



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

F. 1(8)/2013/MP /259

Dated 26.09.2013

Sub: Minutes of the 6th Technical Committee Meeting held on 13.09.2013

Confirmation of the minutes

- (i) The Minutes of the 5th Technical Committee meeting held on 20.06.2013 were circulated vide letter No. **F1(2)2013/102 dated 22.04.2013** to all the members. In response to Item No. 23/2013, Superintendent Engineer DD (H1) DSIIDC submitted observations regarding the "Community-Cum-work Centre located in resettlement colonies.
- (ii) This was discussed and following was observed:
- MPD-2021 provides policy for approved "Work-cum-industrial centers" in para 7.6.1.1. b).
 - DSIIDC can provide uses permissible in Industrial areas with height restriction of 15 mts. being located in predominant residential use.
- (iii) The Minutes of the 5th Technical Committee meeting held on 20.06.2013 were confirmed.

Item No.27/2013

Change of Land Use of land measuring 8367.10 sqm from 'Recreational' Use Zone (P-2 Distt. Park) to 'Transportation (T-3-MRTS Circulation)' in Shivaji Park at Basai Darapur, Ring Road for construction of Station for Mukandpur. Yamuna Vihar Corridor of Delhi MRTS Project, Phase - III

F20(05)2013/MP

The proposal was presented by the Director (Plg.) Zone 'C' & 'G' after detailed deliberation the Technical Committee agreed to the proposal for processing of Change of Land Use of land measuring 8367.10 sqm from 'Recreational' Use Zone (P-2 Distt. Park) to 'Transportation (T-3-MRTS Circulation)' under Section 11 A of DD Act 1957 in Shivaji Park at Basai Darapur, Ring Road for construction of Station for Mukandpur. Yamuna Vihar Corridor of Delhi MRTS Project, Phase - III.

Action: Director (Plg) Zone- 'C' & 'G', DDA

Item No.28/2013

Request for relaxation of Ground coverage and setback for the proposal S-Block Building of High Court at Zakir Hussain Marg New Delhi

F3(13)/2006/MP

The proposal was presented by the Dy. Chief Architect, NDMC alongwith the Consultant of the project. A detailed Presentation was given by the Consultant on the proposed relaxation in ground coverage and setback as per the agenda. It was informed that change of land use has been notified in three different pockets. Two pockets near Sher Shah Road are small and with odd shape where buildings are not possible. In view of this the building is proposed in large pocket facing Zakir Hussain Marg. After detail deliberation, Technical Committee agreed to the proposal.

During presentation it was observed that the proposed building and entry to the main High Court building is located at a distance of about 500 mt. connected by residential street of Bapa Nagar. Technical Committee suggested a comprehensive pedestrian linkages plan, without disturbing residential character of Bapa Nagar, use of battery operated vehicles for movement etc. by NDMC.

Action: Chief Architect, NDMC

Item No.29/2013

Relaxation of Ground coverage and set back (Part) for construction of proposed 33kv ESS on the front setback of Handloom House Complex at Janpath New Delhi.

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

The proposal was presented by the Dy. Chief Architect, NDMC after the detailed deliberation the Technical Committee approved the proposal subject to the clearance of Delhi Fire Service.

Action: Chief Architect, NDMC

Item No.30/2013

Identification of alternative sites for processing / disposal of MSW, C&D waste in all three Municipal Corporation of Delhi.

F3(29)/2010/MP

The proposal was explained by Director (Plg) Zone P-I & P-II.

MPD-2021 in Para 14.6, Solid Waste provides following:

"Keeping in view the fact that finding new sanitary landfill sites in Delhi is becoming extremely difficult, there is no option, but to resort to alternative and decentralized methods of waste treatment, reduction, recycle and use, which include vermiculture, fossilization and composting."

Technical Committee observed that the whole issue is to be taken up in a comprehensive manner and a half day workshop to be organized where local bodies, experts, professionals and stakeholders etc. to be invited. Stress to be given on how to reduce total land requirement, use of new / latest technologies etc.

Action: Addl. Commissioner (Plg) I
Addl. Commissioner (Plg) UEP & MP

Laid on Table

Item No. 31/2013

Change of Land Use of pocket P-2A (4934.45 sqm) & P2B (2469.86 sqm) at Parmeshweri Wala Bagh near Azad pur Zone-'C' from 'Recreational' (P2-District Park) to 'Transportation' (T3- MRTS Circulation) for C/O of Line-7, of Delhi MRTS Phase – III (Mukund Pur – Yamuna Vihar Corridor)

F20(04)2013/MP

The proposal was presented by the Director (Plg) 'C' & 'G' after detailed deliberation Technical Committee was agreed for processing for change of land use of pocket P-2A (4934.45 sqm) & P2B (2469.86 sqm) at Parmeshweri Wala Bagh near Azad pur Zone-'C' from 'Recreational' (P2-District Park) to 'Transportation' (T3- MRTS Circulation) for C/O of Line-7, of Delhi MRTS Phase – III (Mukund Pur – Yamuna Vihar Corridor) under Section 11 A of DD Act 1957.

Item No. 32/2013

Policy for alternate use of Vacant / un-allotted Nursery School sites in Developed Zones (A to H) and Urban extension (Dwarka, Rohini & Narela Project)

F20(05)2000/MP

The Item was deferred.

Action: Addl. Commissioner (Plg) MPR & AP/
Director (Plg) C&G, DDA

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. Pr. Commissioner (LD) ✓
5. Commissioner (Plg) X *30/9/13*
6. Commissioner (LD) ✓
7. Commissioner (LM) ✓
8. Commissioner (EDMC)
9. Chief Planner, TCPO X *30/9/13*
10. Chief Architect, HUPW DDA X *30/9/13*
11. Chief Architect, NDMC
12. Chief Engineer (Property Development), DMRC
13. Chief Engineer (Elect.), DDA ✓
14. Chief Town Planner, SDMC
15. Chief Eng. Director Project-I, DJB
16. Chief Architect, DMRC
17. Chief Architect Engineer, DSIDC
18. Addl. Commr. (Plg.) (Infrastructure & UC) *Jay 30/9/13*
19. Addl. Commr. (Plg.) TB&C, DDA *30/9*
20. Addl. Commr. (Plg.) UE&P, DDA *30/9/13*
21. Addl. Commr. (Plg.) AP & MPPR *30/9/13*
22. Addl. Commr. (Landscape), DDA *30/9/13*
23. Director, Deptt. Of Environment, GNCTD
24. Dy. Manager, DTC *30/9*
25. Director (AP-I) F&H, DDA *30/9/13*
26. Director (AP) E&O, DDA *30/9/13*

O/C

List of participants of 6th meeting for the year 2013 of Technical Committee on 13.09.2013

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Diptivilasa, Vice Chairman, DDA
2. J.B. Kshirsagar Commissioner (Plg), DDA
3. P.M. Parate, Addl. Commissioner (TC&B), DDA
4. Dr. S.P. Bansal, Addl. Commissioner (Plg)-I, DDA
5. S.P. Pathak, Addl. Commissioner (Plg) AP&MPR
6. Ashok Nigam, Chief Engineer (Elect.), DDA
7. Savita Bhandari, Addl. Commr (Landscape), DDA
8. M.K. Kashyap, Suptt. Eng. (E), DDA
9. I.P. Parate, Director, (Plg.)MPR& TC, DDA
10. Chandu Bhutia, Director (Plg) UC & Zone J, DDA
11. Sabyasachi Das, Director (Plg) GIS & Zone D, DDAAQ
12. Tapan Mondal, Director (Plg) AP (E&O)
13. A.K. Manna, Director (Plg)'C'&'G', DDA
14. Rita Grower, Dy. Director (Plg)'C'&'G', DDA
15. Arvind, Dy. Director (Plg) MP&DC
16. **L&D.O.:**
Sunil Kumar Jain, Asstt. Engineer *inf 1/10/13*
17. **NDMC:**
Rajeev Sood, Dy. Chief Architect
18. **SDMC:**
Shamsher Singh, Chief Town Planner
19. **DMRC:**
P.S. Chauhan Chief Engineer (G)
20. **CPWD:**
Rama kant Prasad, Sr. Architect (HQ-I)/ NDR-I
21. **DELHI POLICE:**
✓ C.L. Bhatti, ACP (Traffic) *inf 30/9/13*
22. **DSIIDC:**
Yashpal Garg, Executive Director
Sunil Tyagi, Chief Engineer
Sanjay Kumar, Project Director
Mamrita Kalsi, Sr. Architect
Anuj Prabhakar, Architect

Minutes of the 6th Technical Committee Meeting
Held on 13.9.2013 27-
ITEM No. 30/13

Sub: Identification of alternative sites for processing/disposal of MSW and C&D Waste in all three Municipal Corporations of Delhi.

(File no.3 (29)2010/MP)

1.0 Background :

Hon'ble High Court vide their order dated 26/4/13 CWP no. 5236 in the matter of Almitra M. Patel Vs. UOI & Others regarding identification of alternative sites for disposal of solid waste has asked MCD/DDA to identify alternative sites for processing/disposal of MSW and C&D Waste in all three Municipal Corporations of Delhi.

2.0 Examination:

i) All the three Municipal Corporation of Delhi has forwarded the list of the proposed sites for sanitary land fill (Processing/disposal) in various zones. Out of this two Sanitary landfill sites have been earmarked on the approved Zonal Plan at Zone P-II i.e. Site no.1 in village Hamidpur and site no. 2 in village Bakhtwarpur having an area measuring 11 Ha. and 17 Ha. (approx..) respectively and the matter is under process for acquisition of land by CLM, DDA and Land building deptt., GNCTD.

ii) Regarding 3rd Proposed site by MCD near village Palla and Haryana border in Zone P-II, in which it has already been decided in the meeting held on 11/6/13 chaired by Secretary U.D., GNCTD that site is located near River Yamuna due to which this site could not be considered for disposal/ processing of MSW as per Municipal Solid Waste (management and Handling) Rules 2000.

3.0 Proposal :

Due to proximity Yamuna River the third site at village Palla Haryana border should not be considered.

4.0 Recommendation :

The 3rd site at village Palla, Haryana border not to be considered for SLF site.

Asstt. Director (Plg)/P-II

Director (Plg.)-in-charge/P-I & P-II

(DECISION)

The proposal was explained by Director (Plg) Zone P-I & P-II. MPD-2021 in Para 14.6, Solid Waste provides following:

"Keeping in view the fact that finding new sanitary landfill sites in Delhi is becoming extremely difficult, there is no option, but to resort to alternative and decentralized methods of waste treatment, reduction, recycle and use, which include vermiculture, fossilization and composting."

Technical Committee observed that the whole issue is to be taken up in a comprehensive manner and a half day workshop to be organized where local bodies, experts, professionals and stakeholders etc. to be invited. Stress to be given on how to reduce total land requirement use of new / latest technologies etc.

VERIFIED

This Proposal was Considered in the 6th Technical Committee Meeting held on 13.09.2013. Vide Item No. 30/13

13/09/2013

Minutes of the 6th. Technical Committee
Meeting Held on 13-9-2013: (7) ✓

L.O.T

ITEM NO. 31/13
TECHNICAL COMMITTEE NO.

AGENDA FOR TECHNICAL COMMITTEE

Sub.: Change of land use of Pocket P2A(4934.45 sqm) and P2B(2469.86 sqm) at Parmeshwari Wala Bagh near Azad pur, Zone-'C' from 'Recreational (P2-District Park)' to 'Transportation (T3-MRTS Circulation)' for C/O of Line 7 of Delhi MRTS, Ph. III (Mukund Pur - Yamuna Vihar Corridor).

File No. F.20(7)2013/MP/Pt.VI

Background:

- 1.1 DMRC had requested DDA for land on permanent and temporary basis for Entry & Exit of station for Construction of Line 7 of Delhi MRTS, Ph. III (Mukund Pur - Yamuna Vihar Corridor) at Parmeshwari Wala Bagh near Azad pur in Zone-'C'.

