

Sub: Minutes of the 11th Technical Committee held on 02-09-2014

Item No. 48/2014

Confirmation of Minutes

The Minutes of the 10th Technical Committee meeting held on 12.08.2014 were circulated to all the members. Director (Plg.) E & O had pointed out typographic error mentioned as MPD-2021 needs to be replaced as MPD-2001. Accordingly the minutes for item no. 46/2014 has been corrected which are as under:

The proposal was presented by Director (Plg) E&O. It was explained that the land under possession of CRPF was forming part of Zone P, as per **MPD – 2001**. In MPD-2021 the Zonal boundaries has been realigned and this area become part of Zone 'O'. In the notified Zonal Development Plan for Zone 'O' (as per MPD- 2021) the land use of this pocket is Public and Semi-public facility (Police Station/ Police Lines/ Facility Centre). In view of the requirement of the paramilitary forces for the National capital, CRPF may be given permission to develop the land as per the provisions of **development control norms and MPD-2021**.

After detailed deliberation Technical Committee recommended that DDA shall approach National Green Tribunal for relief/ permission to CRPF for taking up construction of CRPF bldg. as per the provisions of MPD-2021 and development control norms.

The Minutes of the 10th Technical Committee meeting held on 12.08.2014 were confirmed.

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Item No. 48/2014

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The proposal was presented by Director (Plg) E&O. It was explained that the land under possession of CRPF was forming part of Zone P, as per **MPD – 2001**. In MPD-2021 the Zonal boundaries has been realigned and this area become part of Zone 'O'. In the notified Zonal Development Plan for Zone 'O' (as per MPD- 2021) the land use of this pocket is Public and Semi-public facility (Police Station/ Police Lines/ Facility Centre). In view of the requirement of the paramilitary forces for the National capital, CRPF may be given permission to develop the land as per the provisions of **development control norms and MPD-2021**.

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The Minutes of the 10th Technical Committee meeting held on 12.08.2014 were confirmed.

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

Agenda for Technical Committee of DDA

Subject: Change of location of the designated parking plot opposite Birla Mandir from Mandir Marg to Udyan Marg & Consideration of Gross Area. *B.16(2)/2014-MP*

Reference is invited to the NDMC's Letter No. CA/HA/D-291/Design dt. 10.7.2014. (Annexure - 'A')

1. Background:

There is a piece of land measuring about 3.57 Hectares opposite Birla Mandir, flanked by Kali Bari Marg on one side, Mandir Marg in front and Udyan Marg on rear. This plot which had earlier been allotted to NDMC was subsequently allotted to Ministry of Tourism in 2003. The land use of the plot as per Zonal Development Plan, Zone-D is earmarked as green with part of it designated as parking. The Ministry of Tourism had submitted a proposal for a fair ground cum Tourist Complex on this site in 2004, which was rejected by NDMC as the same did not confirm to the land use. Recently, a joint meeting was held in the Office of Secretary (UD), with NDMC, Ministry of Tourism and L&DO, where the Secretary, (UD) decided that the plot may go back to NDMC for development as per MPD provisions & the Ministry of Tourism shall get office space for their ministry after development of the designated parking plot as multilevel parking/office/commercial space

2. Examination:

The matter has been examined in consultation with Ministry of Tourism and NDMC has in principle decided to develop a multilevel parking facility alongwith office space for Ministry of Tourism and some commercial space for NDMC on the designated parking plot of 0.8 hectare (8000 sq.mtr.) Though the right of way of Mandir Marg is 30.0 mtr. and the right of way of Udyan Marg is 16.0 mtr, it is observed that due to the existence of a Central verge with high railing, wide sidewalks and existing trees on the edge of the carriageway, only two lanes of the carriageway are available for movement of traffic, ingress and egress to and from the parking on Mandir Marg.

On Udyan Marg, four lanes of carriageway are available for to and fro movement of traffic. The volume of traffic on this road is significantly less as compared to Mandir Marg and there are huge greens on both sides of the Udyan Marg (photographs enclosed).

3. Justification for change of location of parking plot:

It is opined that for the better management of traffic to and from the proposed multilevel parking, it would be appropriate to change the location of this parking plot from Mandir Marg to Udyan Marg within the same piece of land of 3.57 hectares as is also seen from the photographs and accompanying layout plan, the relocation will be justified due to the following two reasons:-

- i) One lane out of available carriageway on Mandir Marg is usually occupied by tourist buses/cabs, thus hampering the traffic movement leading to traffic snarls at this location. Whereas, the availability of four lanes of the carriageway at Udyan Marg with significantly less traffic and Udyan Marg being flanked by huge greens on either side of the carriageway shall make the traffic movement much easier at this location.
- ii) If the proposal is cited on the original location i.e. at Mandir Marg, the proposed building shall be very close to the Birla Mandir Complex and the landscape greens at the rear of this building will not be visible from Mandir Marg thus compromising the beauty of this historical complex. By shifting the location to Udyan Marg, the proposal will actually create a relief for the proposed building as well as Birla Mandir Complex, while also taking care of the traffic congestion.

4. Justification for consideration with respect to gross area.

It has been consciously decided owing to the location of the plot, the buildings in its vicinity and the prime location of Birla Mandir, to design a building with multilevel parking in the basement, stilt parking for Ministry of Tourism on ground floor and the office/commercial space on three floors above the stilt parking. It has been felt that owing to the size of the plot & footprint of building fully mechanized parking is not viable. Ramp based parking on upper floor is aesthetically inappropriate for this site. Hence, the decision to go for an underground multilevel parking would be the most appropriate for the site.

Constraints:- The site's physical attributes are such that there is dense rock with in this plot. Blasting in this area is not permitted. Mechanised / manual removal of rock is the only way but it restricts the excavation beyond 8-9 mtrs. Looking at this important technical aspect three different options have been conceptually explored for this proposal.

5. Proposal:

- 6 -

The land parcel allotted to Ministry of Tourism is 3.57 Hect. out of which 0.80 Hect. is designated as parking which shall be developed as multi level parking in the basement, parking on stilt for Ministry of Tourism, office space for Ministry of Tourism on first and second floor and some commercial space on third floor.

As per MPD provisions, the statistics are as under:-

Total plot area allotted to Ministry of Tourism	=	3.57 Hectare
Total plot area designated for parking	=	8000 sq.mtr.
Permissible ground coverage @ 66.6%	=	5372 sq.mtr.
Proposed ground coverage	=	3825.0sq.mtr.
Permissible FAR @ 100	=	8000 sq.mtr.

$$\text{Proposed FAR} = (312.0 + 2858.0 + 2858.0 + 1956.0)$$

G.Flr. F.flr. S.Flr. T.Flr.

$$= 7984 \text{ Sq.mtr}$$

$$\text{Area of First Basement} = 5750 \text{ sq.mtr.}$$

$$\text{Area of Second Basement} = 5750 \text{ sq.mtr.}$$

$$\text{Total Gross Area} = 22997 \text{ sq.mtr.}$$

$$= 23,000 \text{ sq.mtr.say}$$

Parking Calculation as per MPD 2021

1. Car Parking for Govt. Office of 6028 sq.mtr. @ 2 ECS/100 Sq.mtr.	=	120.5 ECS
2. Car Parking for Commercial Space of 1956 sq.mtr.@ 3 ECS/100 sq.mtr.	=	60 ECS
Total Car Parking requirement for FAR	=	180.5 ECS
	=	180 ECS (Say)

Car Parking for Multilevel parking @ 3 times ECS
for FAR

$$= 180 \times 3$$
$$= 540 \text{ ECS}$$

Total ECS required

$$= 180 + 540$$
$$= 720 \text{ ECS}$$

Actual Proposal for Car Parking

Option-I (Two level basements With double stack parking with provision of 288 ECS per basement)

Number of cars in first basement with double stack parking = 288

Number of cars in second basement with double stack parking = +288

Total = 576

Number of cars in stilt floor and open for office = +220

Total = 796 ECS

Total excavation to be done for Option-I = 9.50 mtr

Option-II (Two Level Basements with one non mechanised surface parking and one triple stack parking)

Number of cars in first basement for parking = 152

Number of cars in second basement with triple stack parking = + 440

Total = 592

Number of cars in stilt floor and open space for office = +220

Total = 812 ECS

Total excavation to be done for Option-II = 10.5mtrs

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Option-III (Four Level Basement With Surface parking)

Number of cars in First Basement for parking	=	152
Number of cars in Second Basement for parking	=	152
Number of cars in Third Basement for parking	=	152
Number of cars in Four Basement for parking	=	152
Total	=	608ECS
Number of cars in stilt floor and open space for office	=	220
Total	=	828 ECS
Total excavation to be done for Option-III		=14.5mtrs

From above, it is clear that against total requirement of 720 ECS. It is possible to provide more parking in all the three options.

But in Option-I the site shall be excavated upto 9.5 mtrs. which is technically feasible but in the Option-II and Option-III the excavation become technically unviable.

REQUEST

The Technical Committee is requested to consider the approval of Option-I in r/o gross area and the relocation of the designated parking plot from Mandir Marg to Udyan Marg as explained in the agenda note.

DECISION

The proposal was presented by Dy. Chief Architect, NDMC. There were 3 options explained. After detailed deliberation, Technical Committee agreed to option - I in respect of gross area and the relocation of the designated parking plot from Mandir Marg to Udhyan Marg as mentioned in the agenda.

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

DEH Development Authority	
MASTER PLAN SECTION	
VERIFIED	
This Proposal is for Construction of	
10th Floor, 11th Floor, 12th Floor	
and 13th Floor, 14th Floor, 15th Floor	
at Item No. 11/2014	
Sudhakar / 01/09/2014	Dy. Director
Master Plan	Master Plan

Annexure - A

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

No.CA/HAD-291/Design

Dated: 10/7/14

Ms.Sakshi Walia
Asstt. Director (Plg.) Zone-D
Delhi Development Authority
GIS & Zone 'D' Unit
2nd Floor, Vikas Minar
NEW DELHI:

Director (Plg.)
D-Zone Unit
Dy. No. 1-35-4
Date 11/7/14
D.D.A.

Sub: Change of location of the designated parking plot from Mandir Marg to Udyan Marg and consideration of gross area.

Madam,

This is in continuation to our earlier correspondence on this subject. As desired, I am enclosing a revised agenda note for the change of location of the designated parking plot within the main plot from Mandir Marg to Udyan Marg and consideration of gross area.

It is requested that the revised agenda may be put up in the upcoming technical committee.

Yours sincerely

Pl. put up in file.

