi Kunj Metro Station' also. Necessary clarification/ confirmation with supporting documents will be submitted shortly. Accordingly, the matter will be placed before the next T.C. meeting". (**Annexure-III**).*  
 In pursuance of meeting dated 15.1.2013 and in response to letter dated 11.01.2013, DMRC has submitted a letter vide No. DMRC/Land/15/DDA/JP-BG/1441/13 dated 22.1.13 giving undertaking that 'they will get clearances from YSC if it is felt necessary before undertaking construction'. (**Annexure-IV**).

2.0 EXAMINATION / OBSERVATION:

- 2.0 As per MPD-2021 and Zonal Development Plan of Zone-'O' the landuse of the land under reference is 'River and Water Body' and 'Recreational' (District Park) respectively.
- 2.1 Pr. Secretary to L.G. vide letter dt. 23.8.2007 has intimated that L.G. has directed that till a detailed hydrological and other required studies of the River Yamuna bed is carried out there should be complete embargo on any new construction other than CWG village etc. being undertaken on river bed within the flood plains. (**Annexure-V**).
- 2.2 OSD to LG vide U.No. No.12(1)/RM/2013/1371 dated 29.01.2013 intimated that complete flood plain of both sides of the river Yamuna comprising of a total 46 KM is to be developed and maintained as Biodiversity Zone except for some

S.P. Kaur  
2.4.13  
AD(CMP)



habitable colonies abutting the flood plains, which have in existence since long (Annexure-VI).

- 2.3 High Power Committee of YRDA under the chairmanship of Hon'ble L.G. had submitted a report to Govt. of India. The Committee recommended for preparation of Bio- Diversity Park along the river Yamuna by the DDA, which is under examination/ preparation by Landscape Deptt., DDA.
- 2.4 Hon'ble High Court of Delhi on 29.03.2006 vide No. WP (C) No. 2112/2002 and W.P.(C). NO. 689/2004 passed the order that *no construction takes place within the vicinity of 300 metres of either side of Yamuna river. The Proposed metro site fall within the 300 meter of Yamuna river. Map showing the distance of proposed site from river Yamuna is placed as Annexure-VII.*
- 2.5 Landuse of land under reference is 'Recreational' and as per ZDP of Zone-'O' use will be considered as 'Green Use' Zone in which green stretches, Bio-Diversity park, Forest, Botanical park/ Herbal park, Science park, Theme park etc. will be permitted without any pucca/ permanent construction. Hence received the comments of Landscape Department as under :-
- The area under question is a wet land with seasonal pools and marshy character and was earlier part of river ecology and still is a part of river ecology with active aquifer getting fed by river.
  - The Yamuna River Front Development Project by DDA is a unique and one of its kind development based on technical studies and DMRC's insensitive intervention is going to cause a DE-LINK in the project.
  - If as Planners we continue to give away land of our "ecologically sensitive Zone" we may end up altering the ecology of our city beyond repair.
  - DMRC should be asked to look for alternative piece of land for the Metro Station.**
- 2.6 The proposal under reference require following clearances -
- Clearance from YSC, CWC.
  - Clearance from Ministry of Environment and Forest (MoEF).
- 2.7 Feasibility, configuration etc. of land at site needs to be verified at the time of demarcation by Lands Department, Engineering Department (EZ) of DDA and DMRC jointly.

### 3.0 PROPOSAL:

Proposed Change of Landuse of an area measuring 13363.73 sqmt.(3.30 acre approx.) from 'River & Water Body' / 'Recreational' to 'Transportation' (T-2 MRTS) in MPD-2021 /Zonal Development Plan of Zone - 'O'.

#### Modification:


Location	Area	Landuse (MPD-2021)	Proposed Landuse	Boundaries
Kalindi Kunj in Zone-'O'	13363.73 sqm	'River Water Body' &	'Transportation' (T-2 : MRTS)	NORTH-EAST :Proposed 45 mtr. RAW NORTH-WEST :Agra Canal SOUTH-WEST :Recreational as per ZDP of Zone-'O' SOUTH-East :Recreational as per ZDP of Zone-'O'

Map showing the proposal is annexed as Annexure-VIII.

Development control as per MPD-2021 shall not be applicable to this Kalindi Kunj Metro Station.

### 4.0 RECOMMENDATION:


In view of the above Examination / Observation the proposal mentioned at para 3 subject to submission of clearance as mentioned in Para-1.4, 2.6 above is placed before T.C. for appropriate decision.

  
Asstt. Dir. (AP) Zone-'O'

  
Dy. Dir. (AP) Zone-'E&O'

  
Dir. (AP) 'E&O'

item no 12/13

  
2.11.13  
(S.P. Kaur)  
AD(MP)



# दिल्ली मेट्रो रेल कॉर्पोरेशन लि० DELHI METRO RAIL CORPORATION LTD.

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

No. DMRC/Land/15/DDA/JP-BG/1441/ 1004

21.12.2012

Dy. Director (AP) E & O Zone  
Delhi Development Authority  
Planning Wing  
3<sup>rd</sup> Floor, Vikas Minar  
New Delhi 110002

Dir. (E &amp; O) S Office

Dy. No. 1-1692

Date 21/12/12

(ZONE-4)

Subject : Proposal of Metro Station at Kalindi Kunj for MRTS Phase III (Line 7)  
Ref. : (i) Your letter F.50(12)2012/RYP(Plg.) Zone-O/D-301 dt. 14.12.12  
(ii) Our letter DMRC/Land/15/DDA/JP-BG/1441/325 dt. 17.4.12

Sir,

With reference to your letter referred above it is to state that proposal was submitted to Yamuna Standing Committee as a part of bridge across river Yamuna on down stream of Nizamuddin, road bridge and the same was cleared in 80<sup>th</sup> meeting of Yamuna Standing Committee held on 06.03.2012 as item no.80.2.1.

During the meeting held under the chairmanship of VC, DDA on 17.12.2012 in response to the DDA comments that clearance from Yamuna Standing Committee is required for processing the above-said land DMRC intimated that clearance from Yamuna Standing Committee has already been obtained. Allotment is now to be processed by DDA.

Accordingly, a copy of clearance from Yamuna Standing Committee is enclosed for necessary action.

Thanking you,

Yours faithfully,

(P S Chauhan)  
Chief Engineer/Gen.

item no 19/13

Sp. Examine  
2.4.13

(S.P. Kaw)

AD(MP)

AD(P)

Pl. examine

21/12/12

Pl. putting in Kalindi Kunj metro station

Mr. Engineer - K. S. Singh

21/12/12

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

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



- 17

CPM-1

62

संख्या 15/1/वाई.सी./2012/एम.एक/आ.प्र. - 33

भारत सरकार

केन्द्रीय जल आयोग

बिन्दु प्रबंधन - निदेशालय

कमरा सं० 501 (द०), सेवा भवन,

आर. के. पुरम, नई दिल्ली - 110606

दिनांक : 12.03.2012

सेवा में,

1. महा निदेशक, सड़क, जहाज व परिवहन मंत्रालय, ट्रांसपोर्ट भवन, संसद मार्ग, नई दिल्ली 110001	2. मुख्य अभियन्ता, यमुना जल सेवाएं (द०), हरियाणा सरकार, 3, शामनाथ मार्ग, दिल्ली-54
3. प्रमुख अभियन्ता, जल संसाधन, उत्तर प्रदेश सिंचाई विभाग, कैंट रोड लखनऊ, यू.पी.	4. मुख्य पुल अभियन्ता, (HQs) उत्तर रेलवे, बड़ौदा हाऊस, नई दिल्ली 110001
5. सदस्य (योजना), गंगा बाढ़ नियंत्रण आयोग, तीसरा तल, सिंचाई भवन, पटना-800015	6. मुख्य अभियन्ता, सिंचाई एवं बाढ़, दिल्ली राज्य सरकार, अंतर्राज्यीय बस अड्डा भवन, चौथा तल, कश्मीरी गेट, दिल्ली-110007
7. निदेशक, जल विज्ञान निदेशालय "उत्तर", केन्द्रीय जल आयोग, सेवा भवन, रामाकृष्णापुरम, नई दिल्ली-110606	

विषय : यमुना समिति की 80वीं बैठक का कार्यवृत्त।

संदर्भ,

यमुना समिति की 80वीं बैठक दिनांक 05.03.2012 को 14.30 बजे सुबह (नदी प्रबंध) केन्द्रीय जल आयोग के सम्मेलन कक्ष कमरा संख्या 212, Minidocpendrive

1. 110606-8, 110606

11.03.2012

11/03/12

2.4.13

AD(MP)

Figure 1. The effect of the initial concentration of the monomer on the polymerization of  $\alpha$ -methylstyrene initiated by  $\text{BuLi}$  in THF at  $-78^\circ\text{C}$ .