Accordingly, landscape wing of DDA had taken the matter to 310 Screening Committee meeting held on 20.12.12 wherein the Screening Committee had approved to give Land to DMRC. Copy of Agenda and Minutes of Screening Committee Meeting held on 20.12.12 along with Plan is enclosed. (Annexure-A).

As follow up action, the approved proposal has been referred to Director (Planning), Zone C & G for processing the change of land use of total land measuring 4.806 ha from 'Recreational (District Park)' to 'Transportation'.

- 1.2 The proposal of total land to be given to DMRC on permanent and temporary basis as given in the above mentioned agenda is as follows:

Area under Parmeshwari wala Bagh at Azadpur 12.60 Hac.

- i) The area already taken over by DMRC on permanent basis in operational Phase-II:

Area of pocket for Property development	10,656 sqmt. (1.065 ha)
Area of Pocket for Station	30,000 sqmt. (3.00 ha)
Total area of permanent land	40,656 sqmt. (4.0656 Ha)

- ii) The Area required by DMRC on permanent basis in Phase-III:

Area of pocket P2A (For Entry & Exit of station)	4934.45 sqmt. (0.4934 Ha)
Area of Pocket P2B (For Entry & Exit of station)	2469.86 sqmt. (0.2469 Ha)
Total area of permanent land	7404.31 sqmt. (0.7404 Ha)

Total Area f on permanent basis (4.0656 + 0.7404 Hac.) 4.806 Ha.

- iii) The Area required by DMRC on temporary basis in Phase-III: 2.1626 Ha.

0 Examination

The matter has been examined and following is submitted:

- 2.1 The two pockets as mentioned at para 1.2 (i) above, have already been taken over by DMRC, and the Change of land use has been notified.
- 2.1 The land use of two pockets P2A (4934.45 sqmt) and P2B (2469.86 sqmt.), mentioned at para 1.2(ii) above is "Recreational" (P2-District Park) as per the approved Zonal Development Plan of Zone - 'C' and MPD - 2021 and these pockets are required by DMRC on permanent basis for entry and exit of Station.
- 2.2 As per MPD-2021, Metro stations along with property development up to a maximum area of 3.0 ha. Shall be permitted in all use zones, except in Recreational and Regional Park/Ridge use Zone, Lutyens Bungalow Zone and Heritage Zones, subject to approval of Technical Committee of DDA.
- 2.3 Therefore, Change of Land use of total area measuring 0.7404 ha. (Pkt. P2A (4934.45 sqm) and Pkt. P2B (2469.86 sqm) which is required on permanent basis for entry and exit of Station needs to be processed from 'Recreational' (P2 -District Park) to 'Transportation'-(T3 - MRTS Circulation) under Section 11-A of DD Act, 1957.

3.0 Proposal

Accordingly, the land use of the following area measuring 7404.31 sqmt (Pkt. P2A (4934.45 sqm) + Pkt. P2B (2469.86 sqm)) is proposed to be changed under section-11-A of DD Act, 1957..

Sl. No.	Area & Location	Existing land use as per MPD-2021	Proposed land Use after Land Use change	Boundaries of the Area
1.	Pkt. P2A (4934.45 sqm) at Parmeshwari wala Bagh, Azad Pur.	'Recreational (P2-District Park)'	'Transportation (T3-MRTS Circulation)'	North- Mall road South- DMRC Temporary land East - DMRC Temporary land West - DMRC Temporary land
2.	Pkt. P2B (2469.86 sqm) at Parmeshwari wala Bagh, Azad Pur.	'Recreational (P2-District Park)'	'Transportation (T3-MRTS Circulation)'	North- DMRC Temporary land South- G.T. Road East - DMRC Temporary land West - DMRC Temporary land

The Plan submitted by DMRC showing the above proposal is enclosed. (Annexure-B)

4.0 Recommendation

The proposal as given in Para 3 above is placed before the Technical Committee for its consideration.

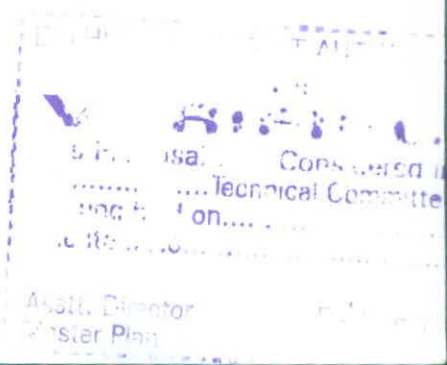
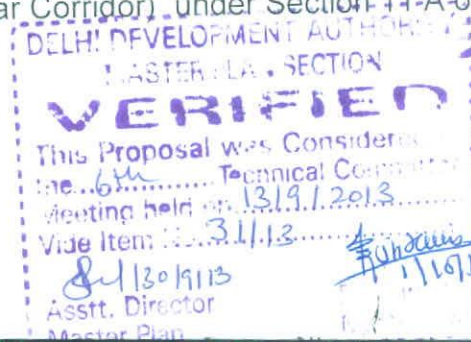
Asstt. Director (Plg.) Zone-C

Dy. Director (Plg.) Zone C&G

Director (Plg.) C & G

(DECISION)

The proposal was presented by the Director (Plg) 'C' & 'G' after detailed deliberation Technical Committee was agreed for processing for change of land use of pocket P-2A (4934.45 sqm) & P2B (2469.86 sqm) at Parmeshwari Wala Bagh near Azad pur Zone-'C' from 'Recreational' (P2-District Park) to 'Transportation' (T3- MRTS Circulation) for C/O of Line-7, of Delhi MRTS Phase - III (Mukund Pur - Yamuna Vihar Corridor) under Section 11-A of DD Act 1957.



Synopsis

Land to be given to DMRC for construction of Mukund Pur - Yamuna Vihar Corridor (Line 7) of Delhi MRTS Phase-III in Parmeshwari wala Bagh

1.0 Background

There is a request from Chief Engineer /Gen. (DMRC) for allotment of land in above mentioned area for construction of above said project on Permanent Temporary basis.

2.0 Explanation

The above said green area is a part of M. P. Green. The M.P. Green almost triangular in shape on South of Ring road measuring 34.0 hect. An area measuring 05.25 hect. is utilized for Chatrasal stadium. The western part of green is an unauthorized colony called Mahendru Enclave occupying 15.30 hect. As per information by the department of Unauthorized colonies & Zone J, the issue regarding Regularization of this colony is under consideration of Govt. of India. A small piece of land on south west corner is left measuring 0.90 hect. known as Chameri Wala Bagh. Only 12.60 hect of total park area is overall left at site which is known as PARMESHWARI WALA BAGH. In this too one Petrol Pump & 2 gas agencies have already been allotted. A strip of land area measuring appx. 1.862 hect. along ring road already taken under road widening. The site is approachable through two roads i.e. one is Ring road towards north side & second is road leading to R. Bagh towards south west direction. Gujran wala Enclave on south west side and I.I. colony I al bagh lies on east side. Large number of fully grown trees are existing at site.

The following facilities are existing at site i.e.

Musical Fountain, Jan Suvidha Complex

Murram Path 2.0 m wide (appx.) length appx. 2500 m.

The land (area 10656 sqmts.) which has been taken for Property development by DMRC in Phase-II on permanent basis in year 2005, is still lying vacant without any development.

3.0 Proposal

The land to be given in Parmeshwari wala Bagh for construction of Mukund Pur - Yamuna Vihar Corridor (Line 7) of Delhi MRTS Phase-III.

The area already taken over by DMRC on permanent basis in operational Phase-II is:-

Area of pocket MDT PDI (for property development)	= 10,656 Sqmts.
Area of pocket for station (Azad pur station)	= 30,000 Sqmts.
Total area of permanent land	= 40,656 Sqmts.

The areas required by DMRC in Phase-III are:-

Permanent land pockets P2A & P2B

Area of pocket P2A (For entry or exit of station)	= 4934.45 Sqmts.
Area of pocket P2B (For entry or exit of station)	= 2469.86 Sqmts.
Total area of permanent land	= 7404.31 Sqmts.

41)C

94

Temporary Pocket 12

Total area of temporary pocket 12 = 21626.05 Sqmt. (appx.)

Area will be available under Parmeshwari wala Bagh after allotment

6) Permanent land to DMRC = 12.60 - (Area in Ph-II + Area in Ph-III)
= 12.60 - (4.0656 + 0.7404)
= 12.60 - 4.806 = 7.794 hect.

Area will be available under Parmeshwari wala Bagh after allotment

of Permanent & Temporary land to DMRC = 12.60 - (Area in Ph-II + Area in Ph-III)
= 12.60 - (4.0656 + 0.7404 + 2.1626)
= 12.60 - 6.968 = 5.632 hect.

Total 267 nos. trees (257 nos. cut down & 10 nos. transplantation) are to be removed from the site as per report submitted by DMRC.

4.0 Area statement

Land use M. P. Green

Total area 28.75 hect.

Area under Parmeshwari wala bagh 12.60 hect.

Area will be available under Parmeshwari wala Bagh after allotment

= Area of A + Area of B + Area of C = 0.89 hect. + 2.02 hect. + 1.05 hect. = 3.97 hect. (appx.)

Area for CLU = 4.0656 + 0.7404 = 4.806 hect.

5.0 Financial Liability/Social Gain

Allotment of land for developing the MRIS would be beneficial for the surrounding population.

6.0 Follow up action

- I. The approved plan will be sent to Director (Planning) for CLU and Director (IL)/DDA for further course of action regarding allotment of land.
- II. The land given on temporary basis to be restored back to DDA as per development status at the time of handing over.
- III. The number of trees to be cut by DMRC to be verified by Hort. Department DDA and the compensatory plantation be taken up accordingly.

Neelima Soni
Dy. Director (LS)-1

DEPARTMENTAL AUTHORITY

HUMAN RESOURCE DEPARTMENT

Approved 310

Comp. 20.12.2012

2012

Poonam Dewan
Director (Landscape)

04/09/13

621 ✓

40/c

162/2012 Land to be given to DMRC in Parmeshwari Wala Bagh at Azadpur.
File no. PA/AC(LS)/2012/1382
Presented by: Director (Landscape)

Decision of Screening Committee: The proposal as reflected in the agenda was approved with condition that

- Parcel of land already under process to be used as property development by DMRC, was not approved.

Follow up Action: The approved proposal will be sent to the concerned Director (Planning) for Change of Land Use and Director (IL) for taking further necessary action. The land given on temporary basis is to be restored back to DDA as per development status at the time of handing over. The number of trees to be cut by DMRC to be verified by Horticulture Department of DDA and compensatory plantation to be taken up accordingly.

310th Screening Committee Meeting

10

DEPT. OF LAND

Approved

Consent

vide letter

310th

20.12.2012

20.12

[Signature]
09/01/13

CHANGE OF LAND USE OF POCNEY P2A (4934-4594) AND P2B (2469-8134) AT FARMESHWARI WALA BAGH NEAR AZADPUR ZONE-12 FROM RECREATIONAL (P2-DISTRICT PARK) TO 'TRANSPORTATION (T3-MRTS-CIRCULATION) FOR C10 LINE 3 OF DELHI MRTS. PH-III MOKUNDPUR - YAMUNA VIHAR CORRIDOR.

PROPOSAL FOR CLU OF PNT P2A (4934-4594) AND P2B (2469-8134) AND ENTRY AND EXIT OF STATION FROM RECREATIONAL (P2-DISTRICT PARK) TO TRANSPORTATION (T3-MRTS-CIRCULATION) FOR C10 OF LINE 3 OF DELHI MRTS, PHASE III MOKUNDPUR - YAMUNA VIHAR CORRIDOR

CLU OF AREA MEASURING 3.884 FROM RECREATIONAL (P2-DISTRICT PARK) TO TRANSPORTATION (T3-MRTS-CIRCULATION) HAS BEEN NOTIFIED VIDE NOTIFICATION DATED 24-08-2010.