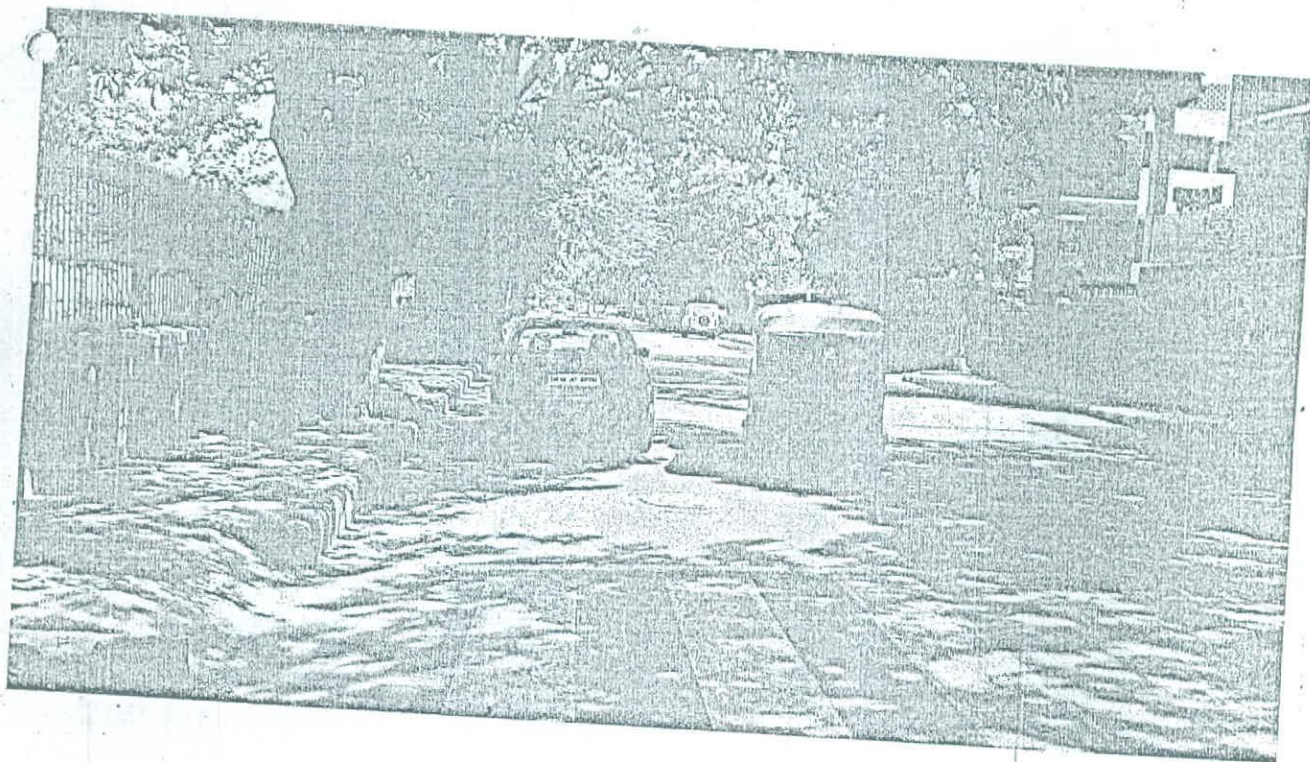
Sakshi
17/07/2014

U.S.C.

A.M.ATHALE
(A.M.ATHALE)
CHIEF ARCHITECT

Forwarded for
placing in TC.

Sakshi Walia
25/7/14
SABYASACHI DAS
Director (Plg.)
GIS Unit
Delhi Development Authority
Vikas Minar, New Delhi-110002





Sub.: Change of land use of Pocket -1 (6560.10 sqm) and Pocket- 2 (680.70 sqm) at Mayapuri, Zone-G from 'Recreational' (P2-District Park) to 'Transportation'(T3-MRTS Circulation) for Construction of Line 7 of Delhi MRTS, Phase III, Mukund Pur-Yamuna Vihar corridor.
File No.F.20(05)/2014/MP/

1.0 Background:

Reference is invited to the Agenda item No. 58:2013/77(1): 2013 and 59:2013/77(2) : 2013 vide which a proposal for land allocation of 680.70 sqm (District Park adjoining SFS flats at Mayapuri) and 6560.10 sqm. (near DTC Bus Depot at Maya puri, Ring Road) respectively to DMRC on permanent basis for the purpose of Entry/Exit of Station was approved by the 314th Screening Committee in its Meeting held on 17.5.13 A copy of the agenda alongwith minutes is appended (Annexure-A).

Subsequently, Director (LS) referred the Agenda & minutes to Director (Plg.) for processing of Change of Land use of these pockets of land under Section 11-A of DD Act, 1957 from Recreational (P2- District Park) to Transportation (T3 - MRTS Circulation).

2.0 Examination

- 2.1 It was observed in the Screening Committee Agenda that the area of Station as given in the text was 6510.10 Sq.m , whereas in the enclosed plan, the area was shown as 6560.10 sq.m. Director (Landscape) vide her note dt. 28.3.14 has clarified that there was a typological error in the agenda and the area of 6560.10 Sq.m as reflected in the plan may be considered.
- 2.2 As per the MPD- 2021 and approved Zonal Development Plan of Zone - 'G' , the land use of pocket- 1 (680.70 sqmt.) and pocket 2 (6560.10 Sqm.) , as referred to in the Plan are "Recreational' (P2-District Park)' and these pockets are required by DMRC on permanent basis for Entry / Exit ,Shaft, Ancillary building.
- 2.3 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.
- 2.4 Since the area falls under Recreational Land use, Change of land use of area of pocket .1 (680.70 Sq.m.) and pocket 2 (6560.10 Sqm.) needs to be processed under Section 11-A of DD Act, 1957 from Recreational (P2- District Park) to Transportation (T3 - MRTS Circulation.) .

3.0 Proposal

The land use of the following Pkt. 1 (6560.10 sqm) + Pkt. 2 (680.70 sqm) of land falling in Zone-G (West Delhi-1) are proposed to be changed under Section 11-A of DD Act, 1957, as per description listed below:

Sl. No.	Area & Location	Existing land use as per MPD-2021	Proposed land Use after Land Use change	Boundaries of the Area
1.	Pkt. 1 (680.70 sqm) at C-2 Janakpuri (Dabri Mor).	'Recreational (P2-District Park)'	'Transportation (T3-MRTS Circulation)'	North- District Park South- Maya Puri Road East - Ring Road West - District Park
2.	Pkt. 2 (6560.10 sqm) at C-2 Janakpuri (Dabri Mor).	'Recreational (P2-District Park)'	'Transportation (T3-MRTS Circulation)'	North- Maya Puri Road South- DTC Depot East - Ring Road West - District Park

Copy of the plans are appended (Annexure-B)

4.0 Recommendation

The above proposal is placed before the Technical Committee for its consideration.

The proposal was explained by Director (Plg) Zone C&G. After detailed deliberations the Technical Committee recommended the proposal for change of land use of Pocket-1 (6560.10 m2) and Pocket-2 (680.70 m2) at Mayapuri, Zone - G from Recreational (P2-District Park) to Transport (T3- MRTS Circulation) for construction of line 7 of Delhi MRTS, Phase-III, Mukund Pur Yamuna Vihar Corridor for further processing under section 11-A of DD Act 1957.

Action: Director (Plg.), Zone C & G



313 SCM
58:2013

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DELHI DEVELOPMENT AUTHORITY
Landscape & Environmental Planning Unit

313 -SCM
58:2013

No. PA/AC (LS)/2013/182

Dated: 12-02-2013

Project: Land to be given in District park adjoining SFS flats at Mayapuri (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 District park adjoining SFS flats at Mayapuri.

1.0 Background

There is a request from Chief Engineer/ General (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 under reference is District Park as per Zonal plan 'G'. The longitudinal site having area 5.82 hect. is presently thickly planted with large Eucalyptus trees. The green area is bounded with a boundary wall. The site is facing Ring road on east side & is parallel to the road leading to Mayapuri in southern direction. The following facilities are existing at site i.e.

Fitness trail- 2.5 m wide & 1.5 km long

Fountain

Parking, Site office, Nursery etc.

3.0 Proposal

The Allotment of land in District Park at Mayapuri for Construction of Mukundpur-Yamuna vihar corridor (Line-7) of DMRC PH-III

The area required by DMRC phase III
Permanent land for station = 680.70 sqmts

Total 24 nos. trees & 41 shrubs plants are to be removed from the site as per report submitted by Horticulture Department.

4.0 Area Statement

Total area = 5.82 Hect.

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 number of trees to be cut by DMRC to be verified by Hort.Department/DDA and the compensatory plantation be taken up accordingly.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the
313 Screening Committee
Meeting held on 4.4.13
vide Item no. 58:2013

Director (Arch.) Coord

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 314 Screening
Committee Meeting dt. 17.5.13
vide Item no. 77(1):2013

Director (Arch.) Coord

58:2013 Land to be given in District Park adjoining SFS flats at Mayapuri (Ring Road).
File no.-PA/AC(LS)/2013/182

Presented by : Deputy Director(Landscape)

Decision of Screening Committee: The proposal as reflected in the agenda was deferred with observation that the matter be referred back to DMRC for the following.

- For all cases of allotment of land to DMRC, DMRC be requested to submit the detailed Layout Plan clearly segregating the operational areas from Commercial and other activities in the plan. The area sought for parking be standardized. A standard plan for stations be prepared with maximum space standards which could be replicated instead of different specifications for each.
- It was felt that since in large number of cases DMRC has been allotted/ being allotted developed green areas of DDA, an option be explored for obtaining funding from DMRC for landscaping of new green areas of DDA being developed in the same zone or in the adjoining zone. This is on account of the rates at which the lands are transferred to DMRC have no component towards compensation for loss of green areas.
- As regards compensatory afforestation, DMRC should undertake the same on its own land or on the degraded forest areas owned by Delhi Government. The undertaking for carrying out compensatory afforestation should be given by the DMRC and certification for having undertaken the same be done by DMRC after a period of one year.

Follow up Action: As per decision of the Screening Committee. The Lands Department of DDA to also seek financial details from DMRC with respect to the proposed earnings on account of the commercial development undertaken/ to be undertaken on the lands allotted by DDA.

313th Screening Committee Meeting

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the
313th Screening Committee
Meeting held on 4.4.13
vide Item no. 58:2013
Director (Arch.) Coord

19/08/13

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 314th Screening
Committee Meeting Dt. 17.5.13
vide Item no. 77(D):2013
Director (Arch.) Coord

19/08/13

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Approved Minutes of the 314th Screening Committee Meeting held on 17.05.2013
in Vikas Sadan.

Follow up Action: As per decision of the Screening Committee. The Lands Department of DDA to also seek financial details from DMRC with respect to the proposed earnings on account of the commercial development undertaken/ to be undertaken on the lands allotted by DDA.

The Chief Engineer/G of DMRC, vide letter no. DMRC/Land/15/DDA/MK-YV/1341/270 dt.10.5.13 addressed to the Director (Landscape) has given the reply on the minutes recorded. The reply of the DMRC is reproduced as under:

The detailed layout plan for proposed Mayapuri and Dabri Metro Station is enclosed herewith. This Metro station does not have any planned commercial area. The area sought for parking cannot be standardized as the same is governed by the projected users of the station. Similarly, a standard plan for the station also cannot be prepared, as the location and facilities to be provided depend upon the number of proposed users governs the Station design, which varies from Station to station. However, length of platform is almost standard as per maximum number of coaches to be used in train.

The station design also depends upon the location, whether it is elevated, under ground or at surface level and number of coaches to be used in a particular corridor. Hence instead of standard drawings, we are herewith forwarding the detailed plan of the Metro station for your information.

2. It is to mention here that major part of the land required for the construction is on temporary basis for a particular period and DMRC is committed to restore the land in original condition. In case DDA wants to get the plantation to be carried out by DDA, DMRC is willing to compensate the cost.

3. As DMRC does not have any land bank, it may not be possible to carry out the compensatory afforestation on DMRC land. The compensatory afforestation is carried out by Forest Department on behalf of DMRC, either in degraded forest or land being provided by Panchayat Department, DDA etc. In case of Phase III, Forest Department granted tree cutting permission for about 15,000 trees, which requires plantation of 1,50,000 new trees as compensatory plantation. This requires about 135 hac. of land. Forest Department has planned compensatory plantation on degraded forest, other land available with them and is not insisting on any further land to be allotted to them.

As regards seeking financial details with respect to the proposed earning on account of commercial allotment to be undertaken on DDA land, it is to inform that this is relevant only when DMRC requests DDA to allot land for commercial development. For the land pockets under consideration, the requirement is only for operation purposes excluding property development. Therefore, the information required is not relevant in the matter."