1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 26

निदेशक और सदस्य सचिव समूह सांख्यिकी  
दूरभाष : 26100457

ՀՀ ԲՆԴԱՐԱՆ : 26100457

प्रतिलिपि:

1. सदस्य के निजी सचिव, नदी प्रबंध, केन्द्रीय जल आयोग, सेवा भवन, नई दिल्ली - 110606
2. आयुक्त, ( सिंधु ), जल संसाधन मंत्रालय, सी.जी.ओ. काम्पलेक्स, प्लॉट नं.-11, 8वां तल, लोदी रोड, नई दिल्ली 110003
3. निदेशक, केन्द्रीय जल एवं विद्युत अनुसंधानशाला, पुणे, खडकवासला अनुसंधान स्टेशन, पुणे - 411024
4. मुख्य अभियंता, बाढ़ प्रबंध, केन्द्रीय जल आयोग, सेवा भवन, नई दिल्ली - 110606
5. मुख्य अभियंता, ( परि. एवं नियां ), कार्यालय प्रमुख अभियंता, सिंचाई विभाग, उत्तर प्रदेश, लखनऊ, यू.पी. ।
6. मुख्य अभियंता, 'गंगा', उत्तर प्रदेश, सिंचाई विभाग, गंगा भवन, विक्टोरिया पार्क, मेरठ, यू.पी. -- 226001
7. मुख्य अभियंता, यमुना जल सेवाएं, हरियाणा सिंचाई विभाग, सिंचाई भवन, सैक्टर-5, पंचकुला, हरियाणा।
8. मुख्य महा प्रबंधक दिल्ली मेट्रो रेल कार्पोरेशन लिमिटेड, सीड बैंड पार्क, गुरुद्वारे के सामने, शक्करपुर, नई दिल्ली - 110092

Item No 1913

Salmon  
2.4.13

2.4.13

AD(MP)

<sup>†</sup> All models developed in-house.



-19- y/c

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MINUTE RECORD OF DISCUSSIONS OF 80<sup>th</sup> MEETING OF YAMUNA STANDING COMMITTEE HELD ON 06-03-2012 IN NEW DELHI

The 80<sup>th</sup> meeting of Yamuna Standing Committee (YSC) was held in the late afternoon at room, Sewa Bhawan, R K Puram, New Delhi on 6<sup>th</sup> March 2012. Chairmanship of the Member (RM) CWC. The list of participants is given at Annex-I.

After a brief introduction, the Chairman YSC welcomed all the members and requested the Member-secretary to take up the agenda items.

Item No. 80.1.0. Confirmation of Summary Record of Discussions of 79<sup>th</sup> Meeting of Yamuna Standing Committee.

The Summary Record of discussions of 79<sup>th</sup> meeting of Yamuna Standing Committee (YSC) held on 27<sup>th</sup> January 2012 were circulated vide CWC letter No. 16/1/YC/2012/FM-I/126-43 dated 7<sup>th</sup> February, 2012. No comments have been received from any of the Members of the Committee. The Committee, therefore, noted the Summary Record of discussions of 79<sup>th</sup> meeting, as confirmed.

Item No. 80.2.0 Follow-up action on items of previous meeting

Item no. 80.2.1 Construction of a bridge across Yamuna river on the proposed Mukundpur Yamuna Vihar corridor line No. 7 on d/s of Nizamuddin road bridge by Delhi Metro Rail Corporation Ltd.

The proposal for construction of a bridge across Yamuna river 142 m d/s of the existing Nizamuddin road bridge was earlier discussed in detail in the 79<sup>th</sup> meeting of YSC held on 27<sup>th</sup> January, 2012 wherein it was observed that model studies carried out by CWPRS, Pune was not as per the revised layout plan of the bridge submitted by DMRC. Therefore, it had been decided that matter would be discussed again after submission of revised model studies based on the revised layout plan. The revised model study report carried out by CWPRS, Pune with revised layout plan was received through DMRC and circulated among the members of the Committee for comments, if any.

The proposal was discussed further in the present meeting. The representatives from Governments of Haryana & Delhi, Northern Railway, GFCC and Ministry of Water Resources, Government of India have agreed to the proposal. The Chairman desired that construction of the bridge shall be planned in such a way that there should not be any obstruction to the flow of river in flood season. The representative from DMRC assured that there would not be dumping of surplus construction material which may obstruct waterway of the river. Thereafter, the Committee cleared the proposal from the point of flood plains subject to the following conditions, which were agreed to by the representative of DMRC.

- All the mandatory clearances shall be obtained by Delhi Metro Rail Corporation Ltd before award of works and the project shall be completed within the scheduled time by the executing agencies.
- Except the bridge foundation/piers, no other structures shall be constructed by Delhi Metro Rail Corporation Ltd in the flood plains of river Yamuna without the specific clearance from Yamuna Standing Committee.

item no 14/13

for file

2.4.13.

AD(MP)



- The bridge shall be constructed as per the layout plan (Special) submitted by DMRC/PH III MP YV/GAD 2011 - R 2 submitted by DMRC to the Corporation Ltd to the Yamuna Standing Committee vide letter No. DMRC/SP/2012 dated 21.02.2012
- No labour camps/construction material yards/batching plants etc shall be set up in the flood plains/riverbed of the river and if required such camps/yards/plants shall be set up outside the riverbed
- The waterway shall be kept free of any obstruction to pass the high flood during construction period
- The riverbed or the flood plain shall not be used for dumping of any surplus/construction spoils by the executing agencies/vendors and if they do so, appropriate penalty shall be imposed by Delhi Metro Rail Corporation Ltd

(Action: DMRC)

**Item No. 80.2.2. Construction of Maintenance Depot in Kalindi Kunj area along the corridor line No.8 of Phase-III.**

The proposal for construction of a maintenance depot in Kalindi Kunj having area of 25.52 ha was discussed in detail in the 79<sup>th</sup> meeting of YSC held on 27<sup>th</sup> January 2012. It was observed that the said plot is beyond the flood embankments and surrounded by the habited area and out of present flood plains of river Yamuna. However, it was decided that matter would be discussed again after submission of the clearances from MoEF and DDA for change of land use. In pursuance of the decision, the DMRC submitted a copy of MoEF Notification dated 14.09.2006 wherein it was mentioned that Metro projects are not included in the list of projects which requires environmental clearance. A copy of Notification was circulated among the members of YSC for information

The proposal was discussed further in the meeting wherein the representatives from Governments of Haryana & Delhi, Northern Railway, GFCC and Ministry of Water Resources, Government of India agreed to the proposal. The Chairman desired to know whether the clearance from MoEF would be needed as the Okhla Bird sanctuary is located close to the depot. The representative from DMRC informed that this Bird sanctuary is not so far notified and if needed, necessary clearance would be obtained by them. Thereafter, the Committee decided to clear the proposal subject to the following conditions, which were agreed to by the representative of DMRC.

- > This clearance is issued to facilitate Delhi Metro Rail Corporation Ltd to secure all the mandatory clearances including change in land use before award of works; and the project shall be completed within the scheduled time by the executing agencies.
- > 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 under this project.

(Action : DMRC)

The meeting ended with a vote of thanks to the Chair.

Itampoo. 19/13.  
Jhalu  
2.4.13.  
AsdCMP



-21- 6/e

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Annex-I

List of participants present in the 80<sup>th</sup> meeting of Yamuna Standing Committee held on 6<sup>th</sup> March, 2012 at 1430 hrs in the Member (RM)'s Conference Room, Sewa Bhawan, R.K.Puram, New Delhi-110 606.

Sl. No	Name & Designation	
1	Shri S.P. Kakran Member (RM), CWC	In Chair
2	Shri Bibhas Kumar, Member (Planning), GFCC, Patna	Member
3	Shri Sanjay Saxena Executive Engineer (P&D), I&FC Department, Govt. of Delhi	Representing CE (I&FC), Member
4	Shri J.P.Garg Executive Engineer, Haryana Irrigation Dept. New Delhi (Govt. of Haryana)	Representing CE, (HID) Member
5	Shri A.V.Mittal Dy CE/BR/HQ/N.RLY New Delhi	Representing Chief Bridge Engineer, Northern Railways Member
6	Shri Dhananjay Kumar Deputy Director, Hydrology (North), CWC, New Delhi	Representing Director, Hydrology(N), CWC Member
7	Shri C. P. Singh Director (FM-I), CWC, New Delhi	Member-Secretary
	Special Invitees	
1.	Shri K N Keshri Chief Engineer (FMO) CWC, New Delhi	
2.	Shri Shiv Nandan, Senior Joint Commissioner (Indus) MOWR, Govt. of India, New Delhi	
	Dr. R G Patil Chief Research Officer, CWPRS, Pune	
	Shri B R Pasrija, DMRC, New Delhi	
	Shri A K Gupta Chief Project Manager, DMRC, New Delhi	
6	Shri Sunil Tyagi, Dy. CE, DMRC, New Delhi	

1 Feb 13/13.

AD(MP)  
2.4.13

AD(MP)

ANNEXURE -II - 22-12-13

DELHI DEVELOPMENT AUTHORITY  
PLANNING WING, ZONE E & O  
3<sup>RD</sup> FLOOR, VIKAS MINAR  
TEL. NO. 23370932

No.F.50(12)2012/RYP(Plg.)Zone-O/D-27

Date: 11.01.13

To

Chief Engineer (Gen.),  
DMRC, Metro Bhawan,  
Barakhamba Road,  
New Delhi-110001.