CLU OF AREA MEASURING 1.001 FROM RECREATIONAL (P2-DISTRICT PARK) TO TRANSPORTATION (T3-MRTS-CIRCULATION) HAS BEEN NOTIFIED VIDE NOTIFICATION DATED 20-9-13.

G.T. ROAD

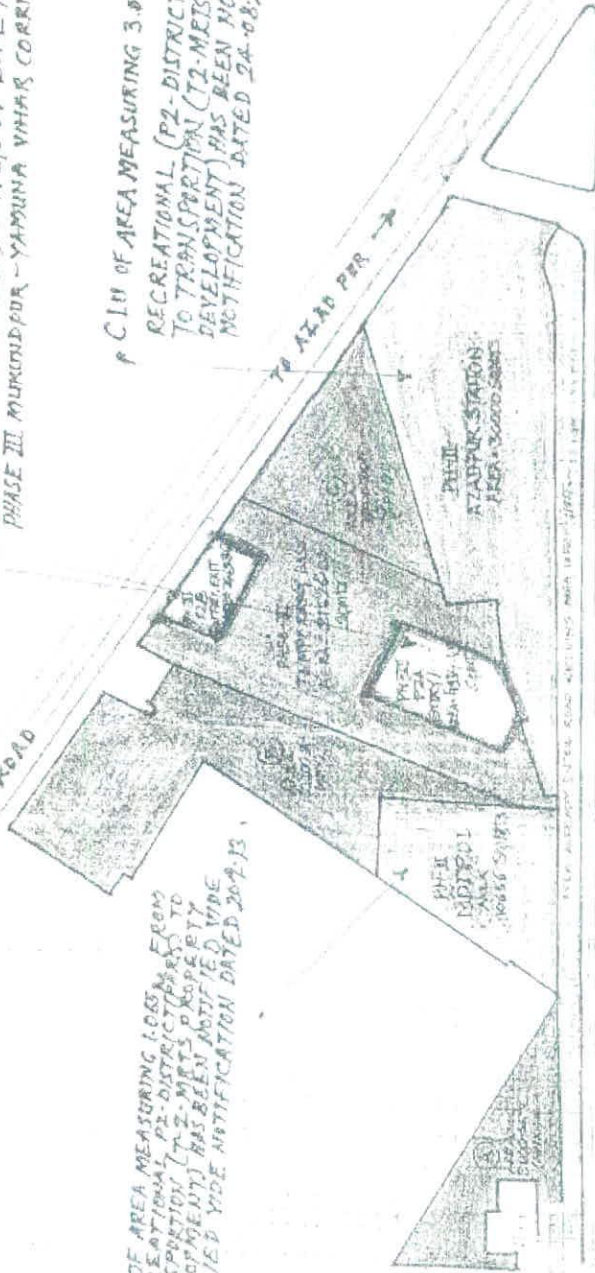
TO AZAD PUR

TO ANANDPUR

LINE ROAD

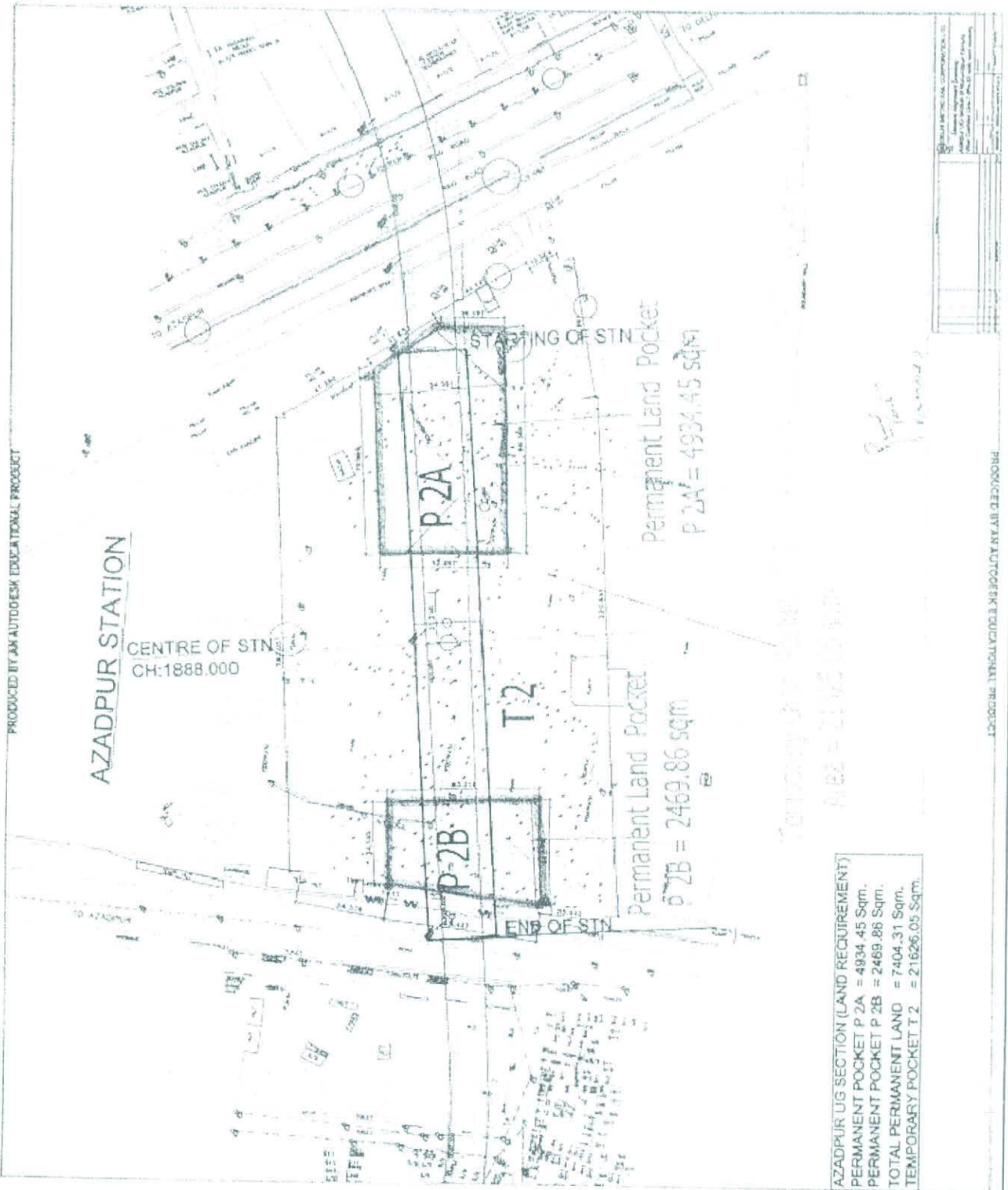
- ☐ AREA ALREADY UNDER ROAD WIDENING
AREA = 18610 M²
- ☐ LAND TAKEN OVER BY DMRC IN OPERATIONAL PHASE II ON PERMANENT BASIS. AREA = 8654.150000000000 M²
- ☐ LAND SECURED BY DMRC IN PHASE II ON PERMANENT BASIS
AREA = 4924.45128 M² = 7400.21 M²
- ☐ LAND SECURED BY DMRC IN PHASE II ON TEMPORARY BASIS
AREA = 51224.5 M²

NOTE:
THE SCHEME WAS DISCUSSED IN THE NOTIFICATION COMMITTEE MEETING HELD ON 27-07-2010 AND PLACED ON THE TABLE NO. 10. 2012. THE PROPOSAL, AS SETTLED IN THE AGENDA WAS APPROVED WITH CONDITION THAT
A PARCELS OF LAND ALREADY UNDER PROJECT TO BE USED IN PROJECTS DEVELOPMENT IN DMRC WAS NOT APPROVED



611 ✓

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Minutes of the 6th Technical Committee

Meeting Held on 13-9-2013

LOT

ITEM NO. 32/13/TC
TECHNICAL COMMITTEE NO.

Sub: Policy for Alternate Use of Vacant /unallotted Nursery School Sites in Developed Zones (A to H) & Urban extension (Dwarka, Rohini & Narela Project).

File No.: F 20(05)2000/MP

BACKGROUND:

- 1.1 There are a number of un-allotted sites earmarked for Nursery School in the lay out plan of the various localities for which Residents' Welfare Association/ Public Representatives (MPs/MLAs) have been requesting DDA to convert the school sites into Parks/parking etc..
- 1.2 The issue of utilization for un allotted nursery school sites was also raised by Sh. Subhash Chopra, Hon'ble MLA and the Member in the Authority Meeting held on 11.12.12 and Hon'ble L.G. desired that this matter be examined.
- 1.3 While dealing with one of the requests sent by the Hon'ble MLA, Sh. Mahabul Mishra, VC, DDA, in a meeting on 10.4.13, desired that a policy for alternative allotment for all such un-allotted Nursery School sites may be framed.

2. EXAMINATION:

- 2.1 After studying the lay out plan of various localities, it is found that the un allotted nursery school sites are existing mostly in isolation in the developed zones whereas these sites are available as part of HAF (Housing Area Facility)/OCF (Other Community Facilities) in the urban extension/project area like Dwarka, Rohini etc.
- 2.2 The existing nursery school sites are found to be in various sizes as prescribed in the Master Plan. The sizes prescribed in the various Master Plans are as under:

S.NO	Master Plan	Area prescribed in Master Plan	Provision in the Master Plan
1.	MPD-62	0.2 TO 0.75 Acres(800 to 3000 sqm.)	-
2.	MPD-2001	800 sqm.	As per the definition of use premise, the following neighborhood facilities are permissible in nursery School sites according to LOP, where no such facilities were given in the vicinity: <ol style="list-style-type: none"> i) Post Office ii) Community Hall cum Library iii) Dispensary iv) Health Centre v) Creche and Day Care Centre vi) Electric Sub Station(11 KV) vii) Cooperative Store viii) Milk Booth ix) Fine Arts School x) Maternity Home xi) Child Welfare Centre (Charitable)
3.	MPD-2021	-	The practice of providing dedicated Nursery Schools in the LOP is discontinued as same is permissible in mixed use.

2.3 For alternate use of un-allotted nursery school sites, the Authority earlier, vide its Resolution No. 5/2002 dated 21.1.2002 has resolved the following:

- a) Nursery school should be allowed up-gradation to the Primary School level if they qualify the rules and regulations of the Directorate of Education, Nursery Schools not being financially viable.
- b) Nursery School sites shall be allowed to be converted into greens/parks only if the plots were 'internal to the colonies' and not on the periphery.
- c) Such plots which are internal to the colony and sandwiched between the residential plots should be converted to residential land use only, rather than to green/parks, in order to avoid encroachments.
- d) Decisions taken on this agenda item would not affect allotments already made.

2.4 The experience of MPD-62 & MPD-2001 shows that the projections regarding various basic infrastructure services have been made with reference to the population growth projections and the increased urbanization requirements. But the population of Delhi in 2001 was 138 lakh as against the MPD-2001 projection of 128 lakh. This has had its inevitable implications and impact on infrastructure facilities.

Moreover, with the changing needs of the society, MPD-2021 has introduced some new use premises /OCF facilities like Old Age Homes, Night Shelters, Adult Education Centre etc. whereas as per Table 13.4, the practice of providing dedicated Nursery Schools in the LOP has been discontinued as same is permissible in mixed use.

2.5 It is observed that most of the sites of Nursery Schools are of 800 sqm but there is a possibility that the same may be as big as 3000 sqm at certain localities, if they may have carved out during MPD 1962 period.

2.6 Keeping in view of this, an attempt has been made to identify various facilities as given in the Master Plan conforming to the area available *vis-a-vis* road in front.