The DMRC has given reply for the Mayapuri and Dabri Metro station with detailed plan for the station. A similar case of allotment was out up in the 313th Screening Committee by the Senior Architect (North Zone) vide Item No:71:2013 Approval for allotment of land to DMRC on permanent and temporary basis in CC Wazirpur (Ind.), File no. SA/NZ/HUPW/DDA/2013/F.22 dt.2.4.13; which was also deferred (hereinafter marked as 77(4)). A letter in this regard was sent to DMRC vide no. SA/NZ/HUPW/DDA/2013/110-D dt.3.5.13; reply of which has been received on 16/05/2013 from the Dy. Chief Engineer/G on the similar line as above.

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Approved Minutes of the 314th Screening Committee Meeting held on 17.05.2013
in Vikas Sadan.

All the four cases ceases were deliberated upon and it was decided by the Screening Committee that the points raised by DMRC can be considered.

Hence, the Decision of the Screening Committee for the items 58:2013, 59:2013, 61:2013 & 71:2013 are as under:

Decision of the Screening Committee: The proposal as reflected in the agenda was approved With observation that

- While earmarking the allotment of land, this will be done so only if the detail design is presented by DMRC.
- All the compensatory plantation will be done by DMRC. No land will be given by DDA to DMRC for this purpose.
- Land will be allotted for the purpose of operational requirements only.

Follow Up Action: As reflected in the agenda of the item.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the
313 Screening Committee
Meeting held on 17.5.13
vide Item no. 58:2013
By: Director (Arch.) Coord

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 314 Screening
Committee Meeting D: 17.5.13
vide Item no. 77:2013
By: Director (Arch.) Coord

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313 - SCM
59-2013

DELHI DEVELOPMENT AUTHORITY
Landscape & Environmental Planning Unit

No. PA/AC (LS)/2013/184

Dated: 12-02-13

Project : Land to be given in Green area near DTC Bus depot at Mayapuri (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 Green area near DTC Bus depot at Mayapuri (Ring Road).

1.0 Back ground

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

2.0 Examination

The land use of site under reference is M.P. Green as per Zonal Plan 'G' and there is no landscape plan prepared. The site having area 1.052 hect. is presently thickly planted with large Eucalyptus trees. As per status report by Horticulture Department, the green area is bounded with a boundary wall having 211 nos. fully grown trees, 150 nos. shrub and hedge plants, 1 no. tube well, lawn area of 6230 sqmts. with shrub area of 330 sqmts. The site is facing the Ring road on eastern side and is parallel to the road leading to Mayapuri in north direction. Mayapuri DTC bus depot site exist towards south side and Mayapuri industries area lies on west side.

3.0 Proposal

The Allotment of land in Green area at Mayapuri for construction of Mukandpur - Yamuna Vihar corridor (Line -7) of DMRC, Ph-III

The area required by DMRC in Phase - III is

Permanent land for station 6510.10 Sqmts.

Total 168 nos. tree are to be provided from the Hort. Department.

4.0 Area statement

Total area 1.0522 Hect.

5.0 Financial Liability/ Social Gain

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

6.0 Follow up action

- I. The approved plan will be sent to Director (planning) for CLU and Director (H.)/DDA for further course of action regarding allotment of land.
- II. The number of trees to be cut by DMRC to be verified by Hort.Department/DDA and the compensatory plantation be taken up accordingly.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the
313 Screening Committee
meeting held on 04.13
vide item no. 59-2013
Director (Arch.) Coord

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 314 Poonam Dewan
Committee Meeting Dt. 17.5.13 Director (Landscape)
vide item no. 77(2)-2013
10 Coord

Approved Minutes of the 117th Screening Committee Meeting held on 04.04.2013
in Vikas Sadan.

59:2013 Land to be given in green area near DTC bus depot at Mayapuri (ring road).
File no.-PA/AC(LS)/2013/184

Presented by : Deputy Director(Landscape)

Decision of Screening Committee: The proposal as reflected in the agenda was deferred with observation that the matter be referred back to DMRC for the following:

- For all cases of allotment of land to DMRC, DMRC be requested to submit the detailed Layout Plan clearly segregating the operational areas from Commercial and other activities in the plan. The area sought for parking be standardized. A standard plan for stations be prepared with maximum space standards which could be replicated instead of different specifications for each.
- It was felt that since in large number of cases DMRC has been allotted/ being allotted developed green areas of DDA, an option be explored for obtaining funding from DMRC for landscaping of new green areas of DDA being developed in the same zone or in the adjoining zone. This is on account of the rates at which the lands are transferred to DMRC have no component towards compensation for loss of green areas.
- As regards compensatory afforestation, DMRC should undertake the same on its own land or on the degraded forest areas owned by Delhi Government. The undertaking for carrying out compensatory afforestation should be given by the DMRC and certification for having undertaken the same be done by DMRC after a period of one year.

Follow up Action: As per decision of the Screening Committee, the Lands Department of DDA to also seek financial details from DMRC with respect to the proposed earnings on account of the commercial development undertaken to be undertaken on the lands allotted by DDA.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the
213 Screening Committee
Meeting held on 4.4.13
vide Item no. 59.1.2013
Director (Arch.) Coord

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 314 Screening
ring Dt. 17.5.13
77(2)-2013

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Approved Minutes of the 314th Screening Committee Meeting held on 17.05.2013
in Vikas Sadan.

The following items were discussed in the 314th Screening Committee Meeting held on 17.05.2013 at 10.00 AM in Vikas Sadan.

77/2013 Confirmation of Minutes of 312th SCM and 313th SCM.

77(1) Item No 58:2013 Land to be given in District Park adjoining SFS flats at Mayapuri (Ring Road), File no-PA/AC(LS)/2013/182.

77(2) Item No 59:2013 Land to be given in green area near DTC bus depot at Mayapuri (Ring Road), File no-PA/AC(LS)/2013/184.

77(3) Item No 61:2013 Land to be given in green land at C-2, Janakpuri (Dabri Mor). File no-PA/AC(LS)/2013/183.

All the above three items were put up in 313th Screening Committee Meeting by the Landscape Wing and the minutes of the meeting recorded was as under:

Decision of Screening Committee: The proposal as reflected in the agenda was deferred with observation that the matter be referred back to DMRC for the following,

- For all cases of allotment of land to DMRC, DMRC be requested to submit the detailed Layout Plan clearly segregating the operational areas from Commercial and other activities in the plan. The area sought for parking be standardized. A standard plan for stations be prepared with maximum space standards which could be replicated instead of different specifications for each.
- It was felt that since in large number of cases DMRC has been allotted/ being allotted developed green areas of DDA, an option be explored for obtaining funding from DMRC for landscaping of new green areas of DDA being developed in the same zone or in the adjoining zone. This is on account of the rates at which the lands are transferred to DMRC have no component towards compensation for loss of green areas.
- As regards compensatory afforestation, DMRC should undertake the same on its own land or on the degraded forest areas owned by Delhi Government. The undertaking for carrying out compensatory afforestation should be given by the DMRC and certification for having undertaken the same be done by DMRC after a period of one year.

Approved Minutes of the 314th Screening Committee Meeting held on 17.05.2013
in Vikas Sadan.

All the four cases were deliberated upon and it was decided by the Screening Committee that the points raised by DMRC can be considered.

Hence, the Decision of the Screening Committee for the items 58:2013, 59:2013, 61: 2013 & 71:2013 are as under:

Decision of the Screening Committee: The proposal as reflected in the agenda was approved
With observation that

- While earmarking the allotment of land, this will be done so only if the detail design is presented by DMRC.
- All the compensatory plantation will be done by DMRC. No land will be given by DDA to DMRC for this purpose.
- Land will be allotted for the purpose of operational requirements only.

Follow Up Action: As reflected in the agenda of the item.

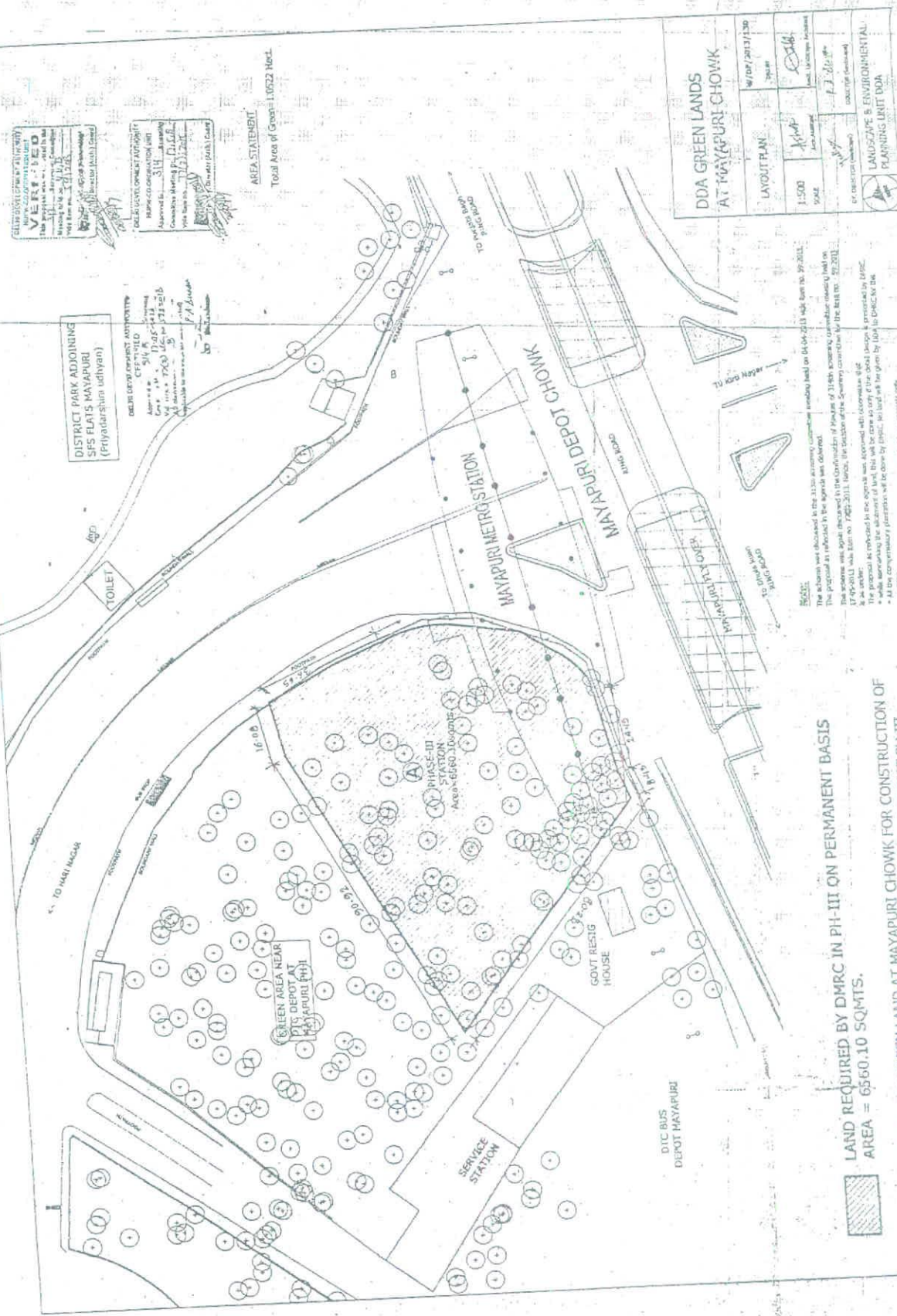
DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the
313 Screening Committee
Meeting held on 4.4.13
vide Item no. 59:2013

[Signature]
29/05/13
Director (Arch.) Coord

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 314 Screening
Committee Meeting on 17.5.13
vide Item no. 77(2): 2013

[Signature]
29/05/13
Director (Arch.) Coord

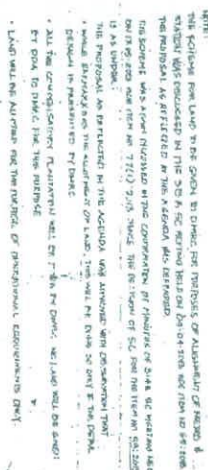
Annexure 'B-1'



LAND REQUIRED BY DMRC IN PH-III ON PERMANENT BASIS.
AREA - 6560.10 SQMTS.