Sub:- Proposal of Metro Station at Kalindi Kunj for MRTS Phase-III (Line-7).

Ref:- i) Your letter DMRC/Land/15/DDA/JP-BG/1441/1004 dt 21.12.12.  
ii) Our office letter F.50(12)2012/RYP(Plg.)Zone-O/D-301 dt. 14.12.12.

Sir.

With reference to your letter dt. 21.12.12 it is bring to your kind notice that the referred Item No.80.2.1 of the 80<sup>th</sup> Meeting of YSC held on 6.3.12 is specifically for the proposal of 'Construction of a bridge across Yamuna River on the proposed Mukundpur - Yamuna Vihar Corridor Line No.7 on the d/s of Nizamuddin Road Bridge' which was discussed and cleared with some conditions. One of the condition is that "except the bridge foundation/piers no other structures shall be constructed by DMRC in the flood plains of River Yamuna without the specific clearance from Yamuna Standing Committee".

As clearance is not given by YSC for construction of Metro Station it is, therefore, requested to get the specific clearance from Yamuna Standing Committee for the proposed Metro Station at Kalindi Kunj for MRTS Phase-III (Line-7) for further processing the case at the earliest.

Item No. 19/13.

Adalke  
2.4.13

(S.P. Kam)

AD(MP)

11.1.13

Dy. Dir. (AP) E&O



Delhi Development Authority,  
Area Planning - Zone E & O  
3<sup>rd</sup> Floor, Vikas Minar,  
Phone : 23370932

NO. F-21(04)2011/MP/V-NGR/D-37

Date: 15.1.13

Meeting in the room of Director (AP) E & O with Sh. A.K. Roy, Dy. Chief Engineer (General) (DMRC) and Sh. H.P. Mukhi, Manager (Lands), DMRC with regard to MRTS Phase - III is held on 15.1.13. 4 projects as under have been discussed.

**1. MRTS Depot at Vinod Nagar, East Delhi:-**

- i) TSS would be submitted by DMRC at the earliest.
- ii) It appears, that there are some squatters settlements falling within the proposed area, which may be confirmed by DMRC. Rehabilitation Scheme proposed in this regard as per policy, if DMRC has may also be confirmed by DMRC.
- iii) In case of any litigation with regard to land, it has been stated that DMRC will take up the matter in consultation with DDA.
- iv) The proposal for "Change of Land Use" is to be put up in Technical Committee meeting on 22.1.13.

**2. MRTS Depot at Kalindi Kunj:**

The matter was discussed in the Technical Committee meeting held on 20.12.12 and approved. The minutes of the Technical Committee meeting is awaited for further necessary action.

**3. MRTS station at Kalindi Kunj:**

Dy. Chief Engineer (DMRC) has stated that YSC clearance /NOC which has been submitted with regard to the Kalindi Kunj Depot Project includes the "Kalindi Kunj Metro Station" also. Necessary Clarification/confirmation with supporting documents will be submitted shortly. Accordingly, the matter will be placed before next T.C. meeting.

**4. Proposed construction of Ramp / Via-duct, Sarai Kale Khan near Nizamuddin Bridge.**

YSC Clearance/NOC submitted by DMRC is with regard to Piers & Foundation and It does not cover the ramp (from underground- to surface- to-elevated) u/r.

Dy. Chief Engineer (DMRC) will submit YSC Clearance/NOC for this segment also so as to place before the Screening Committee/Technical Committee.

*[Signature]*  
Director (AP) E & O

1. Dy. Chief Engineer General, DMRC
2. Manager (Lands) DMRC
3. Dy. Director (AP)/ E & O
4. AD(AP) E
- ✓ 5. AD (AP) O
6. In all for MRTS Project files
7. Office Copy.

*Item No. 19/13.*

*[Signature]*  
2.4.13

*AD(MP)*



# दिल्ली मेट्रो रेल कॉर्पोरेशन लि०

## DELHI METRO RAIL CORPORATION LTD.

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

No. DMRC/Land/15/DDA/JP-BG/1441/31

22.01.2013

Deputy Director (AP) Zone 'E' & 'O'  
Delhi Development Authority  
Vikas Minar  
New Delhi 110002

Subject : Proposal of Metro Station at Kalindi Kunj for Delhi MRTS Project,  
Phase III (Line 8)  
Ref. : Your letter no. F.50(12)2012/RYP(Plg.) Zone-O/D-27 dated 11.01.2013

Sir,

With reference to above, it is to inform that Yamuna Standing Committee (YSC) in their 79<sup>th</sup> meeting was of the view that the proposed Kalindi Kunj Metro Station is beyond the flood embankments and out of flood plains of river Yamuna. Therefore, it does not require clearance of YSC (Item No.79.2.2).

However, DMRC undertakes to get the clearance from YSC at any stage, if it is felt necessary before undertaking construction.

Thanking you,

Yours faithfully

(A K Roy)

Deputy Chief Engineer/Gen.

Item No. 19/13.

Kalindi  
2-11-13  
AD(MP)

Received today on 29.1.13

24/1/13

for reply  
DDA (G)

AD(O)

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

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



ANNEXURE - V



सत्यमेव जयते

31/25-184  
Urgent

राज निवास  
दिल्ली-110054  
RAJ NIWAS  
DELHI, 110054

T-73  
27.8.07

LG has directed that till a detailed hydrological and other required studies of the Yamuna river bed is carried out, there should be a complete embargo on any new construction other than Commonwealth Games Village etc. being undertaken on the river bed within the flood plains. LG has further directed that a detailed status report in this regard should be included as an agenda item for discussion in the next meeting of the Delhi Development Authority.

*[Signature]*

(R. Chandramohan)

Pr. Secretary to Lt. Governor

Encl: As above

VC, DDA

U.O. no.: 1557

Dated: 23<sup>rd</sup> August 2007

Agenda for next meeting should also include in the subject letter dated 24.8.07 via M.

E.M.

F.M.

(Com (B) S.)

PC (city)

(Separate office)

*[Signature]*  
27/8

OSD (DC)

Dr. (CYP)

27.8.07

Handed 19/13  
S. P. K.  
ADMP

राज निवास  
दिल्ली-११००५४  
RAJ NIWAS  
DELHI - 110054



Commr (Plg.)-I's Office  
Diary No I-167  
Date 11.2.113

RECEIVED  
JUN 10 1964  
U.S. DEPARTMENT OF AGRICULTURE  
WASHINGTON, D.C.

AMERICAN

2. It is known that complete flood plain of both sides of the river Yamuna comprising of a total 46 KMs is to be developed and maintained as Biodiversity zone except for some habitated colonies abutting the flood plain, which have/in existence since long.

3. A factual status and steps taken by DDA in this regard to prevent encroachment and removal of the illegal occupants be forwarded to this office for kind perusal of Hon'ble Lt. Governor by 8<sup>th</sup> February, 2013.

(1) What is status?  
(2) Is there any encroachment, and if so, action taken to  
exist them. (3) 46 km = area  
= steps to set up  
Biosphere Park  
(4) Repl by 6 Feb 2013  
VC, DDA E.M.  
(Ranjan Mukherjee)  
OSD to Lt. Governor

OSD to Lt. Governor

item no 12/13  
Blaker  
2.4.13

U.O.No. 12(1)/RM/2013/ 13-

Dated: 29 /01/2013

112713

Shake  
2.4.13  
AD(MP) <sup>with</sup> <sup>comin</sup>  
Addle <sup>comin</sup>  
(1) <sup>development</sup>