While doing this exercise, the facilities which are to be indicated in the Zonal Development Plan and consequently involve Change of Land use in the Zonal Development Plan under Section 11-A of DD Act and the facilities which are commercial in nature are not considered. Only the lay out level facilities which are conducive to residential environment have been considered.

2.7 As, the Master Plan provides that facilities may be located on minimum 12 m road, all such facilities have been proposed on minimum 12 m wide road. However, the sites which are located on a road below 12 m, these may be used for utilities / park etc.

3. PROPOSAL:

Based on above, following facilities have been identified which can be considered as alternative use of the vacant/unallotted nursery school sites.

3.1 FACILITIES:

S. No.	Road R/W	Plot size (in sqm)	Facilities
1.	Below 9 m	800 and above	a. Residential plot (if it is sandwiched between the residential plots), or b. Park
2.	Minimum 9 m	800 and above	Utility (11 KV substation, under ground water reservoir etc.)
3.	Minimum 12 m	800 to below 1000	a. Family Welfare Center b. Pediatric Center c. Geriatric Center d. Diagnostic Center e. Dispensary
4.	Minimum 12 m	1000 to below 2000	a. Police Post. b. Night Shelter c. Old Age Home d. Care Center for physically/ mentally challenged e. Working women's hostel. f. Adult Education Center g. Orphanage/ Children's Center
5.	Minimum 12m	2000 and above	a. Primary School b. Community Recreational Club c. Multi purpose Community Hall d. School for mentally challenged / physically challenged.

3.2 NORMS:

Master plan norms for the respective use premises shall be applicable.

NOTE:

- One or combination of more than one facilities given in the above table conforming to their prescribed size vis-a-vis road R/W in front can be considered as alternative use / s in case of developed zones.
- Whereas in the urban extension / project area like Dwarka, Rohini etc. any deficient facilities can be considered subject to modification of HAF/OCF area, if there is scope. Otherwise, it can follow the one given at (i) above.

Director (Plg.) C&G

Dy. Director (Plg.) C&G

Asstt. Director (Plg.)

DECISION

The Item was deferred.

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was Considered at
the 6th Technical Committee
Meeting held on 13/09/2013
Vice Item No. 32/13
Date 13/09/2013

Minutes of the 6th Technical Committee Meeting Held on 13-9-2013

Item 27/13/TC

No.: F.20 (05) 2013/MP

Subject: Change of land use of land measuring 8367.10 Sqm from 'Recreational Use Zone (P-2 Distt. Park)' to 'Transportation (T-3- MRTS circulation)' in Shivaji Park at BasaiDarapur, Ring road for Construction of Station for Mukundpur- Yamuna Vihar Corridor of Delhi MRTS Project, Phase - III.

3.0 BACKGROUND:

- 1.1 Reference is invited to the Agenda item 160:2012 dt. 20.12.12 vide which a proposal for land allocation of above 8367.10 Sqm of land for Station as permanent allotment and 6697.05 sq.m for viaduct as temporary was placed before the 310th screening committee meeting held on 20.12.12. One of the follow up action mentioned in the agenda was that the approved plan will be sent to Director (Plg.) for Change of land use. (Annexure -A)

4.0 EXAMINATION:

The proposal has been examined and following observation are made:

- 4.1 The DMRC requested for an area of 8867.10 sqm. for Station and Parking.
- 4.2 As per observation of the landscape Department, the proposed site is triangular shaped pocket spreading over an area of 7.2 ha and is part of Developed Park (District Park).
- 4.3 As per the Zonal Development Plan of Zone 'G', the land use of site u/r is "Recreational", P2- District Park / Community Park / City Park.
- 4.4 As per provision of MPD-2021, Metro Stations along with property development (composite development) up to a maximum area of 3.0 ha. shall be permitted in all Use Zones, except in Recreational and Regional Park / Ridge Use Zone, Lutyens' Bungalow Zone and Heritage Zones, subject to approval of Technical Committee of DDA.
- 4.5 The above proposal was put up before the screening committee by Director (Land scape) and approved vide item 160:2012 dt. 20.12.12, now this needs to be further processed for Change of land use from 'Recreational(p-2)' to 'Transportation (T-3)' under Section 11A of DD Act, 1957, and the same is given below.

3.0 PROPOSAL:

The proposed Change of Land use of an area measuring 8367.10 sq.m for Station and Parking from 'Recreational' (P2-District Park) to 'Transportation' (T-3, circulation)

ADMP
19.8.13
S. P. Kaur
AD(MP)
item no. 27/2013

- 7 -

under Section 11-A of the DD Act, 1957 is placed before the Technical Committee for its consideration.

The details of the Pockets for Change of Land use from 'Recreational' (P-2) to 'Transportation' (T-3)- MRTS circulation is as under:

Sl. No	Area & Location	Existing land Use as per MPD- 2021	Proposed land Use after Land Use change	Boundaries of the Area
1.	Area measuring 8367.10 sq.m in Shivaji Park at Basai Darapur, Ring road, Zone - G.	'Recreational' (P-2)	"Transportation" (T-3) MRTS circulation	North: Distt. Park East: Ring Road 60.0 M West: Distt. Park South: Distt. Park

The plan is prepared accordingly and enclosed at Annexure -B

4.0 Recommendation

The Proposal as given in Para 3.0 is placed before the Technical Committee for its consideration.

5.0 FOLLOW UP ACTION:

Once the proposal is considered by the Technical Committee, the decision of the Technical Committee shall be put up before the Authority for its consideration/Approval.

ADCM
19.8.13
S.P. Kaur
ADCM

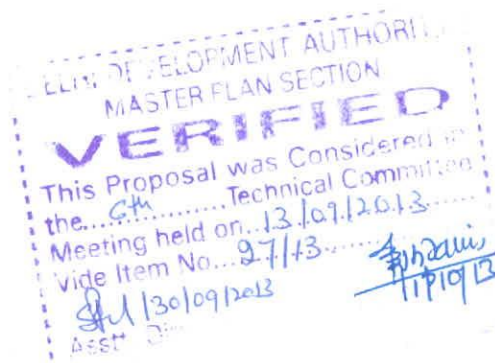
ADCM
19.8.13
Asstt. Director (Plg.), Zone-G

ADCM
19.8.13
Dy. Director (Plg.) C & G

ADCM
19.8.13
Director (Plg.) C & G

(DECISION)

The proposal was presented by the Director (Plg.) Zone 'C' & 'G' after detailed deliberation the Technical Committee agreed to the proposal for processing of Change of Land Use of land measuring 8367.10 sqm from 'Recreational' Use Zone (P-2 Distt. Park) to 'Transportation (T-3-MRTS Circulation)' under Section 11 A of DD Act 1957 in Shivaji Park at Basai Darapur, Ring Road for construction of Station for Mukandpur. Yamuna Vihar Corridor of Delhi MRTS Project, Phase - III.



DELHI DEVELOPMENT AUTHORITY
Landscape & Environmental Planning Unit

310 S.C.M.

160:2012

No. PA/AC (LS)/2012/1385

Dated: 17.12.12

Project: Land to be given in Shivaji park at Basai dara pur (Ring road)

Synopsis

Land to be given to DMRC on permanent basis for construction of Mukund Pur - Yamuna Vihar Corridor (Line-7) Phase-III in Shivaji park at Basai dara pur (Ring road)

1.0 Background

There is a request from Chief Engineer /Gen. (DMRC LTD.) for allotment of land in above mentioned area for construction of above said project on Permanent/Temporary basis.

2.0 Examination

The land use of site u/r is District Park as per Zonal plan G. The site is triangular shaped, spreading over an area of 7.62 hect. and is dominated by Eucalyptus trees. As per status report by Hort. Department, it has 1663 nos. trees, 2071 nos. shrubs & 7725 rft hedge plants. The site is approachable through Ring Road opposite ESI hospital. Najafgah drain is flowing along its northern side. On its east lies the office of flood control and Shivaji college lies on south side.

The following facilities are existing at site.

Children play equipments- 24 nos, Shelter- 2 nos.

Fitness trail, Parking area

Kaccha & Pucca path 2.6 m wide (appx) length 2700 m (appx.)

Pump house & stores. 1650 m (appx) long Stone boundary wall with grills

3.0 Proposal

The Allotment of land in Shivaji Park for construction of Mukund Pur - Yamuna Vihar Corridor (Line 7) of Delhi MRTS Phase-III.

The areas required by DMRC in Phase-III are

Permanent Land for station = 8367.10 Sqmts.

Temporary land for viaduct = 1723.80 + 4971.70

= 6697.50 Sqmt

Heater
19.8.13

19.12

Area will be available under Shivaji park at Basai dara pur after allotment of Permanent land to DMRC
= 7.62 - 0.8367
= 6.783 hect.

Area will be available under Shivaji park at Basai dara pur after allotment of Permanent & Temporary land to DMRC
= 7.62 + 0.8367 + 0.6697
= 7.62 + 1.5064 = 6.11 hect.

4.0 Area statement

Total area = 7.62 hect.
Area for CLU = 8367.10 sqmts.

5.0 Financial Liability/Social Gain

Allotment of land for developing the MRTS corridor would be beneficial for the surrounding population.

6.0 Follow up action

- I. The approved plan will be sent to Director (planning) for CLU and Director (IL)/DDA for further course of action regarding allotment of land.
- II. The land given on temporary basis to be restored back to DDA as per development status at the time of handing over.
- III. The number of trees to be cut by DMRC to be verified by Hort. Department/DDA and the compensatory plantation be taken up accordingly.

3102/160/2012
Pg. 2/2

Sharma
19.6.13
AD(MP)

P. Dewan
Poonam Dewan
Director (Landscape)

Neelima Soni
Dy. Director (LS)

DELHI DEVELOPMENT AUTHORITY	
HUPW-CO-ORDINATION UNIT	
Approved in.....	3.10.15 Screening
Committee Meeting Dt.	28.12.12
vide item no.	1.6.8.1.2012
Dy. Director (Arch.)	

20/02/13

Approved Minutes of the 310th Screening Committee Meeting held on 20.12.2012
in Vikas Minar

160:2012 Land to be given in Shivaji park at Basai dara pur (Ring road).
File no.-PA/AC(LS)/2012/1385

Presented by: Director (Landscape)

Decision of Screening Committee: The proposal as reflected in the agenda was approved.

Follow up Action: The approved proposal will be sent to the concerned Director (Planning) for Change of LandUse and Director(IL) for taking further necessary action. The land given on temporary basis is to be restored back to DDA as per development status at the time of handing over. The number of trees to be cut by DMRC to be verified by Horticulture Department of DDA and compensatory plantation to be taken up accordingly.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT

Approved in 310th Screening
Committee on 20-12-12
vide Item no. 160: 2012

By Director (Arch.) Coord

Halder
19.8.13
ADCmp



D₀ D₀ A₀

PLANNING ZONE 'S'

AREA DETAIL:

AREA UNDER SITE: 19,627.03 SQ. M.

PROPOSED SITE FOR ALLOTMENT OF LAND FOR DMRC FOR THE CONSTRUCTION OF STATION & PARKING AT SHIVAJI PARK, BANGALORE FOR RING ROAD

SCALE 1:1000

PAGE 1 OF 2

DESIGN: ASST. DIR. DKS. NO.

DATE: 19-8-13

Minutes of the 6th. Technical Committee Meeting
Held on 12-9-2013

ITEM No. 29/13/Te

AGENDA FOR THE TECHNICAL COMMITTEE

SUBJECT: "RELAXATION OF GROUND COVERAGE AND SET BACK (PART) FOR CONSTRUCTION OF PROPOSED 33KV ESS ON THE FRONT SETBACK OF HANDLOOM HOUSE COMPLEX AT JANPATH, NEW DELHI."