AREA = 6560.10 SQ.MTS.

Amesbury - B



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[illegible]

2.0 Examination

- 2.0 The site under reference is located very near to Railway Track on one side and there is only one 7.0 m wide existing access/ approach to the site under reference.
- 2.1 The eastern side of the plot under reference faces Master Plan road near Railway under pass with level difference.
- 2.1 As per MPD-2021 & Zonal Development Plan for Zone -D prepared under MPD-2001, the land use of the site under reference is 'Transportation (Rail circulation)'.
- 2.2 The site under reference falls outside the 'Lutyens Bungalow Zone (LBZ)', hence, MPD-2021 norms will be applicable for development.
- 2.1 As per MPD-2021, Plots for group housing should be located on roads facing a minimum width of 18 m ROW.
- 2.2 The said proposal was examined in Planning Department, Zone-D unit with respect to the accessibility/ approach road to the site under reference for which L & DO vide letter dated 19.06.2014 has stated the following:
- "That the Joint marking of the site in question has been done by L & DO and RVNL.
 - As regards the access from the road of the Redevelopment of Netaji Nagar and Moti Bagh (East) project (the approach road from Africa Avenue Road towards the western side) to the area under reference, this office has 'no objection' to the access to the proposed railway residential complex from the road falling in between Leela Hotel and New Moti Bagh Club."

3.0 Proposal

As communicated by MOUD, GOI vide letter dated 15.03.2012 & as per L & DO, MOUD, GOI letter dated 05.11.2012, the land use in respect of an area measuring 7830 sq.m. (0.78 ha.), located adjacent to Hotel Leela in Moti Bagh, New Delhi may be changed from 'Transportation (Rail Circulation)' to 'Residential' for Railway land 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
Plot adjacent to Hotel Leela in Moti Bagh, New Delhi, falling in Planning Zone-'D'	7830 sq.m. (0.78 ha.)	'Transportation (Rail Circulation)'	'Residential'	North: Existing Railway Track South: Developed Landscaped Green Area by L & DO and Hotel Leela Palace East: Africa Avenue Road West: Existing approach road

4.0 Recommendation

Proposal as given in para 3.0 above may be considered by the Technical Committee for further processing under Section 11A of DD Act, 1957.

The proposal was explained by Director (Plg) Zone D. Technical Committee recommended the proposal of change of land use of an area measuring 7830 m² (0.78 Ha) from Transportation (Rail Circulation) to Residential, located adjacent to Hotel Leela in Moti Bagh, New Delhi falling in Planning Zone D for further processing under section 11A of DD Act 1957.

Action: Director (Plg.) Zone D

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was Considered in
the ... Technical Committee
Meeting held on 12.08.2014
Vide Item No. 4.3/2014
Sudhakar 11/09/2014
Asstt Director
Master Plan
Dy. Director
Master Plan

Sub: Proposed change of land use of an area measuring 7830 sq.m. (0.78 ha.) from 'Transportation (Rail Circulation)' to 'Residential', located adjacent to Hotel Leela in Moti Bagh, New Delhi, falling in Planning, Zone-D.

File No. F.20 (02)2012/MP

1.0 Background

1.0 A D. O. letter No. L-IIA-11(657) dated 15.03.2012 was received from Ministry of Urban Development (MOUD) enclosing therewith a letter dated 14.03.2012 received from Ministry of Railways regarding the change of land use of a plot near Hotel Leela Palace, New Delhi measuring 7830 sq.m. (0.78 ha.) with respect to the residential accommodation of Railway Officers. MOUD vide letter dated 15.03.2012 had stated that *the proposal of change of land use for Railway land plot measuring 7830 sq.m. (0.783 ha.) located adjacent to Hotel Leela in Moti Bagh Government residential area needs to be processed by L & DO in consultation with NDMC and DDA, for which MOUD had advised L & DO to initiate action expeditiously.*

1.1 Further, a letter dated 08.11.2012 was received from MOUD, GOI enclosing therewith a letter No. L-IIA-11(657)/2/2012-PC-138 dated 05.11.2012 received from Deputy Land & Development Officer (L & DO), MOUD, GOI addressed to MOUD, GOI mentioning the following:

"At present, the said plot is categorized as 'Railway Operational' under Zonal Development Plan of Zone-D of Master Plan of Delhi (MPD). Therefore, to optimum utilization of land and space the railways have proposed to use the plot under reference for 'Residential' use of Railway Officers. The proposal of the Railways to build multi-storeyed Residential accommodation after the change of land use from railway operational to residential is justified since the new Moti Bagh area has been re-developed as a multi-storeyed residential area. It is therefore, requested to take appropriate action in the matter."

MOUD vide letter dated 08.11.2012 requested DDA to examine the matter and take appropriate action in the matter.

1.2 In response to DDAs letter No. F.20(02)2012/MP/D-68 dated 02.04.2013, L & DO vide letter dated 19.06.2014 has stated the following:

1. *"That the Joint marking of the site in question has been done by L & DO and RVNL.*
2. *As regards the access from the road of the Redevelopment of Netaji Nagar and Moti Bagh (East) project (the approach road from Africa Avenue Road towards the western side) to the area under reference, this office has 'no objection' to the access to the proposed railway residential complex from the road falling in between Leela Hotel and New Moti Bagh Club."*

Contd.....

Lakshmi D.

No.	Use Premises	Activities Permitted	Development Controls (4)			
			Area under Operation (%)	Area under building (%)	FAR *	Floor area that can be utilised for passenger accommodation
3.	Rail Circulation	All facilities related to Railway Tracks, operational areas including watch & ward.		-NA-		
4.	Bus Terminal/ Bus Depot	All facilities related to Bus & Passengers, parking including watch & ward, Soft Drink & Snack Stall, Administrative Office, Other Offices, and Hotel.	50	50	100	25%
5.	ISBT	All facilities related to Bus & Passengers, parking including watch & ward, Bus Terminal, Soft Drink & Snack Stall, Administrative Office, hotel.	a. Ground coverage: 25% b. FAR: 100, subject to the following: (i) FAR shall be available on a maximum area of 10 ha. or area of site whichever is less. (ii) ISBT, including operational structures Maximum FAR 70 (iii) Hotel / passenger accommodation and facilities Maximum FAR 30. c. Parking: In addition to the requirement of parking for ISBT / buses, parking for Hotel/ passenger accommodation and facilities shall be at the rate of 2 ECS per 100 sq.m. of floor area. d. The development shall be undertaken in a composite manner.			
6.	Toll Plaza	Toll collection booth, utilities, facilities and required infrastructure.		-NA-		
7.	Road Circulation	All types of road, street furniture, bus shelters, under ground & over ground services utilities, signals, metro tracks as part of r/w, sub-ways, under-passes, ROB & RUB including watch & ward.		-NA-		
8.	Metro Yards	Idle parking of coaches, washing and cleaning facilities, maintenance related facilities, watch & ward and staff related facilities.	80%	20%	100	15%

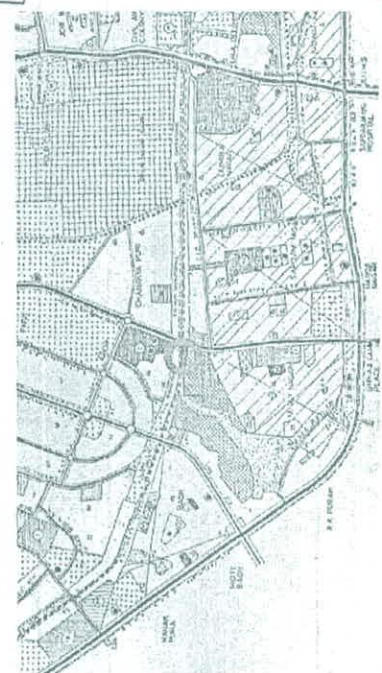
* The F.A.R. is to be calculated on the Building Plot. Area under Bus Shelter not to be included in FAR.

विकास

NORTH – EXISTING RAILWAY TRACK
 SOUTH – DEVELOPED LANDSCAPED
 GREEN AREA BY L & DO AND
 HOTEL LEELA PALACE
 EAST – AFRICA AVENUE ROAD
 WEST – EXISTING APPROACH ROAD
 FILE NO. F 201022012MP

SCALE: NOT TO SCALE

ZONE 'D' UNIT

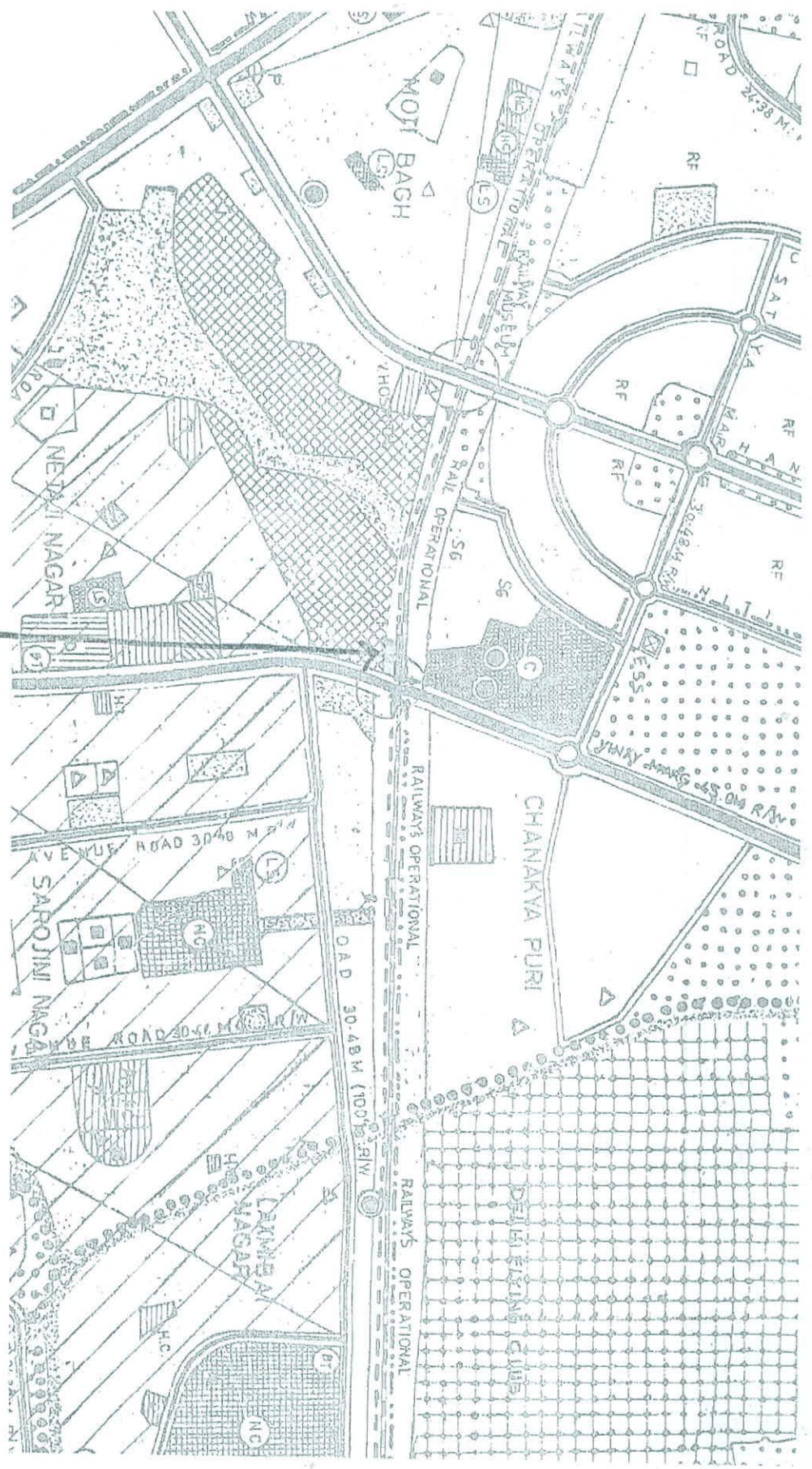


NEW MOTI BAGH
RESIDENTIAL
COMPLEX

ANNEXURE-'A'
KEY MAP

KEY PLAN SHOWING APPROACH TO PROPOSED TYPE-V
FLATS NEAR SAFDARJUNG RAILWAY STATION SHOPS

PART PHOTOCOPY OF APPROVED ZONAL DEVELOPMENT PLAN OF ZONE 'D' PREPARED UNDER MPD-2001 (Approved on 01.10.1999)