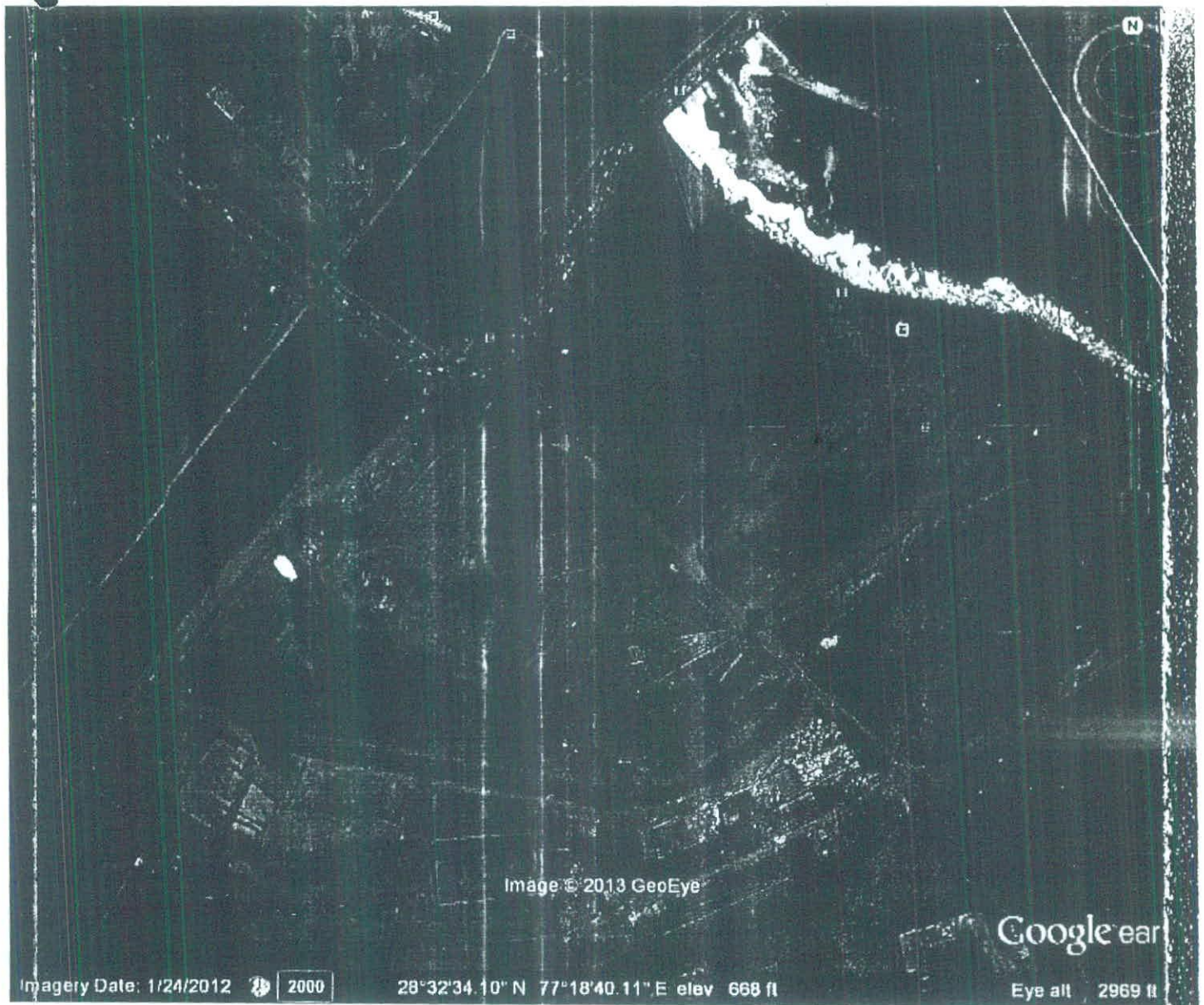
ADMP  
(1) Addl comm  
If river front development  
scheme under Biodiversity  
project is already  
prepared by DPA (LS), and  
put up to higher authorities  
including PMO. It is done  
by Tech. advisory gr.  
chaired by LG  
recent minutes  
wherein

ed of  
y to higher.  
-luding PMO. It is a  
Tech. advisory gp.  
hairer by LG  
(10) 98 to recent minutes of 8 Jan 2013 meeting  
in LG office wherein it has been suggested that  
compensatory plantation by forest Dept may be  
done in zone of forest. If it is allowed then  
while there is no forest Dev. will  
take interview of the same PL work  
to HLG that DDA will find defunct  
to agree to para (11) in memo  
for  
31.01.13  
DIRECTOR  
DOCE (10)  
472

✓ Acc AD  
Dir (86) E-80



ANNEXURE - <sup>-2+</sup>~~10~~ VII



MAP SHOWING DISTANCE OF PROPOSED METRO STATION  
AT KALINDI KUNJ FROM ACTIVE EDGE OF RIVER YAMUNA

item No 19/13

S.P. Kan  
2.4.13

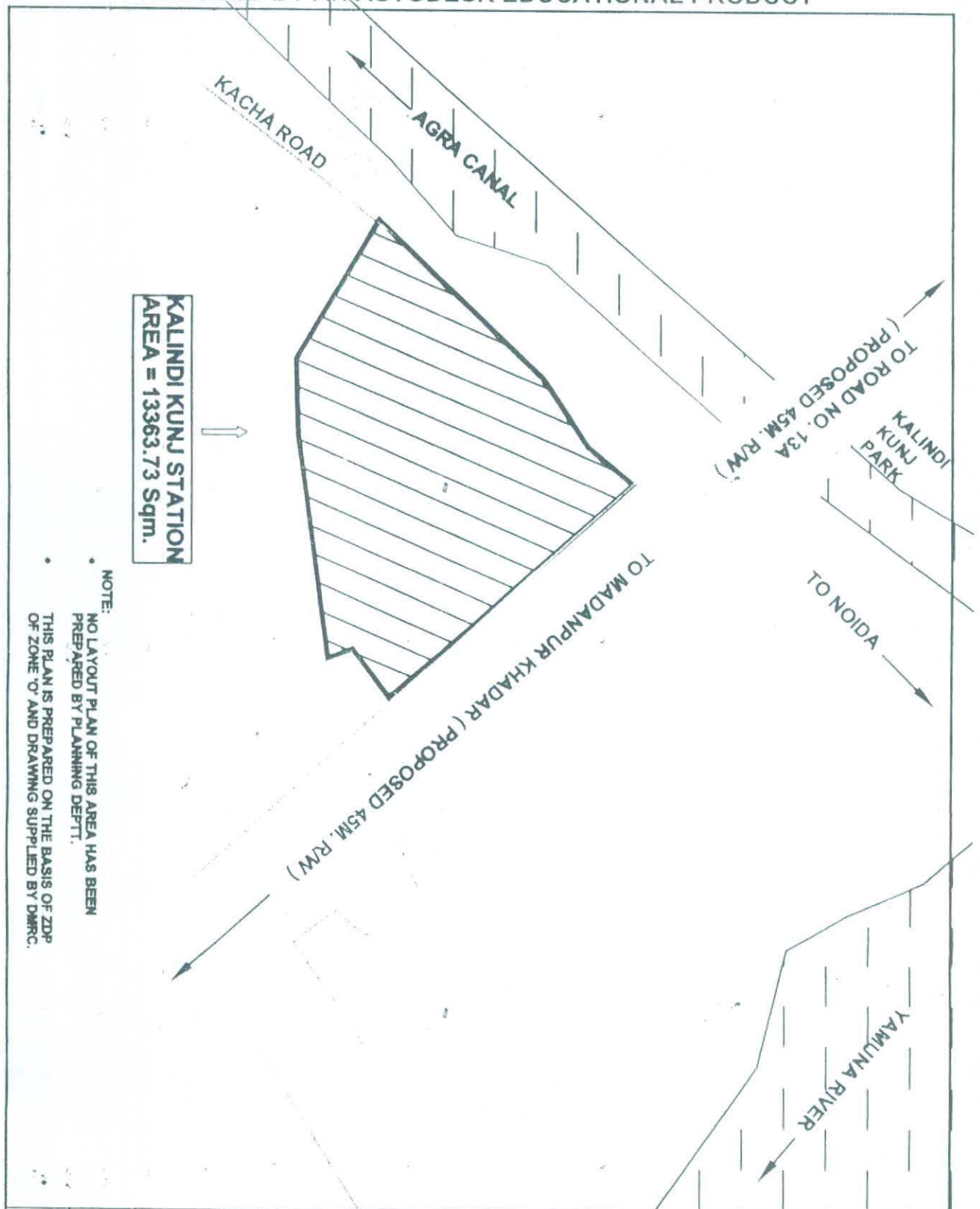
(S.P. Kan)  
AD (MP)



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

1 Jan 1901 9/13.  
Hd/12  
g.u.13.  
(S.P. Kar)  
AD (MP)



KALINDI KUNJ STATION  
AREA = 13363.73 Sqm.

NOTE:  
NO LAYOUT PLAN OF THIS AREA HAS BEEN  
PREPARED BY PLANNING DEPTT.

THIS PLAN IS PREPARED ON THE BASIS OF ZDP  
OF ZONE 'O' AND DRAWING SUPPLIED BY DMRC.