Ref. Letter No. 1428-30/CA/BP dated 24.7.2013 (Annexure 'A')

BACKGROUND

A Plot measuring about 7204.47 was allotted to Ministry of Textile, Govt. of India at Janpath Lane in the year 1999 for the construction of Handloom House. A NDMC ESS was existing on this plot and was supplying electricity to the adjoining Areas. Plans for construction of Handloom House were sanctioned by NDMC with the condition that "Built up space required for construction of 33 KVA/ 11 KVA ESS shall be provided by Handloom House Complex for which drawings shall be got approved from N.D.M.C."

CPWD has constructed the Handloom House Complex. The Permissible Ground Coverage of 25% has almost been achieved though there is sufficient FAR left to achieve the permissible FAR i.e. 150 in this premises.

PROPOSAL

The ESS is required by N.D.M.C. for which Handloom Complex has left an open area of 520 sqm. as per plans enclosed. A conceptual plan for the construction of same has been prepared by the Electrical Deptt. N.D.M.C. Annexure 'A'. The proposed Ground Coverage for the construction of ESS by N.D.M.C. is 197.46 sqm. The details are as under:-

Plot Area	: 8363.26 sqm.
Net Plot Area	: 7204.47 sqm.

GROUND COVERAGE

Permissible Ground Coverage	: 25% or
Achieved Ground Coverage	: 24.91% or 1794.54 sqm.
Proposed Ground Coverage of ESS	: 197.46 sqm.
Total Ground Coverage	: 27.65% or 1991.96 sqm. (which needs relaxation)

FAR

Permissible FAR	: 150 or
Achieved FAR	: 95.93 or 6911.27 sqm.
Proposed FAR of ESS	: 394.92 sqm.
Total FAR	: 101.41 or 7306.19 sqm.

MINERAL
HOTEL

EMPOWER
COTTAGE
EMPOWER

JUSTIFICATION FOR RELAXATION IN GROUND COVERAGE AND SETBACK(PART)

ESS (Double Storied) is utmost requirement of Electrical Department, N.D.M.C. to accommodate 33KV switchgear and power transformers to meet out the electric load of the Handloom House Complex and adjoining areas.

ESS has been proposed along the front boundary wall of the Handloom Complex due to lack of space available as Handloom Complex has already been completed. However, space of 9 mtr. is available between the Handloom Complex and the proposed ESS for the moment of vehicular traffic and fire tenders.

Earlier agenda for relaxation of ground coverage and setback (Part) for construction of proposed 33KV ESS on the front setback of Handloom House complex was submitted to the DDA technical committee vide this office letter dtd. 19.12.2012. The same was discussed in the technical committee on 22.01.2013 vide item no. 4/13. The agenda item was deferred and DDA vide their letter dtd. 15.02.2013 suggested that NDMC may explore the possibility of earmarking the proposed ESS in the rear setback of the complex.

The premises was inspected and observed that the complex has already been completed and party has provided services as sewer lines, rain water harvesting, water supply lines, and electric cables in the rear setback which cannot be relocated at this stage. As such the proposal of ESS at rear setback is not feasible.

The surrounding of the complex was also surveyed. However suitable site as per requirement of electrical department was not found.

RECOMMENDATIONS

It is recommended that Ground Coverage and setback (part) for construction of 33KV ESS at Handloom House Complex, Janpath, and New Delhi be relaxed.

(A.M.ATHALE)
CHIEF ARCHITECT

Suresh

(DECISION)

The proposal was presented by the Dy. Chief Architect, NDMC after the detailed deliberation the Technical Committee approved the proposal subject to the clearance of Delhi Fire Service.



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

No. CA/BP/Handloom House Complex Janpath/D- 1428-30

Date: 24.07.2013

Ms. Sakshi Walia
Asstt. Director (Planning), D-Zone,
Deini Development Authority,
Planning Wing, GIS & D-Zone,
2nd Floor Vikas Minar,
New Delhi.

Director (Plg) 119
D-Zone Unit
Dy. No. 119
Date 24/7/13
D.D.A.

SUBJECT:- RELAXATION OF GROUND COVERAGE AND SET BACK (PART) FOR
CONSTRUCTION OF PROPOSED 33KV ESS ON THE FRONT SETBACK OF
HANDLOOM HOUSE COMPLEX AT JANPATH, NEW DELHI.

- Ref:- 1. This office letter No. CA/BP/Handloom House/D-2100-02 dtd.21.11.2012
2. Your letter No. F-1(25), 2005/MP/PT-II/D-156 dtd.26.11.2012.

Madam,

This is with reference to above mentioned letters, on the subject cited above. Please find enclosed revised agenda with detailed justification for placing the same in the next DDA, Technical Committee Meeting.

Soft copy of related drawings in Auto CAD format for the preparation of power point slides and two sets of plans containing 3 no. sheets (A-1 and A-3 size) showing location of the existing ESS and proposed ESS duly marked, highlighted with dimensions and existing physical features / buildings have already been submitted to your goodself vide letter No. CA/BP/Handloom House/D-2100-02 dtd.21.11.2012.

You are requested to put-up the case in next Technical Committee DDA for relaxation of Ground Coverage and Setback (Part) for construction of 33 K.V. Electric Sub-station at Handloom House Complex, Janpath, New Delhi.

(A.M.ATHALE)
CHIEF ARCHITECT

Encl: As above.

Copy To.

1. Chief Engineer (Electrical)-II,
Palika Kendra,
New Delhi.
2. Additional Development Commissioner,
Handloom House, Udyog Bhawan,
New Delhi-110001

Pl. examine the agenda and
put up
Pl. Arjit Kumar
— Plg. Asstt

Sakshi
24/7/13

CHIEF ARCHITECT

- 25 -

Annexure 'A'

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

No: CA/BP/Handloom House Complex Janpath/D- 1428-30

Date:- 24.07.2013

Ms. Sakshi Walia
Asstt. Director (Planning), D-Zone,
Dehi Development Authority,
Planning Wing, GIS & D-Zone,
2nd Floor Vikas Minar,
New Delhi.

Director (Plg) 419
D-Zone Unit
Dy. No. 419
Date 25/7/13
D.D.A.

SUBJECT:- RELAXATION OF GROUND COVERAGE AND SET BACK (PART) FOR
CONSTRUCTION OF PROPOSED 33KV ESS ON THE FRONT SETBACK OF
HANDLOOM HOUSE COMPLEX AT JANPATH, NEW DELHI.

- Ref:- 1. This office letter No. CA/BP/Handloom House/D-2100-02 dtd.21.11.2012.
2. Your letter No. F-1(25), 2005/MP/PT-II/D-156 dtd.26.11.2012.

Madam,

This is with reference to above mentioned letters, on the subject cited above. Please find enclosed revised agenda with detailed justification for placing the same in the next DDA, Technical Committee Meeting.

Soft copy of related drawings in Auto CAD format for the preparation of power point slides and two sets of plans containing 3 no. sheets (A-1 and A-3 size) showing location of the existing ESS and proposed ESS duly marked, highlighted with dimensions and existing physical features / buildings have already been submitted to your goodself vide letter No. CA/BP/Handloom House/D-2100-02 dtd.21.11.2012.

You are requested to put-up the case in next Technical Committee DDA for relaxation of Ground Coverage and Setback (Part) for construction of 33 K.V. Electric Sub-station at Handloom House Complex, Janpath, New Delhi.

(A.M.ATHALE)
CHIEF ARCHITECT

Encl: As above.

Copy To.

1. Chief Engineer (Electrical)-II,
Palika Kendra,
New Delhi.
2. Additional Development Commissioner,
Handloom House, Udyog Bhawan,
New Delhi-110001

Pl. examine the agenda and
put up
Pl. Arun Kumar
Plg. Asstt
25/7/13

CHIEF ARCHITECT



AGENDA FOR THE TECHNICAL COMMITTEE

SUBJECT: REQUEST FOR RELAXATION OF GROUND COVERAGE AND SETBACK FOR THE PROPOSAL S-BLOCK BUILDING OF HIGH COURT AT ZAKIR HUSSAIN MARG, NEW DELHI.

BACKGROUND

F.S (13) / 2006-MP
Letter No. CA/BP/1443-45 dt. 29.7.13. (Annexure 'A')

Ministry of Urban Development vide their notification dated 07.02.2008 has changed the land use from "Residential" to "Govt. Office/Courts" for 9648.00 sq. mt. and 3334.00 sq. mt. of area adjacent to Delhi High Court at Bapa Nagar in Zone-D. Both plots are situated at the opposite ends of Delhi High Court.

PROPOSAL

Plot Size (In Sq.mt.)	Description	Norms as per Master Plan- 2021	Proposal	Relaxation Required
9648.00	Ground Coverage	30%	38%	8%
	Setbacks	Front - 9mt. Side - 6mt., 6mt. Rear - 6mt.	Front - 4.427 mt. Side - 6mt., 6mt. Rear - 6mt.	Front - 4.573mt.

JUSTIFICATION FOR RELAXATION IN GROUND COVERAGE AND SETBACK

In the event of shortage of space for smooth functioning of Lawyers, Judges and Court staff, S-Block with ancillary block has been proposed by the P.W.D. Party has proposed 38% Ground Coverage which beyond the permissible Ground Coverage i.e. 30% as per MPD-2021 for this plot. With 30% as Ground Coverage party might have to add 2-3 floors on the proposed building, which will destroy the low height character of surroundings. Regarding front setback, party has stated that as per soil investigation report water level is very high in this area. Proposal already has 3 basements to achieve the required no. of car parking. Further reduction in basement area will lead to provide one more basement, which is not advisable as per party's Structure Consultant. There is also requirement of road widening of 4.573 mt. wide towards Dr. Zakir Hussain Marg. Hence, you are requested to grant relaxation in front setback as proposed 4.427 mt. in place of 9 mt. only for construction of basement considering the practical / structural implications as explained above.

RECOMMENDATIONS

As proposed by the party, the case is placed below the Technical Committee relaxing Ground Coverage and front setback of the proposed S-Block.

(A.M. ATHALE)
CHIEF ARCHITECT

(DECISION)

The proposal was presented by the Dy. Chief Architect, NDMC alongwith the Consultant of the project. A detailed Presentation was given by the Consultant on the proposed relaxation in ground coverage and setback as per the agenda.

It was informed that change of land use has been notified in three different pockets. Two pockets near Sher Shah Road are small and with odd shape where buildings are not possible. In view of this the building is proposed in large pocket facing Zakir Hussain Marg. After detail deliberation, Technical Committee agreed to the proposal.

During presentation it was observed that the proposed building and entry to the main High Court building is located at a distance of about 500 mt. connected by residential street of Bapa Nagar. Technical Committee suggested a comprehensive pedestrian linkages plan, without disturbing residential character of Bapa Nagar, use of battery operated vehicles for movement etc. by NDMC.



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

No: CA/BP/Delhi High Court, S-Block at Zakir Hussain Marg/D- 1443-45

Dated: 29.07

The Asstt. Director (Planning), D-Zone
Delhi Development Authority,
Planning Wing, GIS & D-Zone,
2nd Floor, Vikas Minar,
New Delhi.

Director (P&E)
D-Zone U.S. 424
Dy. No. 6-4-20
Date 29/7/13

Subject: New Scheme in r/o Delhi High Court, S-Block at Zakir Hussain Marg, New Delhi.

Ref.: This office letter dtd.18.07.2013.

Sir/Madam,

This is in continuation of above mentioned letter on the subject cited above. Please find enclosed 2 sets of plans containing 4 drawings in each set showing the location plan and the proposed S-Block and ancillary block by the party.

In view of above, you are requested to put up the case in Technical Committee, DDA. Modified agenda enclosed at Annexure-A with copy of letter of project architect dtd.25.07.2013.

Yours Faithfully


(A.M. ATHALE)
CHIEF ARCHITECT

Copy to:-

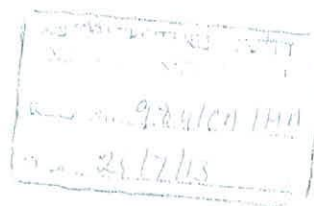
- 1) Sh. J.K. Goel
Executive Engineer,
C.B.M. Division,
M-431, D-II/13-14, Kidwai Nagar (E)
New Delhi.
- 2) Sh. Goonmeet Singh Chauhan
K-47, Kailash Colony
New Delhi-110048.