SITE v/k
[Land use: - Railway Operational]

V. Accordingly the relaxation for Setbacks of DPCC plot measuring 1350 sqm. is as under :-

Side	As per approved L.O.P	As per MPD 2021	Modification/Proposed for consideration of Technical Committee
Front	15.0 mtr	6.0 mtr	6.0 mtr
Left	6.0 mtr	3.0 mtr	6.0 mtr
Right	6.0 mtr	3.0 mtr	6.0 mtr
Rear	6.0 mtr	3.0 mtr	6.0 mtr

Note: As per MPD 2021 table 17.1 (IV), the Technical Committee of DDA may relax setbacks, Ground coverage and Height in special circumstances. Thus Technical Committee, DDA can relax the Setbacks.

3. PROPOSAL

The relaxation of Setbacks for DPCC plot measuring 1350 sq.m in Public & Semi Public area-4, Rohini as given in Para 2 (V) above is recommended for consideration and approval by Technical Committee, DDA.

4. RECOMMENDATION

Proposal contains in Para 3 above is placed before the Technical Committee for consideration & approval. ⁴

DECISION

The proposal was presented by Director (Plg) Rohini. It was explained that the front set back of 15 mtr as given in the layout plan may be relaxed to 6 mtr in view of the provisions of MPD-2021 at note IV of Table 17.1. After detailed deliberation Technical Committee desired that the matter needs re-examination and if required a consent from DPCC may be sort for allotment of alternative plot. The matter was deferred.

Action: Director (Plg) Rohini



Title: Modification in Public & Semi-Public Area-4, Rohini.
(File No. P.P.R./1072/92/PSP-4)

1. BACKGROUND

Delhi Pollution Control Committee (DPCC) vide letter dt.28.04.2014 addressed to V.C. DDA has requested for relaxing different set back /allotment of alternative plot w.r.t land in PSP-4 area Rohini allotted to Delhi Pollution Control Committee (DPCC) for its office building .This letter is received in Rohini (Plg.) office on 29.05.2014.

2. EXAMINATION

- I. The plot allotted to Delhi Pollution control committee measuring 1350 Sqm. falls in approved scheme of Public & Semi-Public Area-4 Rohini. In the approved Plan, there is a provision for Setback on the criteria of plot facing with road width. According to the said plan, the DPCC plot requires to maintain the 15 m front setback as it is facing 45 m R/W.
- II. The 15m front Setback of road on 45 m R/W was mainly given to have uniformity for street vision with proposal of bigger plots. The DPCC plot measuring 1350 Sqm. has been subsequently carved out. However, as per visual site observation, the 15 m front Setback has been maintained by the buildings which has been constructed at site at present on 45m R/W.
- III. As per Master Plan for Delhi 2021 in notes below table 17.1, following is stipulated at Sl. No. (iii). "In case a layout is sanctioned with more than the minimum prescribed Setbacks, the same shall be followed in the sanction of the building plans."
- IV. The DPCC in its letter dt.28.04.2014 has requested for the following.
 - To relax the front Setback from 15 mtr to 6 mtr in view of provisions of MPD 2021 at note IV of table 17.1.
 - Alternatively to allot a bigger plot to DPCC.
 - To grant time extension for a period of three years without any composition Fee.

The DPCC requested for relaxation of setbacks mainly as they intend to have the proposed DPCC building on the basis of a National rating system for Green Building in India promoted by Ministry of New & Renewable Energy (MNRE). In this regard, Master Plan of Delhi 2021, modification was carried out for green building vide SO 2894(E) dt./23.09.2013 In Development Code Para -8 (6) on services Plan. According to this, the Green Buildings provisions are applicable for plots of size 3000 Sqm. and above. In the current case, the plot size of DPCC is 1350 Sqm. On above the matter was further processed and the line of action was put up for approval of Commissioner (Plg.) where in, it was decided that since DPCC is one of the agency of Govt. for taking Environmental Clearances and it intends to have a Green Building, DDA may relax the Setbacks as a specific case with minimum Setback stipulated in Para17.1 for plot size of 1350 Sqm.

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.	The following neighborhood facilities are permissible in nursery School sites according to LOP, where no such facilities were given in the vicinity: 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.

2.2 The Authority earlier vide its Resolution No. 5/2002 dated 21.1.2002 had 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.

ITEM NO.....45/14/Tc

File No. F.20(5)2000/MP/

Sub: Policy for alternate use of vacant Nursery School sites in Delhi.

1. Background:

- 1.1 A policy for alternate use of vacant/un-allotted Nursery School site in the developed zone as well as in the Urban Extension Area was framed, which was considered and approved with minor modifications by the Tech. Committee in its meeting held on 10.2.2014. A copy of the agenda and the minutes is appended (Annexure-A). Subsequently, the proposal, as approved by the Technical Committee was forwarded for consideration of the Authority.
- 1.2 Before being considered by the Authority, a number of issues / queries were emerged which are required to be attended to. These are briefly about: (i) the distinction between vacant and un-allotted nursery school site, (ii) Zone-wise availability of Nursery & Primary school sites along with status and most importantly (iii) the reason to deviate from the first three positions adopted earlier by the Authority in its Resolution No. 5/2002 dated 21.1.2002.
- 1.3 As regards to queries relating to availability/allotment of nursery school sites and primary school site, the matter was referred to Lands Branch as the Land Bank for all social infrastructural site are maintained by them. The Lands Branch has sent a list of vacant Nursery School Site as available in their Land Bank Record and also mentioned that at present around 70 primary school sites are lying vacant.
- 1.4 As the matter in context is about how to utilize the vacant/un-allotted nursery school sites, the information sent by the Lands Branch other than Nursery School sites were not taken into consideration in this policy. Lands Branch was earlier requested to address the issues relating to Primary Schools and appraise separately vide this office letter of even no. dated 29.4.14.

2. Provision in the various Master Plans and DDA's Resolution:

- 2.1 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:

4. Proposal:

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

4.1 FACILITIES:

S. No.	Road R/W	Plot size (in sqm)	Facilities
1.	Below 9 m	800 and above	a. 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 Centre 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. Multi purpose Community Hall c. School for mentally challenged / physically challenged.

4.2 NORMS:

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

NOTE:

- i) 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.
- ii) 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.

5. Recommendation:

The proposal as given in para 4 above is placed for its re-consideration.

DECISION

The proposal was presented by Director (Plg) Zone C & G. After detailed deliberations, Technical Committee recommended the proposal as a policy for consideration of the Authority with modification in para 4.1 at sl. No. 1 in the facilities column to be replaced as [a] Residential plot (if it is sandwiched between two residential plots) or [b] as park. This modification was suggested keeping in view the earlier resolution of the authority dated 21.01.2002. The alternate use of vacant nursery school sites for the specific use as detailed out in the proposal shall be examined on case-to-case basis and as and when the request is put up by the concern department.

Action: Director (Plg) Zone C & G
All Director (Plg.)



3.Examination:

In the light of above, the matter has been further examined and accordingly the following are submitted:

- 3.1 The sites which are planned and earmarked as 'Nursery School' in an approved layout plan prepared under the plan period of MPD 1962 & 2001, but could never be allotted for any reason and hence remain vacant / lying idle at present, are referred as either 'vacant' or 'un-allotted' Nursery School sites. However, these terms are synonyms.
- 3.2 The study of the layout plans of the various localities reveals that these un-allotted nursery school sites are existing mostly in isolation in developed zone 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.

There are about 60 vacant Nursery School sites available in all over Delhi. Out of which, 19 sites have been converted into Park & rest i.e. 41, are still available for disposal. The plot size varies from about 800 sqm to about 2000 sqm. However, most of the plots are of 800 sqm. Zone-wise details are given at Annexure: B. (This information has been derived from the list furnished by the Lands Branch).
- 3.3 As under the prevailing plan period i.e. MPD 2021, Nursery School site, as a use premise are no more part of prescribed provision, such vacant sites are essentially required to be put to a meaningful use to cater other social needs. It is observed that DDA's Resolution No. 5/2002 dated 21.1.2002 has its limitations. It proposed only two use premises (Park & Residential) as an alternative use to the sites which are only internal to the colonies. It did not propose any alternate use if plot is located on periphery and do not conform to the standard size of primary school. Keeping in view that areas of such sites are fixed at every location, it would be only rational for uses to be substituted which has matching area requirement, conformity to the use zone and also in a great need to the Society. In order to implement such initiative, it needs policy mechanism under the statutory framework.
- 3.4 In the present policy, the scope has been expanded in order to include various other new facilities introduced in MPD-2021 which are required as per the changing social needs of the society. In this new policy, the criteria are based on compatible uses as given in the Master Plan confirming the area available *vis-a-vis* road in front, which was not there in the earlier Resolution. The present policy for alternate use of vacant / un-allotted nursery school sites has been prepared taking into consideration the developed Zones (A to H), where these sites are existing mostly in isolation and also the Urban Extension (Dwarka, Rohini & Narela) where the Nursery School Sites are available as part of HAF (Housing Area facility)/OCF (Other community Facilities).
- 3.5 It may also be observed that the provision of 'Park', 'Primary School' as well as the residential plots were part of the proposal, which was considered by the TC meeting. However, after due deliberation, TC thought that it was proper to drop the proposal of Residential plots from the proposal, though the reason for the same was not minuted.

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.

ten no. 05/2014.

07/02/2014

D. M. P (E)

Held on 10.2.2014-36-

Appendix - A

ITEM NO. 05/2014
TECHNICAL COMMITTEE NO. 2

Subj: 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. Mahabal 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.

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: 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.

Item no. 05/2014.
Subhash
07/02/2014.
A.D.(M.P.)I

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.

Item no 05/2014.
Sd/-
07/02/2014.
A.D.M.-P.T.

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.

[Signature]
Director (Plg.) C&G

[Signature]
Dy. Director (Plg.) C&G

[Signature]
Asstt. Director (Plg.)

DECISION

The proposal was presented by Director (Plg) C&G. After detailed deliberation Technical Committee approved the proposal for consideration by the Authority as a policy with following observations:
(1) The Nursery School Plot existing on roads below 9 mt. RoW to be considered only for Park.
(2) The Nursery School Plot will not be considered for "Community Recreational Club" as mentioned at Sr. No. 5 (d).