D D A			
AREA PLANNING Zone- 'E' & 'O'			
KEY PLAN (NOT TO SCALE)			
NOTE: PROPOSED CHANGE OF LANDUSE USE OF SITE MEASURING 13363.73 Sqm. FROM RIVER & WATER BODY / RECREATIONAL TO TRANSPORTATION (T-2: MRTS) IN MPD-2021 / ZDP OF ZONE 'O'			
BOUNDARIES:			
NORTH-EAST : PROP. 45M R/W ROAD			
NORTH-WEST : AGRA CANAL			
SOUTH-WEST : RECREATIONAL SITE AS PER ZDP OF ZONE 'O'			
SOUTH-EAST : RECREATIONAL SITE AS PER ZDP ZONE 'O'			
FILE No. F			
LOCATION PLAN SHOWING THE PROPOSED KALINDI KUNJ METRO STATION ( DELHI MRTS PHASE - III ) IN ZONE 'O'.			
DATE:	DRG.No.	0.5 0 1m SCALE	NORTH ↑
PLG.ASST.	ASST.DIR.	DY.DIR.	DIRECTOR

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## Draft Redevelopment Plan/Scheme for Special Area as notified in Master Plan of Delhi -2021

### Introduction

Reference initiated to MCD's letter no. TP(G)SDMC/2013/2159 dt 04/04/13 (Annexure-I)

### Background

As per the Master Plan of Delhi - 2021, the Walled City and its Extensions, Karol Bagh and its contiguous area in between has been designated as Special Area for the purpose of development since this area cannot be developed on the basis of normal regulations given in the development code. It requires that the Redevelopment Scheme for this Special Area be prepared and notified by the Municipal Corporation of Delhi (MCD) within three years. MCD outsourced this work to M/S Rudrabhishek Enterprises Pvt. Ltd (the consultant), who prepared the draft redevelopment plan for the Special Area after collecting the necessary data, analysis of the existing situation and identification of redevelopment possibilities.

The Draft Redevelopment Plan for Special Area was approved by the monitoring committee of MCD and was forwarded by the Town Planner, MCD for inputs to various authorities including DDA, DUAC, HCC and ASI. Their comments have been subsequently received.

### Feedback from Authorities

The key concerns raised by them were:

1. The land use pattern that proposes for a larger commercial spread conflicts with overall Zonal Plan stipulations and inclination of large number of locals to maintain the area with residential character.(DDA)
2. Inclusion of residential areas within the Metropolitan City Center conflicts with the MPD/ZDP provisions.(DDA)
3. Impact of redevelopment plan on the heritage of the area(HCC)
4. The existing regulations in respect of the listed/protected monuments should be taken into consideration.(HCC)
5. The walled city area and rest of area cannot have same development control norms.(DUAC)
6. The heritage imperative should determine the strategy for development(DUAC)
7. The commission feels that 2-3 micro level studies need to be presented for arriving at viable solution.(DUAC)
8. The list of all monuments under ASI should be taken care while preparing the Redevelopment Plan (ASI)

(Detailed point-wise replies were forwarded to MCD vide letter no. REPL/CTP-MCD/2012-13/1211 dated 24/7/2012). An amended proposal has been prepared incorporating the comments and suggestions received from the authorities and the same has been submitted to MCD vide letter no. REPL/CTP-MCD/2012-13/1230 dated 9-8-2012.

*Wijayaraj*  
AD(P&A) AP-II

As submitted by the Consultant (REPL)

*Majumdar*

Subsequently, as per the decision taken in Technical committee meeting of DDA held on 11.10.2012 vide their item no. 39/12, the copies of the Special Area Plan were sent to the following authorities.

- Delhi Jal Board (DJB)
- Delhi Urban Art Commission (DUAC)
- Department of Delhi Traffic Police
- National Monuments Authority (NMA)
- Fire Department
- Electric Supply Agency
- Waste Disposal Department
- Department of Telephone Exchange
- Disaster Management Authority etc.

No comments/ objections were received from any of the authorities.

Also, the draft redevelopment plan was brought into public domain by displaying it on website. No objection was received from the public.

Another presentation of the draft redevelopment plan was invited by the DUAC. The same was presented on 14<sup>th</sup> February 2013. After appreciating the content of the plan, they suggested preparation of a demonstrative redevelopment scheme for a typical residential area in the walled city. The same has been prepared for a private katra located in the Sitaram Bazaar area of the walled city and is enclosed herewith.

The consultant would like to present the proposal before the Technical Committee of DDA for their consideration.

## **Draft Redevelopment Plan/Scheme for Special Area**

### **Existing Scenario of Special Area**

Special Area is characterised by intense mix of land uses, narrow circulation space and low-rise high-density developments mainly accommodating residential, commercial-both retail and wholesale and industrial uses. Part of the Walled City forms the business core of Delhi and is prone to commercialisation with improved accessibility due to the Metro Rail Transportation System (MRTS). It has significant heritage value and traditional street pattern. Areas in Walled City Extension consisting of Pahar Ganj, Sadar Bazar and Roshanara Road are characterised by old congested built up areas and also have significant commercial activity. Karol Bagh with its gridiron pattern is the most important commercial centre outside the Walled City.

Existing Land Use of Special Area(based on 2009 survey) is as follows:

S. No.	Land Use	Percentage
1	Residential	30.15%
2	Mixed	11.65%
3	Commercial	16.55%

As Submitted by the Consultant (CREP)  
Masterd ~



S. No.	Land Use	Percentage
4	Public and Semi Public	10.65%
5	Industrial	2.98%
6	Vacant/Open spaces	6.58%

(Remaining area exists as transport and camp area) (Map of existing land use attached)

### Salient Features of the Draft Redevelopment Plan

The proposals in the plan area based on intensive land use and socio economic survey and detailed analysis of several pockets along selected notified Commercial streets, mixed use streets and Pedestrian shopping streets.

This plan recognizes the need for appropriate policies and incentive for the owners to participate in the process of redevelopment **within the framework of vision and strategies contained in the Master Plan of Delhi (MPD) 2021 for "Special Area"**.

1. In conformity to the vision of the MPD 2021, to maintain the residential character of the Special Area, 52.65% of area has been marked for residential use and 7.84% for commercial use.(map of proposed land use attached)

### Proposed Land Use in the Redevelopment Plan for Special Area

S. No.	Type of Land use	Area in Ha	Percentage
1	Karol Bagh (Development as per Regulation )	58.8	2.25%
2	Residential	1376.4	52.65%
2a	Residential	324.7	
2b	Redevelopment Area	1051.7	
3	Commercial	205.0	7.84%
4	Public/ Semi-public	129.9	4.97%
5	Utility	4.6	0.18%
6	Industrial	97.2	3.72%
6a.	Industrial Area	39.0	
6b.	Industrial Redevelopment Area	58.2	
7	Recreational	252.5	9.66%
7a	Historical Monuments/ Conservation Area	43.2	
7b	District Park/ Multipurpose Park	209.3	
8	Government (Undetermined)	64.1	2.45%
9	Transportation	425.8	16.29%
<b>Total Special Area</b>		<b>2614.3</b>	<b>100.00%</b>

2. The **incentivized redevelopment strategy** as proposed in MPD-2021 (clause 3.3.2) can be utilized effectively to improve the physical environment of the area through widening of roads, decrease in traffic congestion and landscaping, which will also help in enhancing business environment, increasing employment opportunities and generating income. The strategy is to provide suitable framework for allowing mix-



use activities appropriate to the character of the areas as per the individual schemes having greater flexibility in terms of permitting variety of uses namely, commercial use (shops, offices, banks etc.), household industries or outlets for specialised services etc.

3. For redevelopment of areas designated as commercial areas in the land use plan of special area/ zonal development plans, development controls applicable will be as permissible for the respective use zones/ use premises. Higher FAR and height can be availed of through the preparation and approval of comprehensive integrated schemes (MPD-2021 3.3.1.1iv and v)
4. Special area has 3 MRT lines serving it. The Metro influence zone consisting of a 500 m wide belt on both sides of the centre line of the MRTS has been identified on the Plan. More than 41 % area in 'Special Area' falls under MRTS influence Zone. It is proposed to redevelop areas within 500 m of metro corridor on either side of the metro. Development controls applicable will be as permissible for the respective use zones/premises. Higher FAR and height can be availed of through the preparation and approval of comprehensive integrated schemes (3.3.1.1iv and v).
5. Area within 500 m radius of each metro station has also been identified. These are proposed to be redeveloped with proper pedestrian linkages to the station.
6. Circulation in Walled city and extension is based on traditional street pattern. Due to the intense existing and increasing commercial use, the roads need to be widened. While rationalizing the transport network, the (Right of Way) ROWs as stated in the MPD-2021 have been largely adopted. The proposed widening of the roads has been done keeping in mind the heritage buildings, and all other structures of religious, public and semi-public importance. Redevelopment schemes whether for commercial or residential use areas will be utilized to widen existing ROWs.
7. All the incentivised redevelopment schemes will be approved only with proper provision of parking.
8. Any plan passed under redevelopment scheme will ensure at least 10% green/ landscaped area in all use zones.
9. As per the guidelines given in MPD 2021, the Metropolitan City Center (MCC) has been earmarked based on the ward-wise economic vibrancy matrix of the Special Area. The Metropolitan City Center so delineated extends fully over wards-87, 88 and 89 and partially over wards 76, 85, 90, 91 and 149. The redevelopment proposal identifies two CBDs within MCC- (i) Chandni Chowk-Sadar Bazaar CBD and (ii) Karol Bagh CBD. These shall have only commercial use. Rest of the MCC, which will extend over large area, will have a broad range of activities such as civic functions, commerce, social and cultural interactions. Other areas in the metropolitan city centre will be developed according to the respective development control guidelines of other uses.(map of MCC as delineated attached)
10. About 6.58% of the special area is either vacant or exist as open spaces. Shahjahanbad (walled city) has about 2.96% of area under vacant spaces. It is proposed that all existing greens within the Special Area such as green areas around the Town Hall and in front of Railway Station shall be retained and maintained. Additional green spaces may be created when redevelopment projects are executed. In Paharganj and Sadar Bazaar, merely 6.15% of the area is used for open/ vacant spaces. Karol Bagh has 8.11% of the area as vacant area. It is proposed to utilize this area for up-gradation of physical and social infrastructure. Some of the vacant areas



has been proposed to be developed as green/open areas. The vacant land presently used for parking has been proposed to be developed for multi-storied parking.