CHIEF ARCHITECT



- 14 -
CHAUDHAN & SHARMA ARCHITECTS (P) LTD.
ARCHITECTS, ENGINEERS, INTERIORS & LANDSCAPE

To
The Chief Architect,
12th Floor, Palika Kendra,
N.D.M.C.,
New Delhi, India.



Subject: Request for relaxation in Ground coverage and setbacks for
Block- S Plot, Delhi High Court at Dr. Zakir Hussain marg, New Delhi.

This is in reference to the meeting held on 19.07.2012 in the room of Chief Architect,
NDMC, wherein issues regarding relaxation of ground coverage and setbacks were discussed.

In view of the above mentioned two issues, I am hereby elaborating the justification for the
said issues:

1. Relaxation in Ground coverage for Delhi High court Plot (9648 Sqm) at Dr.
Zakir Hussain marg.

Earlier we sought clarification from DDA vide letter dated 12.03.2013, regarding
relaxation in ground coverage and availing the FAR of adjacent vacant plot on one
plot (i.e. 9648 sqm). for which DDA communicated vide letter no.
F.3(13)2006/MP/D-67 on 02.04.2013. In which it was confirmed that for relaxation in
ground coverage, NDMC has to submit the proposal in the form of agenda for the
technical committee meeting with justification.

We are achieving the desired permissible FAR 200 of the plot (A+B) i.e. 9648 sqm
(site plan with area charts enclosed). If we consider the 30% ground coverage for this
plot, we might have to add 2-3 floors on the proposed building, which will destroy
the low height character of the surroundings. So we tried to retain our building with in
35 m height to gel with the surroundings. for that we need relaxation in ground
coverage from 30 to 38%.

Also we want to draw your attention towards High court premises; most of the area
comes under ASI regulations/ limitations. Hence the areas which come under ASI
boundaries are either non buildable area, or low height building structures. Hence as
a result a lot of FAR area is not being used in the existing blocks. Block S plot shall
not fall under ASI boundaries, so we want to achieve maximum permissible desired
FAR area. In order to accommodate the requirements of the every increasing need

item no 28/13
Halt
23-8-13
(S.P. Kaur)
A.D(MP)

K-47, Kailash Colony, New Delhi-110048, INDIA
Ph. : +91-11-46556600, Fax : +91-11-46556601

for Judicial Infrastructure. So we request you to provide relaxation in ground coverage up to 38% instead of 30%.

2. Relaxation in setbacks for same plot.

In the Submission drawings we have submitted to NDMC we have considered all desired permissible setbacks (i.e. Front- 9 M and remaining 6M). But now as per NDMC directions we need shift front boundary 4.5M inside for road widening of Dr. Zakir Hussain marg.

As per soil investigation report water table is very high in this area. We are already going 3 basements down to achieve the required no. of car parks. Further reduction in basement area leads us to provide one more basement, which is not advisable as per our Structure Consultant. Hence we request you to give relaxation in front setbacks (5 M instead of 9 M) only for basement considering the practical/ structural implications.

Jan No 28/13
23.8.13
(S.P. Fawad)
AD (MD)

Refer Drawing enclosed

Enclosed as Above

Thanks and Regards


For Tevatia Chauhan & Sharma Architect Pvt. Ltd.

(Auth. Signatory)

Copy to: Registrar General Delhi High Court & Executive Engineer PWD

-16-

Delhi High court (S block); Soil investigation report

FI // Anuj Prabhakar <anuj@dfiarch.com>
To: amit.dda@gmail.com

Wed, Jul 31, 2013 at 1:45 PM

Dear Amit,

Please find enclosed herewith the desired soil investigation report of High court S block, It shows the water table is at 4.5M from ground level, which will further raise up to 3.0M in rainy season.

Regards,

Anuj Prabhakar

Design Forum International

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Delhi High court (S block) soil report.pdf
56K

item no. 28/13.

S.P. Kaur
23.8.13

(S. P. Kaur)
ADCMR

REPORT ON SOIL INVESTIGATION WORK FOR PROPOSED
INSTITUTIONAL BLOCK BUILDINGS AT BLOCK S ,
HIGH COURT , NEW DELHI.

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FOUNDTEK CONSULTANTS (P) LIMITED

203 , ANSAL'S MAJESTIC TOWER , PLOT NO. 17 , COMMUNITY CENTRE ,
BLOCK G - 1 , VIKAS PURI , NEW DELHI - 110018.

PH. : 41000728 , 9810220628 TELEFAX: 41000728

E-mail : foundtek@gmail.com

PROJECT : REPORT ON SOIL INVESTIGATION WORK FOR PROPOSED
INSTITUTIONAL BLOCK BUILDINGS AT BLOCK S ,
HIGH COURT , NEW DELHI .

ARCHITECT : M/S TEVATIA CHAUHAN AND SHARMA
ARCHITECTS PRIVATE LIMITED ,
K-47 , KAILASH COLONY ,
NEW DELHI - 110048 .

REPORT NO. : 7593

DATE : 28.03.2013

item no 28/13

23.8.13

AD (M/R)

7593

- (a) Sub-soil penetration resistance characteristics which have been determined insitu.
- (b) Properties like particle size distribution, atterberg limits, bulk density, moisture content, dry density and shear strength parameters; which have been determined in the laboratory by conducting testing of both disturbed as well as undisturbed samples.

1.3 SCOPE OF WORK

The stipulated scope of work comprised of the following:

1. Mobilisation of equipment and personnel to the site and back.
2. Sinking boreholes (3 nos.) in the subsoil down to various depths or refusal whichever is earlier (2 boreholes - 40 m depth, 1 borehole - 18 m depth), observing ground water table levels, conducting required field and laboratory tests and their analysis.
3. Preparation and submission of technical report in triplicate.

2. INVESTIGATIONS CONDUCTED

2.1 INSITU TESTS

Locations of field testing points have been marked at the site as per the directions of the project engineers. These locations have been designated as BH 1 to BH 3 in this report.

7593 3

2.1.1 BOREHOLES

Following operations have been carried out during the field investigations :

- (a) Augering with the help of shell and auger

- 20 -

1.1 PROJECT

The proposed structures of this project comprise of seven (Ground + Six) storeyed height buildings with double basements' provision.

1.2 AIM OF SOIL INVESTIGATION

(a) Type of foundation on which the proposed super structure will be supported.

(c) Allowable bearing pressure at the founding level.

i Len No 28/13

23-8-13
(S. P. Kaur)
A.D (MP)

7593 2

To evaluate these parameters, following engineering properties of the sub-soil have been studied :

4.5	9	7	7
6.0	11	8	9
7.5	15	9	13
9.0	19	16	15
10.5	20	20	24
12.0	26	20	23
13.5	28	24	25
15.0	27	26	28
16.5	30	31	30
18.0	32	34	31
19.5	38	40	
21.0	44	39	
22.5	50	47	
24.0	54	57	
25.5	51	56	
27.0	63	65	
28.5	66	59	
30.0	65	67	
33.0	71	74	
36.0	78	70	
39.0	75	80	

7593 5

2.2 LABORATORY TESTS AND RESULTS

Following tests have been conducted on various soil samples in the laboratory :

- (a) Particle size Distribution.
- (b) Liquid and plastic limits.
- (c) Natural Moisture Content.
- (d) Bulk and Dry Density.
- (e) Shear Tests.
- (f) Specific Gravity.

Results are being tabulated as follows :

technique.

- (b) Standard penetration tests.
- (c) Collection of disturbed and undisturbed soil samples.

BH 1 and BH 2 have been taken down to 40 m depth below the existing ground level whereas BH 3 has been terminated at 18 m depth below G.L..

2.1.1.1 WATER TABLE

Water table was encountered at 4.50 m depth below the existing ground level in the three boreholes.

This water table is liable to rise upto a depth of about 3.0 m below G.L. during heavy rainy seasons.

2.1.1.2 FILLED UP SOIL

Filled up soil was encountered down to following depths at the top in the three boreholes :

Borehole no.	Filled up depth (m)
1.	3.5
2.	3.8
3.	3.5

Ken No 28/13
AD (M)

7593 4

2.1.1.3 STANDARD PENETRATION TEST RESULTS

Following standard penetration resistance ('N') values have been recorded at various depths in the three boreholes :

DEPTH (M)	'N' VALUES		
	BH 1	BH 2	BH 3

sqmt of area from "Green Belt (Agricultural) to 'Public & Semi- Public' under section 11 A of DD Act 1957 subject to the following conditions:

1. The institute will clearly demarcate the boundaries of the area of 4000 sqmt. which is being considered for regularization, out of the total plot of about 11752 sqmt to enable processing of Change of Land Use of this area.
2. The rest of the area other than 4000 sqmt is to be kept open / Green / Parking as per policy
3. Once the Change of Land Use process is complete following conditions shall also apply.
 - a. The Institute will have to pay all the charges such as FDC etc. as decided by Government from time to time required to be paid for Regularization before the final order.
 - b. After the approval of sub-division plan / Layout Plan for 4000 sqmt the institute will have to get the necessary amendments in the revenue records clearly earmarking the two plots i.e. one for institutional use and one for mandatory Green
 - c. The approach road i.e. the road abutting the front side of the plot will be as per the Zonal Development Plan / Master Plan. The land required for widening of the road if any will be surrendered by the institute for construction of such road. Necessary reservations will be earmarked in the Layout Plan at the time of approval.

Action: Director (Plg) Dwarka, DDA

Item No.22/2013

Change of Land Use of 15.02 Ha (37.11 acres) of land at Revenue Estate of Village Jonapur, from 'Residential' use to 'Public & Semi- Public' use for establishment of Green Field world class skill centre.

F3(2)2012/MP

The proposal was presented by the Director (Plg) UC & J Zone. Technical Committee observed that the widening of road has not yet been finalized which may affect the size of the plot. It was finally decided that the observations of UTIPEC Department, Delhi Traffic Police, PWD and Forest Department of GNCTD are essential before the proposal is considered by Technical Committee. It was further decided the department of training & technical education, Govt. of National Capital Territory of Delhi be also invited in the next Technical Committee meeting along with the other concerned department for explaining their proposal.

Action: Director (Plg) UC & J Zone

Item No.23/2013

Permissibility of Development Control Norms and activities permitted in "Community-Cum-work Centre / Industry Cum work Centre as per MPD-2021.

F3(8)2013/MP

The proposal was explained by Chief Town Planner SDMC/NDMC, MCD. After detailed deliberation, the Committee partially agreed to proposal in Para 4.0 (b) i.e. considering Change of Land Use on case to case basis. DSIIDC and Municipal Corporation will submit site specific detailed proposal for consideration of Technical Committee.

Action: EDMC/SDMC/NDMC/ DSIIDC

Item No.24/2013

Proposed Change of Land Use of land measuring 14 acres, allotted to DTC by IPGCL from 'River and Water Body' / Manufacturing to 'Transportation' (T-2-Depot) in MPD-2021 & Zonal Development Plan - 'O'.

F21(04)2012/MP

The proposal was explained by Director (Plg) Zone 'E' & 'O'. Addl. Commissioner (Landscape) was of the view that no allocation of any temporary or permanent land use be made on the River Bed. Officer representing Environment department, GNCTD also mentioned that from Environment point of view, no construction should be allowed in river bed area.

Deputy L&DO, MoUD present in the meeting stated that the Ministry of Urban Development, GoI has requested Delhi Government to handover the land under reference i.e. the proposed Bus Depot opposite to Millennium Park and the Land near Rajghat Power Station, to the L&DO, MoUD, GoI. In the meeting a copy of letter was also handed over. It was also agreed that the similar letter with respect to present land where Bus Depot is proposed will be submitted.