Action: Director (Plg.) C&G, DDA

DELHI DISTRICT OFFICE, P.T.O. SECTION
M/ PLAN SECTION
VERIFIED
This Proposal was considered in ne... 2nd... Technical Committee Meeting held on... 10.02.2014... vide Item No... 05/2014...
Sd/- 11/02/2014.
Asst. Director Dy Director

- 1.7. Agenda regarding proposed modification of MPD - 2021 in Development Control Norms of 'Police Line' Table No. 13.11 of Chapter 13.5 of Security - Police was earlier put up for consideration in Technical Committee meeting held on 11.12.2013 vide Item No. 49/13. The decision of the same is as under:
- 1.8. *"The Technical Committee observed that Zone- 'O' is eco - sensitive Zone and considering the latest order of Hon'ble National Green Tribunal, the Technical Committee decided that CRPF will take fresh clearances from Yamuna Standing Committee and Ministry of Environment & Forest (MoEF), Govt. of India and bring the issue and again to Technical Committee."*
- 1.9. In accordance to the decision of Technical Committee CRPF approached to Yamuna Standing Committee to issue a fresh NOC as per the decision of Technical Committee.
- 1.10. Yamuna Standing Committee in its 84th meeting held on 15.5.2014 vide item No. 84. 2.5 regarding fresh NOC / Clearance of YSC for Project i.e. Construction of Permanent Head Quarter 103 Bn of RAF at Wazirabad. YSC decided that DDA may be asked to furnish the copies of the latest Master Plan 2021 indicating the classification of various zones and activities permitted in each of the zones. It may also be clarified by DDA whether this proposal for construction of permanent Headquarter 103 Battalion RAF is allowed as per latest Master Plan of DDA.
The matter was again put up in 85th meeting of YSC on 24.07.2014. The decision of YSC is reproduced as under:
"After detailed deliberation, Committee decided to withhold the NOC to RAF/ CRPF for construction of Head Quarter of 103 Bn of RAF at Wazirabad, Delhi till the outcome of NGT further order in the matter."

2. Examination:

- 2.1 As per the MPD- 2021 and ZDP- Zone 'O' provision the Landuse of the site under reference is shown as PSP (Police Line).
As per Lease Deed and Allotment letter of DDA the plot of area 60 acre (24 ha) is for 'Camping Site'.
As per letter dated 5.01.2007 of Lands Branch, the NOC for the plot was issued for construction of 'Battalion'.
- 2.2 Area Planning Unit has received following references regarding:
 1. C.R.P.F. Camp Wazirabad (Zone -'O')
 2. Police Lines near Model Town (Zone-'C')

While processing the references related to above, it was observed that in MPD- 2021 norms have been given for 'Police Lines' along with land distribution only. However, the Development Controls applicable for the each sub-division into different parts are not given.

- 2.3 Since the allotment has already been done the request of the CRPF/RAF is required to be examined from the administrative point of view (i.e., Lease deed, allotment letter, financial implication, if any etc.) as to whether there is any requirement for modification in lease deed etc. by Lands Branch of DDA

Sub :- Proposed Modification of MPD-2021 in Development Control Norms of 'Police Line' Table No: 13.11 of Clause 13.5 Security – Police.

No. F3(16)2000/MP/Pt-I

1. Background :

- 1.0. Commandant – 103 BN RAF/CRPF vide. Letter dated 16.08.2013 has requested 'to issue "Battalion & Distt. Office Norms" where FAR is 120, Height is 26 mt & Ground coverage 30% in [Development Control for Security (Police) facilities] as per MPD-2021 at page No.90, at Table No. 13.11, at Sl. No.3. It has been mentioned alongwith that out of allotted 60 acres land 13.5 acres of land is located under High Tension Wires, where no construction can be done. Balance 46.5 acres of land is left for use of 103 BN RAF.
- 1.1. The request of Commandant- 103 BN/ RAF, CRPF were received earlier vide dated 18.12.09, 5.7.2010 etc. & letters of Sr. Architect. (HQ) III, CPWD dated 15.09.2010 in this regard.
- 1.2. DDA allotted 60 acres of land to CRPF for setting up of 103BF RAF (CRPF) at Wazirabad vide allotment letter dated 06.06.1986 with certain terms and conditions.
As per the allotment condition No.4 - the land measuring 60 acres (24 ha) is allotted to CRPF for camping purpose with the condition that no permanent structure will be constructed on the Land.
(ANNEXURE-I)
- 1.3. The NOC was issued by the IL Branch, Vide letter dated 05.01.2007 in respect of the plot for getting the sanction of building plans for construction of 'Battalion'.
- 1.4. CRPF and Chief Architect of CPWD (vide letter dated 16.08.2013) has mentioned that out of 60 acres (24 ha) of allotted land 20 acres (8 ha) is falling under High Tension Line running over the plot along Marginal Band Road (60m R/W), due to which the effective buildable area remain to 40 acres (16 ha) only. For accommodating the required no. of residential flats, office buildings etc. (as per Development Control norms of Battalion) they requested for FAR, Ground Coverage etc. of the entire plot to be made applicable on the balance area i.e., 40 acres (16 ha) to achieve their requirement.
- 1.5. CRPF has submitted the minutes of 68th meeting of Yamuna Standing Committee (YSC) held on 16.03.2005 in which the item regarding Construction of Permanent Headquarter of 103 Bn. of RAF at Wazirabad was discussed. The decision of the meeting is reproduced below:
"After detail discussion, the committee decided to accord NOC to the proposal of RAF with the direction that structure should be constructed in the area away from the embankment." (ANNEXURE-II)
- 1.6. The issue of clarification for Development Control Norms as per MPD-2021 applicable for 'Police Line' has been examined in details as the same is not available in MPD-2021 whereas the Development Control norms for Battalion is available.

Date & Remarks	Original Application No.	Orders of NGT	Summary
Item No. 11 December 16 th , 2013.	Original Application No. 300 of 2013 titled, Manoj Kumar Misra & Anr. Vs. Union of India & Ors.	Directed that no Authority, Corporation, Agency or any person on behalf of the any Public Authority, other Authority or own itself would carry on any work of construction, sealing, lining and covering raised on and around the drains and particularly over Kushkak Nallah / Satpula Drain right from the Mehruli to Sarai Kale Khan.	This is regarding a petition against covering of drains. Salient points are as under: <ul style="list-style-type: none"> Hon'ble NGT directed not to carry on any work of construction, sealing, lining and covering raised and around drains, such as Kushkak Nallah / Satpula Drain right from the Mehruli to Sarai Kale Khan. Directed that the point of establishment of STPs should be one where after there is no possibility of directly or indirectly putting in sewage, affluent or waste / storm water in to the drain
Item No.07 October 28 th , 2013.	Original Application No. 06 of 2012 titled, Manoj Kumar Misra & Anr. Vs. Union of India & Ors.	Directed that <i>In meanwhile the DDA and Authorities shall not act on its Notification dated 28th September, 2013 without specific Orders of the Tribunal.</i>	The application is regarding the debris, garbage dumped and encroachment in Flood Plain of River Yamuna. Salient points are as under: <ul style="list-style-type: none"> Let this Debris be removed from within two weeks. This is with regard to DMRC's submission to the Tribunal stating that 23280 mt.tons Debris were removed, however 4700 mt.tons debris still remain as the locations are occupied by Jhuggis creating difficulties to remove debris therefrom. DDA issued Public Notice inviting obj. / sugg. from public with regard to proposed re delineation / re zoning of Zone-O, which proposes to bring the already built-up areas, unauthorized colonies etc., out from Zone-O and to add with adjacent Planning Zones. Hon'ble NGT vide the order directed DDA not to act on its notification, dated 28.09.2013 without specific orders of the Tribunal.
Item No.02 May 20 th , 2013.	Original Application No. 89 of 2013 titled, Akash Vashishtha & Anr. Vs. Union of India & Ors.	<ul style="list-style-type: none"> Issued interim injunction restraining any illegal and unauthorized construction, be it temporary or permanent, on the flood plain zone of river Yamuna in the NCT of Delhi, State of Haryana and State of Uttar Pradesh. <i>All the public Authorities and corporations shall ensure that no illegal and unauthorised construction is raised upon the flood plain zone of river</i> 	Salient points are – <ul style="list-style-type: none"> Issued ad interim injunction restraining any illegal and unauthorized construction, be it temporary or permanent, on the flood plain zone of river Yamuna in the NCT of Delhi, State of Haryana and State of Uttar Pradesh. To ensure no illegal and unauthorised construction is raised upon the flood plain zone of river Yamuna. Steps should be taken to demolish the same in accordance with law.

- 2.4 The matter regarding protection of Flood Plain Area / River Yamuna with respect to Zonal Plan of Zone - 'O' was discussed in the second meeting of Apex Committee to ensure revision of Master Plan of Delhi- 2021 held under the chairmanship of LG, Delhi. During the meeting Hon'ble L.G Delhi directed *that wherever old embankments/bunds have been constructed the protected area shall be excluded from Zone-'O'. The example of Jaitpur Ext. which is a village Abadi has been wrongly shown in Zone-'O' in Zonal Development Plan was quoted and hence there is a need to redefined the Zone 'O' boundary. Likewise Sonia Vihar Residential Colony behind the protection embankment would merit such inclusion.*
- 2.5 The matter on Re - delineation/ Rezoning of Zone 'O' (River Yamuna /River Front) i.e., modification in the MPD 2021 has been considered Under Section 11 A of DD Act in the Authority meeting held on 19.08.13. Gazette Notification inviting Public Objection/ Suggestion has been issued vide dated 28.09.2013. Hon'ble NGT vide order Dt. 28.10.2013 directed for status quo.
As per the proposal on Re - delineation/ Rezoning of Zone 'O' the area u/r i.e., the land measuring 60 acres (24 ha) allotted to CRPF for camping purpose falls out of proposed Zone 'O' boundary.
- 2.6
 - a) The land u/r measuring 60 acres (24 ha) allotted to CRPF stands already proposed & earmarked for **PSP (Police Line)** in MPD-2021 & ZDP (O).
 - b) The requested issue i.e, Clarification of Development Control Norms applicable to the each activities permissible in 'Police Line' as per MPD-2021 shall require clarification (pls.refer para 2.2 & 2.2.2). This is being dealt separately in part file.
- 2.7
 - i) The landuse of the plot/ land under reference is PSP (Police Line) as per MPD
 - ii) There is no Change of Landuse (CLU) involved
 - iii) Land was allotted to CRPF by DDA way back in 1986
 - iv) CRPF has been using land in camps. Now, proposed for permanent building through CPWD preparing detail project/ plan.
 - v) YSC clearance, in this regard, was issued on 16.03.2005
 - vi) Claimed Bund protects their land and other surrounding areas.(may refer para 2.4)
 - vii) As per MPD 2021 provision and as per Hon'ble LG decision at 2.4, proposal for Re-delineation and Rezoning of Zone-'O' based on ground realities has been initiated and action under section-11A of DD Act, 1957 has been taken with due approval of Authority. Public Notice has been issued inviting objections/ suggestions. Further, action however has been put up on hold as per order dated 28.10.2013 of Hon'ble NGT in OA-06, 2012 without further order of NGT.
- 2.8 There are various Hon'ble NGT cases regarding zone- 'O', the summary of which is as follows:

3.0 Proposal

- 3.1 Proposed Development Control norms applicable for 'Police Line' as per MPD 2021 has been dealt and put up separately, delinking from the issue of Landuse, NGT order, YSC and environment clearance etc. which require modification in the MPD 2021.
- 3.2 It is proposed that in view of the issues explained at para 1.7 to 1.10 and 2.7, the CRPF may approach Hon'ble NGT seeking exemption/ permission for taking up construction of CRPF building as per MPD 2021 provisions of Landuse and Development Control norms.