11. The area falling under the notified Heritage Buildings is about 8.37% of the Walled City. Heritage Buildings constitute about 3.75% of the total Special Area. It is found that, in the walled city, as per the above mentioned Archeological Survey of India norms and Delhi State Archeological Department norms of Protected and Regulated Areas, restrictions apply to as much as 36.04% of total area of the Walled City. Therefore, it is recommended that these norms may be relaxed to ease redevelopment process. The National Monument Authority is now working out monument specific norms and it is suggested that the same may apply to the Special Area. We are proposing that height should be restricted to 18m to maintain the skyline near prominent heritage buildings such as Jama Masjid.
12. It is proposed that the redevelopment proposal for surroundings of key heritage buildings should be implemented as a redevelopment scheme for Special Area.
13. Key landmarks, chowks and axis have been identified and proposed to be conserved in the redevelopment plan. The identified Chowks, are one of the most prominent characteristic of the Walled City Area, and should be dealt with special attention at the time of preparation of Urban Design guidelines. Prominent vista created between the Fatehpuri Masjid and Red Fort along Chandni Chowk road has been proposed to be conserved. The approved plan for improvement of Chandni Chowk by the Shahjahanabad Redevelopment Authority has been recommended to be incorporated in the redevelopment plan. Visual Axis along Parliament House, Parliament Street, Connaught Place to Jama Masjid should be maintained. Height restrictions should be enforced on any new construction to prevent obstruction of this visual axis.
14. Redevelopment of government owned dangerous katras has to be taken up on priority. The guidelines as outlined in the clause 4.2.3.4 of MPD-21 shall be considered while preparing collective Rehabilitation/ Relocation/ In-situ Up-gradation schemes.
15. The social facilities required for the Special Area as per the Master Plan have been identified in the Redevelopment Plan. Existing facilities will be retained and upgraded/redeveloped using the instruments of incentivized FAR and accommodation reservation.
16. While the conforming industrial areas shall be retained as per the terms and conditions outlined in the Master Plan-2021 and ZDP Rules and Regulations, the non-conforming areas/ unplanned industrial areas shall be considered for redevelopment as per the norms outlined in the clause 7.6.2.1 of the Master Plan-2021.

### **Deviations from the Master Plan of Delhi-2021(MPD-2021)/Zonal Development Plans (ZDP)**

In order to make an appropriate and implementable redevelopment plan that responds well to the physical and socio-economic ground realities, the proposal deviates from the MPD-2021/ ZDP in following areas:

1. The redevelopment schemes for pockets in residential redevelopment areas will take advantage of incentivized FAR up to a maximum of 400 (MPD 2021 proposes maximum of 1.5 times of the existing FAR)(Clause 3.3.2 v of MPD 2021).

2. Based on the detailed pocket level studies, a maximum of 45%, 35% and 25% of floor space will be allowed for commercial use in pockets along commercial streets, mixed use streets and pedestrian shopping streets respectively. The height of any building to be restricted to 18 m in walled city. Other areas will not have any height restriction subject to clearance from various statutory bodies. (MPD 2021 proposes a maximum limit of 10% for commercial use in redevelopment schemes.

The benefits of such an approach are multifold:

- Net increase in available residential floor area.
  - Enhanced residential livability and more organized commercial spaces.
  - No loss of existing permitted commercial activity and livelihoods.
  - Creation of adequate spaces for circulation, parking and open space.
  - Good incentive for the owners to assemble and redevelop their plots.
3. Since MCC will cover good quality residential areas which would need to be preserved, it is suggested that residential use should be allowed within rest of the Metropolitan City Centre (i.e. other than CBDs within MCC).
  4. Different development control guidelines are proposed for the CBDs within the MCC and for the rest of the metropolitan city center. It is proposed that the development in Chandni Chowk CBD will be allowed ground coverage up to 60% (as against 25% given in MPD) and height restriction of 18m will apply. Karol Bagh CBD will also be treated as purely commercial area with maximum ground coverage as 50% and no height restriction subject to other relevant clearances.

### Amendments required in MPD-2021/ZDPs

Following amendments are proposed in order to implement this Redevelopment Plan for Special Area:-

#### Physical level

1. The land Use of the area delineated as Karol Bagh CBD under MCC should be CBD under MCC under Commercial land use category considering the existing land use and the potential of the area.
2. Based on detailed land use survey and ground realities several site /area- specific land use deviations have been identified and presented in the proposal for conversion to appropriate land use categories.
3. Additional Roads are proposed for widening based on findings of ground survey conducted by the consultant.

#### Policy level

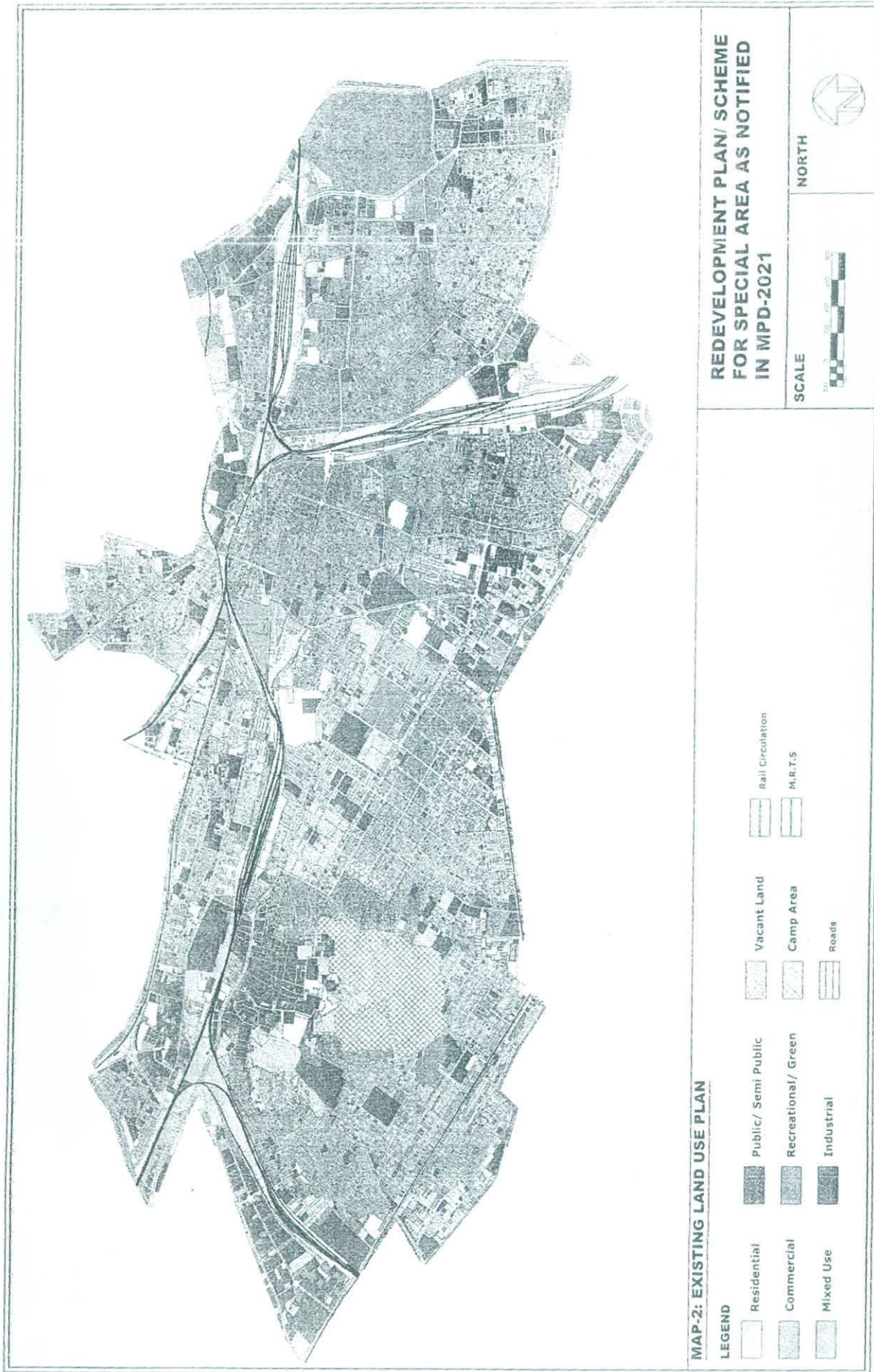
1. The redevelopment schemes for pockets in residential redevelopment areas will take advantage of incentivized FAR up to a maximum of 400 (MPD 2021 proposes maximum of 1.5 times of the existing FAR)(Clause 3.3.2 v of MPD 2021).
2. Residential Use to be permitted in rest of the metropolitan area( MPD-2021 Clause 5.2)