Technical Committee was of the opinion that clearances need to be taken from the Yamuna Standing Committee (YSC), Central Water Commission (CWC) & Environment department, GNCTD. DTC should also provide status of land and NOC from L&DO.

Accordingly, it was decided that the proposal be resubmitted to the Technical Committee after complying with the above mentioned observations.

Action: Director (Plg) E&O, DDA

Laid on Table

Item No. 25/2013

Planning permission for proposed construction of Ramp in Zone -'O' opposite Sarai Kale Khan for Mukundpur - Yamuna Vihar Corridor (Line-7) of Delhi Project Phase-III.

F21(04)2013/MP

The proposal was explained by Director (Plg) Zone 'E' & 'O'. After detailed deliberation, the proposal for Planning permission for construction of Ramp at sarai Kale Khan on a land measuring 3030 sqm on permanent basis for Mukundpur-Yamuna Vihar Corridor (Line-7) of Delhi Project Phase -III was approved and it was suggested that the Ramp will be part of the Bridge. The layout Plan of the same shall be submitted by DMRC. DMRC to submit all clearances to DDA.

The proposal after the clearances will be submitted to Authority for consideration and permission of the proposed specific use premise- Ramp (underground to elevated) in the use Zone A-3: River & Water Body as per provision under Notes (IV) of sub clause 8(2) of clause 8 of Chapter- 17: Development Code of MPD- 2021.

Action: Director (Plg) E&O, DDA
DMRC

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

-5-

ANNEXURE TO THE MINUTES FOR ITEM NO 23/2013 dt. 20-6-13
DELHI STATE INDUSTRIAL & INFRASTRUCTURE DEVELOPMENT CORPN.LTD.
T.C. BUILDING, WAZIRPUR INDUSTRIAL AREA, DELHI 110052

OFFICE OF THE PROJECT DIRECTOR(HOUSING-I)

No. DSIIDC/PD (H-I)/2013-14/F-4/69

Date: -14.08.2013

To,

The Commissioner Planning,
Vikas Minar,
DDA, 5th Floor,
New Delhi

Commr. (Plg.)-I's Office

Diary No.

Sub: Re-consideration of issue of Permissibility of Development Control Norms and Activities permitted in "Community-cum-work Centre / Industry cum-work Centre" as per MPD-2021, under item No. -23/2013.

Ref: 1. Minutes of the 5th Technical Committee Meeting held on 20/6/2013 issued vide No. 1(6)/2013/MP/181 dated 4/7/13 and
2. Meeting notice issued vide No. F.1(6)/2013/MP/160 dated 17/6/2013.

Commr. (Plg.)-I's Office

Diary No. A-4375

Date 14/8/13

It is mentioned in the agenda for the 5th Technical Committee meeting in para 4.1(a) on page No.-16 the community works centre / industrial works centre are part of the approved Lay out Plan for resettlement colonies approved by the competent authority.

In Lay out Plan, these have been indicated as CWC / industrial work centre (part Lay out Plan enclosed for Jhangirpuri Ph-I, Jhangirpuri H₂ block and New Seemapuri as indicative.

Further, Jt. Director (MP), DDA vide his letter dated 17/8/2009 (copy enclosed) has categorically started regarding the "Development Control Norms for Community Works Centre" that:-

"According to MPD 2021 the approved works cum industries centres where development has been undertaken in accordance with the land use / earlier Master Plan shall continue to be industrial subject to conformity with the provisions stipulated.

Therefore, being industrial land use the Development Control Norms of industries as stipulated in MPD 2021 will applicable."

Existing structures at site are temporary in nature, have already outlived their lives and become life threatening and needs reconstruction after demolition.

DSIIDC intends to redevelop these CWC sites in accordance with MPD 2021 and circular issued by DDA vide S.O. 683 (E) dated 1/4/2011.

Confirmation of the minutes

- (i) The Minutes of the 5th Technical Committee meeting held on 20.06.2013 were circulated vide letter No. **F1(2)2013/102 dated 22.04.2013** to all the members. In response to Item No. 23/2013, Superintendent Engineer DD (H1) DSIIDC submitted observations regarding the "Community-Cum-work Centre located in resettlement colonies.
- (ii) This was discussed and following was observed:
- MPD-2021 provides policy for approved "Work-cum-industrial centers" in para 7.6.1.1. b).
 - DSIIDC can provide uses permissible in Industrial areas with height restriction of 15 mts. being located in predominant residential use.
- (iii) The Minutes of the 5th Technical Committee meeting held on 20.06.2013 were confirmed.





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

F. 1(6)/2013/MP/181

Dated 4.7.2013

Sub: Minutes of the 5th Technical Committee Meeting held on 20.06.2013

Confirmation of the minutes

- (i) The Minutes of the 3rd Technical Committee meeting held on 08.04.2013 were circulated vide letter No. F1(2)2013/102 dated 22.04.2013 to all the members. In response to the minutes it was observed that in the Item No. 13/2013 "the word 'Special Area' may be replaced as 'Metropolitan City Centre' ". Therefore the sentence should be read as:

"The boundary of 'Metropolitan City Centre' was agreed in Principle however, the proposal of Land Use of entire area as commercial was not agreed to".

Accordingly, the same has been included in the Minutes. The Technical Committee has confirmed amendment to the Minutes of the meeting.

- (ii) The Minutes of the 4th Technical Committee meeting held on 22.04.2013 were confirmed.

Item No.20/2013

Proposed Change of Land Use in respect of the area measuring 1.40 Ha (3.462 acres) from 'Residential' to 'Government Office' proposed for dedicated office building at Curzon Road, Kasturba Gandhi Marg New Delhi falling in Planning Zone 'D'

F3(68)2008/MP

The proposal was presented by the Director (Plg) Zone 'D'. It was observed by Technical Committee that the existing passage of 7mt -8 mt wide is only entry / existing point available to the premise which is not sufficient and may create hindrance at the time of emergency. A proper road R/W of 18mt may be provided for the site. The Technical Committee opined that in the first instance CPWD & L&DO to find out alternative approach road to the site and also consult Delhi Traffic Police in this regard. The site to be clear of all encumbrances before being forwarded to DDA for processing of Change of Land Use.

Action: Director (Plg) Zone-D, DDA
Dy. Land & Development Officer & Sr. Architect CPWD

Item No.21/2013

Follow up action on the decision of the Technical Committee meeting held on 22.01.2013 in the case of Regularization of existing Health Care, Educational Cultural & Religious (including Spiritual) institute existing prior to 01.01.2006 on self owned land not including Gram Sabha or Ridge Land -regarding Change of Land Use of H.L. Beri Memorial Educational Society (Regd.) and other cases in Planning Zone -'L'

F20(9)/2013/MP

The proposal was explained by Director (Plg) Zone 'L', after detailed deliberations the Technical Committee agreed to the processing for Change of Land Use of 4000

sqmt of area from "Green Belt (Agricultural) to 'Public & Semi- Public' under section 11 A of DD Act 1957 subject to the following conditions:

1. The institute will clearly demarcate the boundaries of the area of 4000 sqmt. which is being considered for regularization, out of the total plot of about 11752 sqmt to enable processing of Change of Land Use of this area.
2. The rest of the area other than 4000 sqmt is to be kept open / Green / Parking as per policy.
3. Once the Change of Land Use process is complete following conditions shall also apply.
 - a. The Institute will have to pay all the charges such as FDC etc. as decided by Government from time to time required to be paid for Regularization before the final order.
 - b. After the approval of sub-division plan / Layout Plan for 4000 sqmt the institute will have to get the necessary amendments in the revenue records clearly earmarking the two plots i.e. one for institutional use and one for mandatory Green.
 - c. The approach road i.e. the road abutting the front side of the plot will be as per the Zonal Development Plan / Master Plan. The land required for widening of the road if any will be surrendered by the institute for construction of such road. Necessary reservations will be earmarked in the Layout Plan at the time of approval.

Action: Director (Plg) Dwarka, DDA

Item No.22/2013

Change of Land Use of 15.02 Ha (37.11 acres) of land at Revenue Estate of Village Jonapur, from 'Residential' use to 'Public & Semi- Public' use for establishment of Green Field world class skill centre.

F3(2)2012/MP

The proposal was presented by the Director (Plg) UC & J Zone. Technical Committee observed that the widening of road has not yet been finalized which may affect the size of the plot. It was finally decided that the observations of UTTIPEC Department, Delhi Traffic Police, PWD and Forest Department of GNCTD are essential before the proposal is considered by Technical Committee. It was further decided the department of training & technical education, Govt. of National Capital Territory of Delhi be also invited in the next Technical Committee meeting alongwith the other concerned department for explaining their proposal.

Action: Director (Plg) UC & J Zone

Item No.23/2013

Permissibility of Development Control Norms and activities permitted in "Community-Cum-work Centre / Industry Cum work Centre as per MPD-2021.

F3(8)2013/MP

The proposal was explained by Chief Town Planner SDMC/NDMC, MCD. After detailed deliberation, the Committee partially agreed to proposal in Para 4.0 (b) i.e. considering Change of Land Use on case to case basis. DSIIDC and Municipal Corporation will submit site specific detailed proposal for consideration of Technical Committee.

Action: EDMC/SDMC/NDMC/ DSIIDC

Item No.24/2013

Proposed Change of Land Use of land measuring 14 acres, allotted to DTC by IPGCL from 'River and Water Body' / Manufacturing to 'Transportation' (T-2-Depot) in MPD-2021 & Zonal Development Plan - 'O'.

F21(04)2012/MP

The proposal was explained by Director (Plg) Zone 'E' & 'O', Addl. Commissioner (Landscape) was of the view that no allocation of any temporary or permanent land use be made on the River Bed. Officer representing Environment department, GNCTD also mentioned that from Environment point of view no construction should be allowed in river bed area.

Deputy L&DO, MoUD present in the meeting stated that the Ministry of Urban Development, GoI has requested Delhi Government to handover the land under reference i.e. the proposed Bus Depot opposite to Millennium Park and the Land near Rajghat Power Station, to the L&DO, MoUD, GoI. In the meeting a copy of letter was also handed over. It was also agreed that the similar letter with respect to present land where Bus Depot is proposed will be submitted.

Technical Committee was of the opinion that clearances need to be taken from the Yamuna Standing Committee (YSC), Central Water Commission (CWC) & Environment department, GNCTD. DTC should also provide status of land and NOC from L&DO.

Accordingly, it was decided that the proposal be resubmitted to the Technical Committee after complying with the above mentioned observations.

Action: Director (Plg) E&O, DDA

Laid on Table

Item No. 25/2013

Planning permission for proposed construction of Ramp in Zone -'O' opposite Sarai Kale Khan for Mukundpur - Yamuna Vihar Corridor (Line-7) of Delhi Project Phase-III.

F21(04)2013/MP

The proposal was explained by Director (Plg) Zone 'E' & 'O'. After detailed deliberation, the proposal for Planning permission for construction of Ramp at sarai Kale Khan on a land measuring 3030 sqm on permanent basis for Mukundpur-Yamuna Vihar Corridor (Line-7) of Delhi Project Phase -III was approved and it was suggested that the Ramp will be part of the Bridge. The layout Plan of the same shall be submitted by DMRC. DMRC to submit all clearances to DDA.

The proposal after the clearances will be submitted to Authority for consideration and permission of the proposed specific use premise- Ramp (underground to elevated) in the use Zone A-3: River & Water Body as per provision under Notes (IV) of sub clause 8(2) of clause 8 of Chapter- 17: Development Code of MPD- 2021.