4.0 Recommendation

In view of the above the Commandant CRPF may be requested to put up their case for exemption seeking exemption/ permission for taking up construction of CRPF building as per MPD 2021 provisions of landuse and Development Control norms of their case to the Hon'ble NGT, directly, After exemption of the same by the Hon'ble NGT the matter may again be put up to Technical Committee for its consideration.

DECISION

The proposal was presented by Director (Plg) E&O. It was explained that the land under possession of CRPF was forming part of Zone P, as per MPD - 2021. In MPD-2021 the Zonal boundaries has been realigned and this area become part of Zone 'O'. In the notified Zonal Development Plan for Zone 'O' (as per MPD- 2021) the land use of this pocket is Public and Semi-public facility (Police Station/ Police Lines/ Facility Centre). In view of the requirement of the paramilitary forces for the National capital, CRPF may be given permission to develop the land as per the provisions of MPD-2021 and development control norms.

After detailed deliberation Technical Committee recommended that DDA shall approach National Green Tribunal for relief/ permission to CRPF for taking up construction of CRPF bldg. as per the provisions of MPD-2021 and development control norms.

Action: Director (Plg) Zone E & O
Commandant CRPF

DELHI DEVELOPMENT AUTHORITY	
MASTER PLAN SECTION	
VERIFIED	
This Proposal was Considered in the.../01/09/2014... Technical Committee	
Meeting held on...12.08.2014...	
Vide Item No...4.6.2.014...	
Sd/- 01/09/2014.	<i>[Signature]</i>
Asstt. Director	Dy. Director
Master Plan	Master Plan

		<p><i>Yamuna. Wherever unauthorised and illegal constructions have been raised steps should be taken to demolish the same in accordance with law.</i></p> <ul style="list-style-type: none"> Directed that the NCT of the Delhi, State of UttarPradesh and State of Haryana to specifically file Plans /Maps showing extent of one in 25 years flood plain zones. Also make it clear that the responsibly of carrying out the said directions shall be of ViceChairman, Commissioners, Secretaries of the concerned Department and Deputy Commissioner of Police of those areas. 	<ul style="list-style-type: none"> Directed that the NCT of the Delhi, State of UttarPradesh and State of Haryana to specifically file Plans /Maps showing extent of one in 25 years flood plain zones. To state by NCT of Delhi, State of UP & Haryana if the Govt. /Deptt. had issued NOC for such construction on Flood Plain of River Yamuna. Complete detail to further alongwith reply by respective Deptt./ Corporation/ Authority & by Ministry of Water Resources.
Item No.10 October 23 rd , 2013.	Original Application No. 89 of 2013 titled, Akash Vashishtha & Anr. Vs. Union of India & Ors.	<ul style="list-style-type: none"> Directed that all the concerned Authorities, State Governments particularly, the State of UP and DDA to file an Affidavit of the Principal Secretary, Irrigation, UP and Vice-Chairman of DDA showing as to what is their policy in relation to Flood Plain Area like in Ghaziabad it is stated to be 1 in 25 years. Secondly, whether they have declared the Flood Plain Area in their respective States and cities and if so the nomenclature like Zone 'O' etc. and its bifurcation. Further what activity, if any, is permissible in Flood Plain Area or River Front Area with reference to the law under which it had been duly notified by the concerned Authority. On behalf of all the authorities the concerned position before us is that there is no construction permissible in Flood Plain Area but exception has been carved out. Let power of carving out an exception be also placed on record of the Tribunal while filing the replies / reports. Earlier 32 Hon'ble High Court Orders wherein they have held that the construction was unauthorised and could not have been raised on the Flood Plain Areas. 	<p>Salinet Points are</p> <ul style="list-style-type: none"> Directed state of UP, DDA to file showing as to what is the policy in relation to Flood Plain area. Secondly, whether they have declared Flood Plain Area in their respective States and Cities and if so the nomenclature like Zone-O etc., and its bifurcation. What activity, if any, is permissible in Flood Plain Area or River Front Area To indicate power of carving out an exception (as submitted conceded position is that there is no construction permissible in Flood Plain Area) be also placed on record. With regard to submission of Ld. Additional Advct.General of UP, Hon'ble Tribunal directed them to place on record those Orders. Interim Order to continue.

Copy of the decision is at Annexure III.

47- (3)

If the above terms & conditions are acceptable to the CRPF, the acceptance thereof, may be communicated to the undersigned & also deposit a sum of RS. 10,77,358-80Ps (Rupees three crores, forty lacs, Seventy Seven thousand, three hundred fifty eight and paise Eighty only) on account of cost of land, with the D.D.A., vikas Sadan New Delhi within thirty days from the date of issue of this letter.

In case, the premium of land is not received within the stipulated period the rate prevailing after the expiry of the stipulated period will be made applicable & the CRPF shall have to make payment accordingly.

Yours faithfully,


(S.R. Shome)
By: Director (Instl.)

25(7)/85-Instl.

VIKAS XXXXX

52204 422

ANI

INDRAPRASTHA ESTATE

S. R. Shome,
Dy. Director (Instl.),

at (Instl)-2

NEW DELHI

6/6/86

The Director General,
Central Reserve Police Force,
Ministry of Home Affairs,
North Block,
New Delhi-110001.Sub:- Allotment of 60 acres of land to C.R.P.F. for setting-up
of 2 BNS. at Wazirabad.

Sir,

In supersession of this office letter of even No. dated 5.1.86, on the above noted subject, I am to inform you that it has been decided to allot, on perpetual lease-hold basis, a plot of land measuring 60 acres at Wazirabad in Delhi (The possession of which has already been handed over on 9-4-86) to the C.R.P.F. Deptt. for camping of CRPF battalions on usual terms and conditions as given in perpetual lease/lease for agreement which shall also include the following:-

The CRPF shall be required to pay the cost of land measuring 60 acres at the rate of Rs. 140.34 per sq.mtr.

The CRPF shall give an undertaking to the effect that the difference of cost of land at the rate as may be decided by the Govt. of India/DDA will be paid by them on demand.

The land shall be used by the CRPF for setting up of CRPF battalions for camping purposes and for no other purpose what-so-ever.

(The land measuring 60 acres is allotted to CRPF for camping purposes with the condition that no permanent structures will be constructed on the land.)

The land shall not be transferred/sub leased to any other department without prior permission of D.D.A. obtained in writing.

The CRPF will execute agreement for lease/perpetual lease at their own cost as required for the purpose.

The CRPF will fence the plot immediately after taking over possession of the plot to avoid encroachment.

The DDA/lessor reserves his right to alter any of the conditions of the lease/lease for agreement.

Discussed With D.S. on 19/6/86

Para 4 of this letter D.S. does not agree

We will make permanent accom. after agreement

Since the Chief Engineer(Yamuna Basin),C.W.C. and S.E.,Planning Circle, Faridabad were not present in the meeting, the items was deferred to the next meeting of the YSC.

Item No. 68.3.0

New Items

Item No. 68.3.1

Construction of Permanent Headquarter of 103 Bn. Of RAF at Wazirabad.

The Commandant of 103 Bn. RAF had submitted a proposal for clearance/NOC of YSC for construction of permanent headquarter of the 103 Bn. Of RAF on 50 acres of land in the flood plains near Wazirabad. The land in question is situated in Beharipur village, under North-East Distt. of Delhi and surrounded by Delhi Police Training Centre in the North, village Sonia Vihar both on the South and West and S.M. Bund road on the East. It is located approximately 2.5 Kms upstream of Wazirabad Barrage. The NOC was issued by the Irrigation and Flood Control Department of NCT of Delhi in the year 2001. The representative from Rapid Action Force made a presentation giving details of the project explained the.. The DDA's representative informed that the land had been allotted to them and the present land use in the Master Plan is rural. The Director, Hydrology(N), CWC expressed his concern about depletion of ground water and requested that the RAF may be asked to make some arrangement for recharge of ground water while carrying out the construction. The C.E.(I&F) and DDA informed that the building bye laws provide for provision of water harvesting structures and the CPWD which is the executing agency must take care of that. Commandant RAF explained that only 30% of the area is proposed to be utilized for the construction of the Battalion HQ and the remaining area would be kept vacant and maintained as green

SUMMARY RECORD OF DISCUSSIONS OF THE 68TH
MEETING OF YAMUNA A STANDING COMMITTEE HELD
ON 16.3.2005.

The 68th meeting of Yamuna Standing Committee was held in Sewa Bhawan, R.K.Puram, New Delhi on 16th March, 2005 under the Chairmanship of the Member(RM), Central Water Commission. The list of officers who attended the meeting is at Annexure-I.

After brief self introduction, the Chairman welcomed all those present in the meeting and directed the Member-Secretary to take up agenda of the meeting.

Item No.68.1.0 Confirmation of summary record of discussions of the 67th Meeting held on 27th September, 2004.

The draft summary record of discussions of the 67th meeting of Yamuna Standing Committee(Y.S.C.) held on 27th September, 2004 were circulated vide letter No. 16/1/YC/2004/FM-I/855-71 dated 27.10.2004. With the consent of all the members present in the meeting the Committee confirmed the minutes as circulated..

Item No.68.2.0 Follow up action on the decisions of the 67th meeting of YSC

Item No.68.2.1 Construction of new Pump House on the left bank of river Yamuna.

It had been reported by C.E. (YWS) Haryana Irrigation Department, Delhi vide letter dated 30.6.2004 that Delhi Jal board (DJB) was constructing a new pump house on the left bank of river Yamuna presumably to draw water from the Sonia Vihar Treatment Plant. He had contended that the construction of the new

BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI

Application No. 89 of 2013

Akash Vashishtha & Anr. Vs. Union of India & Ors.

CORAM : HON'BLE MR. JUSTICE SWATANTER KUMAR, CHAIRPERSON
HON'BLE MR. JUSTICE U.D. SALVI, JUDICIAL MEMBER
HON'BLE DR. D. K. AGRAWAL, EXPERT MEMBER
HON'BLE DR. G. K. PANDEY, EXPERT MEMBER
HON'BLE PROF. A.R. YOUSUF, EXPERT MEMBER

Present: Applicant: Mr. Amit Khemka, Advocate along with Ms. Sanorita D. Bharali, Advocate with Mr. Akash Vashishtha, Applicant in Person
Respondent No. 1: Ms. Neelam Rathore, Advocate
Respondent No. 2&3: Mr. Ardhendumauli Kumar Prasad, Advocate
Respondent No. 5: Mr. D. Rajeshwar Rao, Advocate
Respondent No. 6: Mr. Manjit Singh, Addl. AG
Respondent No. 8&11: Mr. Pankaj Pandey, Advocate
Respondent No. 9&12: Ms. Reena Singh, Advocate with Mr. Arjun Singh, Advocate
Respondent No. 10: Ms. Sushma Singh, Advocate
Respondent No. 13: Mr. Rajesh Chhabra, Advocate

Date and Remarks	Orders of the Tribunal
Item No. 2 May 20, 2013	<p>All Respondents have been served.</p> <p>The service on all Respondents is complete.</p> <p>Learned counsel appearing for the respective Respondents pray for time to file Reply. Let Replies be filed within four weeks from today with advance copy to the learned counsel appearing for the Applicant who may file Rejoinder within one week thereafter.</p> <p>We make it clear that no further time would be allowed to complete the pleadings.</p> <p>It is conceded before us by all learned counsel appearing for respective Authorities, Corporations, NCT of Delhi, State of Uttar Pradesh and State of Haryana that there are unauthorized and illegal constructions raised on the flood plain of river Yamuna. These constructions have been raised without permission of any competent authority.</p> <p>On the contrary, these Authorities including the Irrigation Department of State of Uttar Pradesh and other Authorities claim to have issued Notices to the persons who have raised unauthorized and illegal constructions upon the flood plain of river Yamuna, but rarely of any effect.</p> <p>It is an admitted position in law that construction upon flood plain area is prohibited. It not only affect the natural flow of the river but even causes environment</p>

area. The Chief Engineer(I&F) Delhi stated that after the construction of left forward bund, which was approved by the Yamuna Standing Committee, the area under question ceases to be a part of the flood plain and the matter was not required to be placed before Yamuna Standing Committee for approval. The representative of Haryana pointed out that the construction of an embankment does not mean that the area is not a part of flood plains as any break in embankment would result in flooding of the areas behind the embankment. The Chairman observed that the case has been rightly brought before the Committee and that the Committee could examine its implications.