3. Clause 3.3.2 'Guidelines for Redevelopment Schemes' should be amended to allow 45% of commercial use along notified commercial street, 35% of commercial use along notified Mixed use street and 25% of commercial use along notified pedestrian shipping street.
4. The maximum height to be increased to 18m in Redevelopment Area(Residential)
5. Maximum allowed height is increased to 18m and Ground coverage is increased to 60% in Chandni Chowk-Sadar Bazaar CBD(as delineated in this redevelopment plan)
6. Maximum ground coverage is increased to 50% in Karol Bagh CBD(as delineated in this redevelopment plan)

As Submitted by the Consultant (REPL)  
Naginder

4. Submitted by 1/16  
 1/16/2021  
 1/16/2021











MAP-5: DELINEATION OF METROPOLITAN CITY CENTER WITHIN THE SPECIAL AREA

LEGEND

-  Special Area Boundary
-  Metropolitan City Center Boundary
-  Boundary of CBD's

SPECIAL AREA



REDEVELOPMENT PLAN/ SCHEME FOR SPECIAL AREA AS NOTIFIED IN MPD-2021



NORTH



Prepared by: [Signature]  
Checked by: [Signature]  
Approved by: [Signature]



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 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.
- 1.2 Modified layout plan of Vacant land between Arya Nagar & Jagriti CHBS Ltd at Karkardooma' was prepared by Trans Yamuna Area, Planning unit and was approved by the 258th Screening Committee meeting held on 16.7.07 vide item no. 105: 2007.
- 1.3 As per the decision of the 26th Governing Body Meeting held on 29/10/2010 under the Chairmanship of Hon'ble Lt. Governor of Delhi, TOD Pilot Project for Group housing Pockets around Karkardooma Metro Station (30 Hect. of land) falling in Planning Zone E, which is connected with Vikas Marg as well as MRTS line III stretch from Yamuna Bank to Anand Vihar Terminal has been taken up as a DDA Project based on TOD concept/principle. This is a first Pilot Project of mixed use development around Metro Station influence zone. Governing Body approved in principle the development project.
- 1.4 Further, in 34th GBM held on 20.01.12, the conceptual proposal was approved.
- 1.5 The Proposed TOD Pilot Project at Karkardooma Metro Station was placed before the **Technical Committee on 11.10.2012**. The Layout Plan was approved in principle by the technical committee and it was directed 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.
- 1.6 The Proposed TOD Pilot Project at Karkardooma Metro Station was placed again before the **Technical Committee on 28.2.2013**. The following decisions were taken:
  - i. It was agreed in principle that the Zonal plan roads shall be modified in the Zone 'E' Zonal Plan as per the approved Layout Plan for the site.
  - ii. Realignment of the sewer line was agreed upon mutually by DDA & DJB, in the presence of DJB Officials.
  - iii. After detail deliberation on the school site, it was decided that the proposal be detailed out in respect of setbacks, FAR, height, etc as per Draft TOD norms. The modified proposal, then be put up for consideration of technical committee meeting.

2.0 PROPOSAL

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

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

Accordingly, a site has been proposed in the layout considering the existing accessible road to the plot. The site has been designated as Transit Oriented Development (TOD) Pilot Project. Accordingly the details area sfollows:

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

b) Development Norms:

Proposed Development Norms																															
FAR	400 FAR																														
Mix of use	Civic use-65% of FAR Permitted uses: School Residential Use-30% of FAR Permitted uses: Hostel & staff residence Commercial Use- 5% of FAR Permitted uses: Convenient Shopping																														
Setback	Built as close to the plot boundary, but not greater than 2m on all sides																														
Ground Coverage	70% Basement to not exceed building footprint																														
Height	NR (No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies)																														
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.																														
Parking	<p>(i) Parking space of 2.0 ECS per 100 sq.m. built up area shall be applicable within the premises of the project.</p> <p>(ii) ECS requirement shall include provision of parking spaces for all types of vehicles i.e. cars, scooters, cycles, light and heavy commercial vehicles, buses etc., as per the minimum ratios in in the Table below.</p> <p>(iii) All parking spaces for different modes must be designed as per their specific sizes and actual parking space requirements shown in the Table below along with securing facilities, as required.</p> <table><tr><th>Mode</th><th>% of Total ECS requirement by mode - per 100 sq.m. of Built Up Area</th><th>ECS Standard by mode</th><th>Area in Sq.m. (including circulation) **</th><th>Parking space dimensions (in metres)</th></tr><tr><td>Cars/ Taxis</td><td>0.3</td><td>1</td><td>23.00</td><td>2.5 X 5</td></tr><tr><td>2 Wheelers</td><td>0.3</td><td>0.25</td><td>5.75</td><td>1.5 X 2.5</td></tr><tr><td>Cycles</td><td>0.3</td><td>0.1</td><td>2.30</td><td>0.5 X 2</td></tr><tr><td>Buses/ Shared Vans</td><td>0.05</td><td>3.5</td><td>80.50</td><td>12 X 3</td></tr><tr><td>Commercial vehicles</td><td>0.05</td><td>3.5</td><td>80.50</td><td>12 X 3</td></tr></table>	Mode	% of Total ECS requirement by mode - per 100 sq.m. of Built Up Area	ECS Standard by mode	Area in Sq.m. (including circulation) **	Parking space dimensions (in metres)	Cars/ Taxis	0.3	1	23.00	2.5 X 5	2 Wheelers	0.3	0.25	5.75	1.5 X 2.5	Cycles	0.3	0.1	2.30	0.5 X 2	Buses/ Shared Vans	0.05	3.5	80.50	12 X 3	Commercial vehicles	0.05	3.5	80.50	12 X 3
Mode	% of Total ECS requirement by mode - per 100 sq.m. of Built Up Area	ECS Standard by mode	Area in Sq.m. (including circulation) **	Parking space dimensions (in metres)																											
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Cycles	0.3	0.1	2.30	0.5 X 2																											
Buses/ Shared Vans	0.05	3.5	80.50	12 X 3																											
Commercial vehicles	0.05	3.5	80.50	12 X 3																											

Terms & Conditions:

1. The plot to be developed as per norms specified above.
2. The above mentioned mix of non-civic uses is conditional on the delivery the civic component equivalent to 65% of the FAR. Any deviations from the mix of uses percentages shall not be accepted.
3. School building to occupy minimum 75% of plot frontage along setback line (max. 2.0 M on all sides), except on frontage adjoining 6m wide road.
4. 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.



## 2.2 Status update Land Acquisition ( Annexure B)

As per the Screening committee decision held on 26-09-05 vide item 97:2005, 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 from GNCTD by L& B Deptt DDA.

In view of the above, LM Wing 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 already been forwarded to LM Wing.

## 2.3 Feasibility study of 30M wide Zonal plan road along the railway line to be taken up by DDA (Refer drawing at Annexure 'C')

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 may take up the feasibility study of the Road in coordination with other requisite authorities on priority basis.