Action: Director (Plg) E&O, DDA
DMRC

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. Pr. Commissioner (LD)
5. Commissioner (Plg).
6. Commissioner (LD)
7. Commissioner (LM)
8. Commissioner (EDMC)
9. Chief Planner, TCPO
10. Chief Architect, HUPW DDA
11. Chief Architect, NDMC
12. Chief Engineer (Property Development), DMRC
13. Chief Engineer (Elect), DDA
14. Chief Town Planner, SDMC
15. Chief Eng. Director Project-I, DJB
16. Chief Architect, DMRC
17. Chief Architect Engineer, DSIDC
18. Addl. Commr.(Plg.) (Infrastructure & UC)
19. Addl. Commr.(Plg.)TB&C, DDA
20. Addl. Commr.(Plg.)UE&P, DDA
21. Addl. Commr.(Plg.) AP & MPPR
22. Addl. Commr. (Landscape), DDA
23. Director, Deptt. Of Environment, GNCTD
24. Dy. Manager, DTC
25. Director (AP-I) F&H, DDA
26. Director (AP) E&O, DDA

-5-

ANNEXURE TO THE MINUTES FOR ITEM NO 23/2013 d/d. 20-6-13
DELHI STATE INDUSTRIAL & INFRASTRUCTURE DEVELOPMENT CORPN.LTD.
T.C. BUILDING, WAZIRPUR INDUSTRIAL AREA, DELHI 110052

OFFICE OF THE PROJECT DIRECTOR(HOUSING-I)

No. DSIIDC/PD (H-I)/2013-14/F-4/09

Date: -14.08.2013

To,

✓ The Commissioner Planning,
Vikas Minar,
DDA, 5th Floor,
New Delhi

Commr. (Plg.)-P's Office

Diary No.

Date

Sub: Re-consideration of issue of Permissibility of Development Control Norms and Activities permitted in "Community-cum-work Centre / Industry cum-work Centre" as per MPD-2021, under item No. -23/2013.

Ref: 1. Minutes of the 5th Technical Committee Meeting held on 20/6/2013 at 11:00 AM vide No. 1(6)/2013/MP/181 dated 4/7/13 and
2. Meeting notice issued vide No. F.1(6)/2013/MP/160 dated 17/6/2013.

Commr. (Plg.)-P's Office

Diary No. A-4375

Date 19/8/13

It is mentioned in the agenda for the 5th Technical Committee meeting in para 4.1(a) on page No.-16 the community works centre / industrial works centre are part of the approved Lay out Plan for resettlement colonies approved by the competent authority.

In Lay out Plan, these have been indicated as CWC / industrial work centre (part Lay out Plan enclosed for Jhangirpuri Ph-I, Jhangirpuri H₂ block and New Seemapuri as indicative.

Further, Jt. Director (MP), DDA vide his letter dated 17/8/2009 (copy enclosed) has categorically started regarding the "Development Control Norms for Community Works Centre" that:-

"According to MPD 2021 the approved works cum industries centres where development has been undertaken in accordance with the land use / earlier Master Plan shall continue to be industrial subject to conformity with the provisions stipulated.

Therefore, being industrial land use the Development Control Norms of industries as stipulated in MPD 2021 will be applicable."

Existing structures at site are temporary in nature, have already outlived their lives and become life threatening and needs reconstruction after demolition.

DSIIDC intends to redevelop these CWC sites in accordance with MPD 2021 and circular issued by DDA vide S.O. 683 (E) dated 1/4/2011.

In view of above, the CWC plots located in resettlement colonies may be treated as Industrial with DCN of industries and only those industrial activities which are permitted in residential areas may be allowed. This issue may kindly be taken up in the next meeting of Technical Committee.

Encl: As above.


(Sanjay Kumar)
PD (H-1)

Copy to:

1. Sh. Sanjay Pathak, Addl. Comm. DDA, 11th Floor, Vikas Minar, ITO, New Delhi, for doing the needful please.
2. Mrs. I.P. Parate, Director (MPR), DDA, 6th Floor, Vikas Minar, ITO, New Delhi, for doing the needful please.


PD (H-1)

During presentation it was observed that the proposed building and entry to the main High Court building is located at a distance of about 500 mt. connected by residential street of Bapa Nagar. Technical Committee suggested a comprehensive pedestrian linkages plan, without disturbing residential character of Bapa Nagar, use of battery operated vehicles for movement etc. by NDMC.

Action: Chief Architect, NDMC

Item No.29/2013

Relaxation of Ground coverage and set back (Part) for construction of proposed 33kv ESS on the front setback of Handloom House Complex at Janpath New Delhi.

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

The proposal was presented by the Dy. Chief Architect, NDMC after the detailed deliberation the Technical Committee approved the proposal subject to the clearance of Delhi Fire Service.

Action: Chief Architect, NDMC

Item No.30/2013

Identification of alternative sites for processing / disposal of MSW, C&D waste in all three Municipal Corporation of Delhi.

F3(29)/2010/MP

The proposal was explained by Director (Plg) Zone P-I & P-II.

MPD-2021 in Para 14.6, Solid Waste provides following:

"Keeping in view the fact that finding new sanitary landfill sites in Delhi is becoming extremely difficult, there is no option, but to resort to alternative and decentralized methods of waste treatment, reduction, recycle and use, which include vermiculture, fossilization and composting."

Technical Committee observed that the whole issue is to be taken up in a comprehensive manner and a half day workshop to be organized where local bodies, experts, professionals and stakeholders etc. to be invited. Stress to be given on how to reduce total land requirement, use of new / latest technologies etc

Action: Addl. Commissioner (Plg) I
Addl. Commissioner (Plg) UEP & MP

Laid on Table

Item No. 31/2013

Change of Land Use of pocket P-2A (4934.45 sqm) & P2B (2469.86 sqm) at Parmeshweri Wala Bagh near Azad pur Zone-'C' from 'Recreational' (P2-District Park) to 'Transportation' (T3- MRTS Circulation) for C/O of Line-7, of Delhi MRTS Phase – III (Mukund Pur – Yamuna Vihar Corridor)

F20(04)2013/MP

The proposal was presented by the Director (Plg) 'C' & 'G' after detailed deliberation Technical Committee was agreed for processing for change of land use of pocket P-2A (4934.45 sqm) & P2B (2469.86 sqm) at Parmeshweri Wala Bagh near Azad pur Zone-'C' from 'Recreational' (P2-District Park) to 'Transportation' (T3- MRTS Circulation) for C/O of Line-7, of Delhi MRTS Phase – III (Mukund Pur – Yamuna Vihar Corridor) under Section 11 A of DD Act 1957.



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

F. 1(8)/2013/MP /259

Dated 26.09.2013

Sub: Minutes of the 6th Technical Committee Meeting held on 13.09.2013

Confirmation of the minutes

- (i) The Minutes of the 5th Technical Committee meeting held on 20.06.2013 were circulated vide letter No. **F1(2)2013/102 dated 22.04.2013** to all the members. In response to Item No. 23/2013, Superintendent Engineer DD (H1) DSIIDC submitted observations regarding the "Community-Cum-work Centre located in resettlement colonies.
- (ii) This was discussed and following was observed:
- MPD-2021 provides policy for approved "Work-cum-industrial centers" in para 7.6.1.1. b).
 - DSIIDC can provide uses permissible in Industrial areas with height restriction of 15 mts. being located in predominant residential use.
- (iii) The Minutes of the 5th Technical Committee meeting held on 20.06.2013 were confirmed.

Item No.27/2013

Change of Land Use of land measuring 8367.10 sqm from 'Recreational' Use Zone (P-2 Distt. Park) to 'Transportation (T-3-MRTS Circulation)' in Shivaji Park at Basai Darapur, Ring Road for construction of Station for Mukandpur. Yamuna Vihar Corridor of Delhi MRTS Project, Phase – III

F20(05)2013/MP

The proposal was presented by the Director (Plg.) Zone 'C' & 'G' after detailed deliberation the Technical Committee agreed to the proposal for processing of Change of Land Use of land measuring 8367.10 sqm from 'Recreational' Use Zone (P-2 Distt. Park) to 'Transportation (T-3-MRTS Circulation)' under Section 11 A of DD Act 1957 in Shivaji Park at Basai Darapur, Ring Road for construction of Station for Mukandpur. Yamuna Vihar Corridor of Delhi MRTS Project, Phase – III.

Action: Director (Plg) Zone- 'C' & 'G', DDA

Item No.28/2013

Request for relaxation of Ground coverage and setback for the proposal S-Block Building of High Court at Zakir Hussain Marg New Delhi

F3(13)/2006/MP

The proposal was presented by the Dy. Chief Architect, NDMC alongwith the Consultant of the project. A detailed Presentation was given by the Consultant on the proposed relaxation in ground coverage and setback as per the agenda. It was informed that change of land use has been notified in three different pockets. Two pockets near Sher Shah Road are small and with odd shape where buildings are not possible. In view of this the building is proposed in large pocket facing Zakir Hussain Marg. After detail deliberation, Technical Committee agreed to the proposal.

List of participants of 6th meeting for the year 2013 of Technical Committee on 13.09.2013

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Diptivilasa, Vice Chairman, DDA
2. J. B. Kshirsagar Commissioner (Plg), DDA
3. P.M. Parate Addl. Commissioner (TC&B), DDA
4. Dr. S.P. Bansal, Addl. Commissioner (Plg)-I, DDA
5. S.P. Pathak, Addl. Commissioner (Plg) AP&MPR
6. Ashok Nigam, Chief Engineer (Elect.), DDA
7. Savita Bhandari, Addl. Commr (Landscape), DDA
8. M.K. Kashyap, Suptt. Eng. (E), DDA
9. I.P. Parate, Director. (Plg.)MPR& TC, DDA
10. Chandu Bhutia, Director (Plg) UC & Zone J, DDA
11. Sabyasachi Das, Director (Plg) GIS & Zone D, DDAAQ
12. Tapan Mondal, Director (Plg) AP (E&O)
13. A.K. Manna, Director (Plg)'C'&'G', DDA
14. Rita Grower, Dy. Director (Plg)'C'&'G', DDA
15. Arvind, Dy. Director (Plg) MP&DC
16. **L&D.O.:**
Sunil Kumar Jain, Asstt. Engineer
17. **NDMC:**
Rajeev Sood, Dy. Chief Architect
18. **SDMC:**
Shamsher Singh, Chief Town Planner
19. **DMRC:**
P.S. Chauhan Chief Engineer (G)
20. **CPWD:**
Rama kant Prasad, Sr. Architect (HQ-I)/ NDR-I
21. **DELHI POLICE:**
C.L. Bhatti, ACP (Traffic)
22. **DSIIDC:**
Yashpal Garg, Executive Director
Sunil Tyagi, Chief Engineer
Sanjay Kumar, Project Director
Mamrita Kalsi, Sr. Architect
Anuj Prabhakar, Architect

Item No. 32/2013

Policy for alternate use of Vacant / un-allotted Nursery School sites in Developed Zones (A to H) and Urban extension (Dwarka, Rohini & Narela Project)

F20(05)2000/MP

The Item was deferred.

Action: Addl. Commissioner (Plg) MPR & AP/
Director (Plg) C&G, DDA

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. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Commissioner (LD)
7. Commissioner (LM)
8. Commissioner (EDMC)
9. Chief Planner, TCPO
10. Chief Architect, HUPW DDA
11. Chief Architect, NDMC
12. Chief Engineer (Property Development), DMRC
13. Chief Engineer (Elect.), DDA
14. Chief Town Planner, SDMC
15. Chief Eng. Director Project-I, DJB
16. Chief Architect, DMRC
17. Chief Architect Engineer, DSIIDC
18. Addl. Commr.(Plg.) (Infrastructure & UC)
19. Addl. Commr.(Plg.) TB&C, DDA
20. Addl. Commr.(Plg.) UE&P, DDA
21. Addl. Commr.(Plg.) AP & MPPR.
22. Addl. Commr. (Landscape), DDA
23. Director, Deptt. Of Environment, GNCTD
24. Dy. Manager, DTC
25. Director (AP-I) F&H, DDA
26. Director (AP) E&O, DDA