## 3.0 SUBMISSION

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

  
(Sr. Consultant)  
UTTIPEC

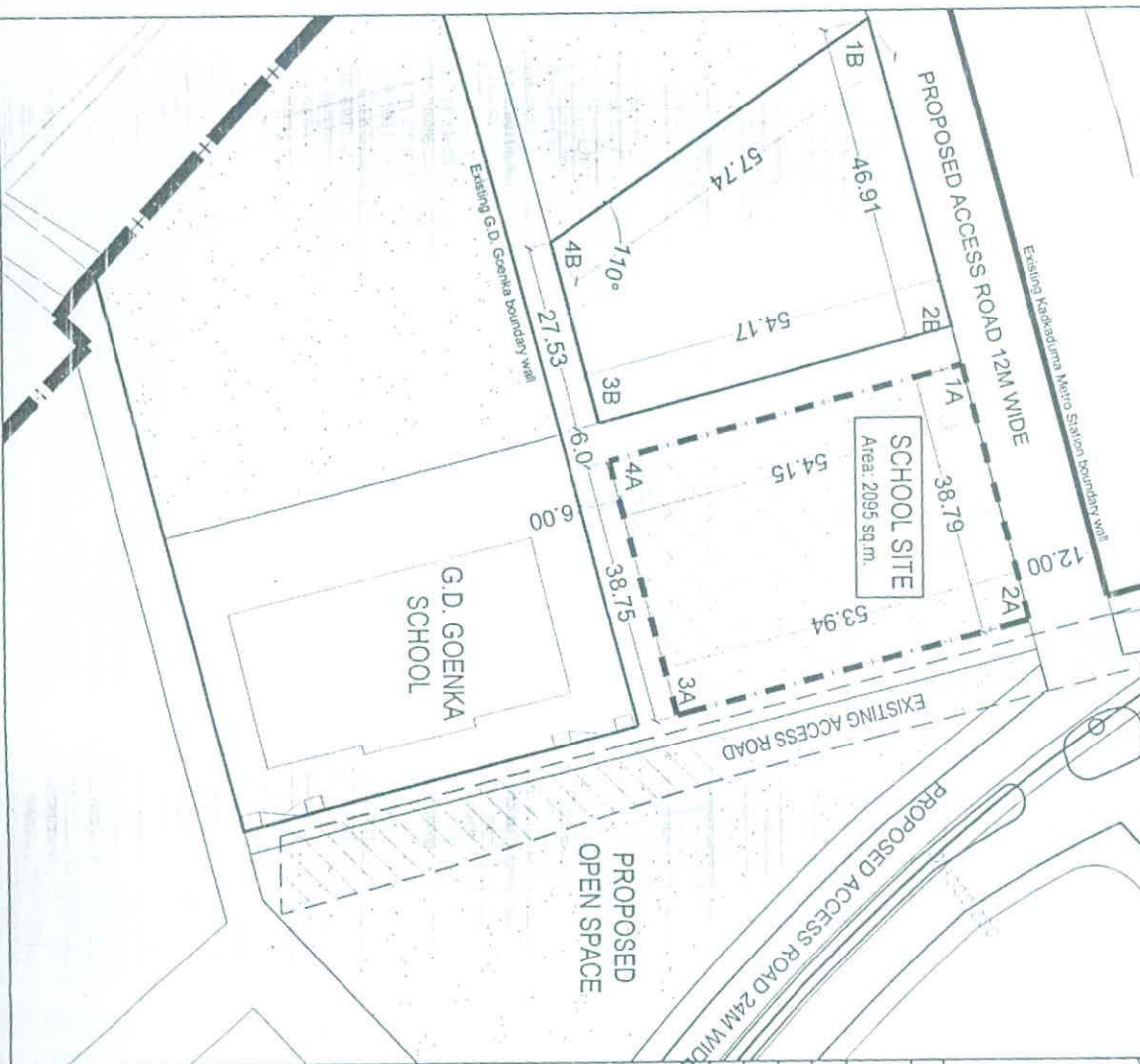
(Dy. Director-II)  
UTTIPEC

  
(Director)  
UTTIPEC



ANNEXURE 'A'

EXISTING KADKADILMA METRO STATION



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  
[Hatched Box] SCHOOL SITE  
[Dashed Line] EXISTING APPROACH ROAD

Terms & Condition

- The plot to be developed as per norms specified above.
- The above mentioned mix of non-civic uses is conditional on the delivery the civic component equivalent to 65% of the FAR. Any deviations from the mix of uses percentages shall not be accepted.
- School building to occupy minimum 75% of plot frontage along setback line (max. 2.0 M on all sides), except on frontage adjoining 6m wide road.
- 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 low wall with regular cuts to allow storm water to drain into the setback.

NOTE:

- The site has been designated as 'Educational' (as per the Development (TOD) Pilot project. Accordingly, the mentioned Development Norms & Terms and conditions shall apply.
- 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  
(UTTIPEC), DDA

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

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

APPROVED DEVELOPMENT CONTROL NORMS

FAR	700
SETBACK	Build as close to the plot boundary, but not greater than 2m on all sides
Mix of uses	55% of FAR Civic (Permitted use: Primary & Secondary School) Permitted 30% of FAR Residential (Permitted use: Staff Quarters & Hotels) 5% of FAR Commercial (Convenient Shopping)
COVERAGE	70% GROUND COVERAGE
HEIGHT	NR (No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies)

PARKING NORMS

- Parking spaces of 2.0 ECS per 100 sq. m. built up area shall be applicable within the premises of the project.
- ECS requirement shall include provision of parking spaces for all types of vehicles i.e. cars, scooters, cycles, light and heavy commercial vehicles, buses etc., as per the minimum ratios in the Table below.
- All parking spaces for different modes must be designed as per their specific sizes and actual parking space requirements shown in the Table below along with seating facilities, as required.

Mode	% of Total ECS required by mode (per 100 sq.m. of built up Area)	ECS Standard / mode	Area in Sq.m (including circulation)	Parking space dimensions (in mtrs)
Car / Buses	0.2	1	20.0	25x5
2 Wheelers	0.3	0.25	575	15x12
Cycles	0.3	0.13	230	55x7
Boarding / School Van	0.05	0.53	850	12x3
Commercial vehicles	0.25	0.5	850	12x3

DEMARICATION PLAN

LAND TRANSFER TO VIKRAMSHILA EDUCATION SOCIETY FOR  
CONSTRUCTION OF PROPOSED SCHOOL AT KADKADILMA

SCALE 1:750 Key Plan 1:1000

DATE: April 2013

TITLE: LAND TRANSFER DETAILS FOR SCHOOL

SYMBOLS: (UTTIPEC) (DDA) (P&E) (R&D) (S&D) (E&D) (I&D) (O&D) (A&D) (M&D) (F&D) (C&D) (U&D) (H&D) (B&D) (T&D) (L&D) (J&D) (K&D) (X&D) (Y&D) (Z&D) (AA&D) (BB&D) (CC&D) (DD&D) (EE&D) (FF&D) (GG&D) (HH&D) (II&D) (JJ&D) (KK&D) (LL&D) (MM&D) (NN&D) (OO&D) (PP&D) (QQ&D) (RR&D) (SS&D) (TT&D) (UU&D) (VV&D) (WW&D) (XX&D) (YY&D) (ZZ&D) (AA&D) (BB&D) (CC&D) (DD&D) (EE&D) (FF&D) (GG&D) (HH&D) (II&D) (JJ&D) (KK&D) (LL&D) (MM&D) (NN&D) (OO&D) (PP&D) (QQ&D) (RR&D) (SS&D) (TT&D) (UU&D) (VV&D) (WW&D) (XX&D) (YY&D) (ZZ&D)

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CONSULTANT: (UTTIPEC) (DDA) (P&E) (R&D) (S&D) (E&D) (I&D) (O&D) (A&D) (M&D) (F&D) (C&D) (U&D) (H&D) (B&D) (T&D) (L&D) (J&D) (K&D) (X&D) (Y&D) (Z&D) (AA&D) (BB&D) (CC&D) (DD&D) (EE&D) (FF&D) (GG&D) (HH&D) (II&D) (JJ&D) (KK&D) (LL&D) (MM&D) (NN&D) (OO&D) (PP&D) (QQ&D) (RR&D) (SS&D) (TT&D) (UU&D) (VV&D) (WW&D) (XX&D) (YY&D) (ZZ&D)

PLD ASSISTANT: (UTTIPEC) (DDA) (P&E) (R&D) (S&D) (E&D) (I&D) (O&D) (A&D) (M&D) (F&D) (C&D) (U&D) (H&D) (B&D) (T&D) (L&D) (J&D) (K&D) (X&D) (Y&D) (Z&D) (AA&D) (BB&D) (CC&D) (DD&D) (EE&D) (FF&D) (GG&D) (HH&D) (II&D) (JJ&D) (KK&D) (LL&D) (MM&D) (NN&D) (OO&D) (PP&D) (QQ&D) (RR&D) (SS&D) (TT&D) (UU&D) (VV&D) (WW&D) (XX&D) (YY&D) (ZZ&D)

DR: (UTTIPEC) (DDA) (P&E) (R&D) (S&D) (E&D) (I&D) (O&D) (A&D) (M&D) (F&D) (C&D) (U&D) (H&D) (B&D) (T&D) (L&D) (J&D) (K&D) (X&D) (Y&D) (Z&D) (AA&D) (BB&D) (CC&D) (DD&D) (EE&D) (FF&D) (GG&D) (HH&D) (II&D) (JJ&D) (KK&D) (LL&D) (MM&D) (NN&D) (OO&D) (PP&D) (QQ&D) (RR&D) (SS&D) (TT&D) (UU&D) (VV&D) (WW&D) (XX&D) (YY&D) (ZZ&D)

DIRECTOR: (UTTIPEC) (DDA) (P&E) (R&D) (S&D) (E&D) (I&D) (O&D) (A&D) (M&D) (F&D) (C&D) (U&D) (H&D) (B&D) (T&D) (L&D) (J&D) (K&D) (X&D) (Y&D) (Z&D) (AA&D) (BB&D) (CC&D) (DD&D) (EE&D) (FF&D) (GG&D) (HH&D) (II&D) (JJ&D) (KK&D) (LL&D) (MM&D) (NN&D) (OO&D) (PP&D) (QQ&D) (RR&D) (SS&D) (TT&D) (UU&D) (VV&D) (WW&D) (XX&D) (YY&D) (ZZ&D)

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