After detailed discussions, the Committee decided to accord NOC to the proposal of RAF with the direction that structures should be constructed in the area away from the embankment..

Item No.68.3.2 East West MRTS corridor from Connaught Place to Dilshad Garden

In the year 2002, MRTS had submitted a proposal namely "East-West MRTS corridor from Connaught Place to Dilshad Garden with a bridge on river Yamuna and a Depot." for consideration of Yamuna Standing Committee. The Committee had discussed the proposal and decided that the construction of the bridge as proposed by the DMRC was acceptable. However with regard to the construction of the depot, it was desired that DMRC may try to find an alternative site and in case it was not feasible, it should propose reclamation of the bare minimum area away from the active river edge. In the 63rd meeting of YSC the representatives of the DMRC conveyed to the Committee that the proposal had been dropped by them.

that no compensation would be done by the government for any loss arising out of damages due to floods and flood safety/relief measures will not be undertaken and the cost of damage will be recovered by those carrying out/having illegal constructions.

People should remove off illegal constriction at their own will. Effective action would be taken against illegal constructors by the concerned development authorities/industrial development authorities and Nagar Palika Parishads under applicable provisions of the acts.

6. Effective action would be ensured by SSP/SPs of all districts through the Police Station Officers to check illegal constructions inside flood plain areas.

7. Strict compliance should be made for removing illegal constructions as soon they are done in flood plain areas that belong to Irrigation Department.

8. Strict, punitive action should be taken against officers/staff workers of concerned departments, after fixing their accountability, if they fail to take the expected action in the case of illegal constructions".

Despite the above Notification and the stand taken by the Authorities, NCT of Delhi and the State of Haryana, there has been mushrooming of unauthorized and illegal constructions on the flood plain zone. It is high time that these Authorities should discharge their statutory obligations in accordance with law and with greater sense of responsibility.

Despite the said Notification and specific directions issued to all the Authorities much less constructions have been stopped or/and demolished. On the contrary there has been rapid mushrooming of unauthorized and illegal constructions on the flood plain of river Yamuna.

In view of the above circumstances, we hereby issue *ad interim* injunction restraining any illegal and unauthorized construction, be it temporary or permanent, on the flood plain zone of river Yamuna in the NCT of Delhi, State of Haryana and State of Uttar Pradesh. All Authorities of the respective States including the Police, Irrigation Department, Environment Department and PWD and all the public Authorities and Corporations shall ensure that no illegal and unauthorized construction is raised upon the flood plain zone of river Yamuna. Wherever unauthorized

problems besides raising risk to human life and property.

Learned counsel appearing for the Applicant has brought to our notice the Notification dated 16th March, 2010 issued by the Chief Secretary of Uttar Pradesh to all the Authorities including the Police in the State of Uttar Pradesh to ensure that no constructions whatsoever is raised on the flood plain zone and whichever constructions have been raised should be removed. The relevant extract of the said notification state as under:-

"It is coming to the knowledge of government that illegal constructions / encroachments are increasing in the flood plain zones and they are not being controlled. While on one hand complexities due to obstruction of natural flow of water during floods may arise from such illegal constructions, on the other hand, there is danger of loss of life and property to the residents. In this connection, orders have been given in the past from time to time and orders have also been given by Housing Division-I, UP through its government Order No. 1773/9-A-1-1995, dated 18 May, 1995 and also GO No. 2432/9-A-1 Encroachment/2003(AB), dated 04 April 2003 but these government orders have not been followed strictly, which is leading to a rise in the number of such illegal constructions / encroachments. Hence, upon a careful deliberation, the government has taken the following decisions :

1. Clear depiction of flood plain zones along rivers as flood affected areas in the Master Plans and to prevent any constructions in these areas, these areas should be reserved as Green. It should be ensured to ban all kinds of constructions in flood plain zones under the Zoning Regulations of the concerned cities.
2. No NOC will be granted, under the RBO Act, UP Urban Planning & Development Act 1973 and Industrial Development Act 1973, to any kind of construction inside the flood plain zone and nor will be the lay-out plans of such constructions be approved. To stop such kind of illegal constructions, effective action would be taken under the provisions of the above acts.
3. Action to be taken by Irrigation Department to remove illegal constructions and notify the areas along canals under Section 55 of the India Canal & Drainage Act.
4. Effective use of Up Flood Emergency Powers Act by all District Magistrates.
5. Concerned officials of Irrigation Department must caution all those carrying out illegal constructions in flood plain areas of rivers to remove them off immediately and also make it clear to them

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BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI

M.A. No. 877 of 2013, M.A. No. 1035 of 2013

And

M.A. No. 1074 of 2013

In

Original Application No. 300 of 2013

Manoj Kumar Misra & Anr. Vs. Union of India & Ors.

CORAM : HON'BLE MR. JUSTICE SWATANTER KUMAR, CHAIRPERSON
HON'BLE MR. JUSTICE U.D. SALVI, JUDICIAL MEMBER
HON'BLE DR. D.K. AGRAWAL, EXPERT MEMBER
HON'BLE MR. B.S. SAJWAN, EXPERT MEMBER
HON'BLE DR. R.C. TRIVEDI, EXPERT MEMBER

Present: Applicant: Mr. Rahul Choudhary along with Ms. Richa
Rehlan, Advocates
Respondent No. 1: Mr. Vikas Malhotra and Mr. M.P. Sahay,
Advocates
Respondent No. 2&4: Mr. Ravi P. Malhotra, Advocate
Respondent No. 4&7: Mr. Ravi P. Mehrotra, Advocate
Respondent No. 6: Mr. S.B. Upadhyay, Sr. Advocate along with Mr.
Pawan Upadhyay, Advocates
Respondent No. 10: Mr. N.P. Singh, Advocate & Mr. Dinesh Jindal,
Law Officer, DPCC
Ms. Maninder Archarya, Sr. Advocate and Mr.
Kapil Dutt, Advocate for SDMC

Date and Remarks	Orders of the Tribunal
Item No. 11 December 16, 2013	<p><u>M.A. No. 1035 of 2013</u></p> <p>The Learned Counsel appearing for the Corporation submits that they will give whatever documents are available with them. In view of the statement made this Application does not survive for consideration</p> <p>Accordingly, M.A. No. 1035 of 2013 stands disposed of.</p> <p><u>Original Application No. 300 of 2013</u></p> <p>The Learned Senior Counsel appearing for South Delhi Municipal Corporation very fairly submits that no environmental study had been carried out by this Corporation before directing lining or covering of drainage under their jurisdiction. She further states that the Corporation does not treat this litigation as adversarial and would like to serve greater public purpose while ensuring adherence to environmental standards. We may refer to our Orders dated 28th October, 2013 and 18th November, 2013. With these Orders the Tribunal had directed the Corporation to bring before the Tribunal studies that had been carried out before awarding the work of lining and covering of drainages. It is undisputed before us that all these drainages are no longer simplicitor</p>

and illegal constructions have been raised steps should be taken to demolish the same in accordance with law.

We hereby direct the NCT of Delhi, State of Uttar Pradesh and State of Haryana to specifically file Plans/Maps showing extent of one in 25 years flood plain zones. Furthermore, they shall also state, if any of the Government Department had issued No Objection Certificate for such construction on flood plain of river Yamuna.

Complete details should be furnished along with the Reply to be filed the by respective Departments / Corporations and Authorities and by the Ministry of Water Resources.

We make it clear that the responsibility of carrying out the said directions shall be of Vice Chairman, Commissioners, Secretaries of the concerned Department and Deputy Commissioner of Police of those areas.

At the oral request of the learned counsel appearing for the parties, the Delhi Development Authority and East Municipal Corporation of Delhi are impleaded as Respondent No. 14 and 15 respectively.

The learned counsel appearing for the Applicant shall serve Dasti Notice to the said Authority and Corporation.

Similar order and injunction shall operate in regard to river Hindon as well.

List on 10th July, 2013.

.....,CP
(Swatanter Kumar)

.....,JM
(U.D. Salvi)

.....,EM
(Dr. D. K. Agrawal)

.....,EM
(Dr. G.K. Pandey)

.....,EM
(Prof. A. R. Yousuf)

rain water collected in these drains is permitted to join Yamuna. We make it clear that the point of establishment of such an STP should be one whereafter there is no possibility of directly or indirectly putting in sewage, effluent or waste/storm water into the drain. This area could not be preferably closer to Sarai Kale Khan but to the river bank of Yamuna.

In the meanwhile, we direct that no Authority, Corporation, Agency or any person on behalf of the any Public Authority, other Authority or own itself would carry on any work of construction, sealing, lining and covering raised on and around the drains and particularly over Kushkak Nallah/Satpula Drain right from the Mehrauli to Sarai Kale Khan.

The Member Secretary of Delhi Pollution Control Committee and the Applicant is also granted liberty to address the Committee.

The first meeting of the Committee shall be held within 10 days of this Order and its Report be positively placed before the Tribunal on the next date of hearing.

The Chief Secretary, NCT of Delhi shall ensure that the Order is complied with.

The Learned Counsel appearing for the Interveners pray for time to file Application. Liberty is granted.

List this case on 29th January, 2014.

.....,CP
(Swatanter Kumar)

.....,JM
(U.D. Salvi)

.....,EM
(Dr. D.K. Agrawal)

.....,EM
(B. S. Sajwan)

.....,EM
(R.C. Trivedi)

rain water drainage but they are carrying sewage of the city. They are also contaminating the underground water. This issue needs to be resolved at the earliest.

Learned Counsel appearing for the Corporation further submits that the in Defence Colony Nallah, DDA or its agency is carrying on the work of construction lining/ covering of drainage. However, the Learned Counsel appearing for DDA submits that as per its Affidavit filed on the record of the Tribunal it is not correct.

The Learned Counsel appearing for the Applicant upon instructions from his client submits that the Irrigation and Flood Control Department of Government of Delhi has assigned to the IIT Delhi, the work of preparing a Master Plan dealing with the drainage both sewage and storm water , of NCT Delhi which work is likely to be completed shortly and till then it will be unfair to spend public money on the drains of Delhi as it may have to be ultimately altered and varied as per the Technical Report submitted by the IIT Delhi.

Keeping in view the above respective submissions made by the Learned Counsel appearing for the parties we direct as follows.

1. The South Delhi Municipal Corporation, DDA, Delhi Jal Board, Public Works Department and Prof. A. K. Gosain of IIT Delhi shall hold a meeting under the Chairmanship of Principal Secretaries of Environment and Irrigation & Flood Control, NCT Government of Delhi. In this meeting it shall be fully deliberated and suggested whether it will be appropriate to provide lining and coverage to the drains in Delhi particularly the drain in issue in the present Application.
2. If the answer be in affirmative, whether the work undertaken by the Project Proponent or the DDA or any other Public Authority is technically feasible and sound and non-injurious to the public health and environment.
3. It shall also be stated as to which is the most appropriate point where the STP should be set up before the sewage and other effluents including the

	<p>The State Government of Uttar Pradesh shall furnish all help including Police aid for removal of the debris from the site in question.</p> <p>The DMRC, State of U.P., SSP of the areas falling adjacent to Shakarpur and Gautam Budh Nagar shall be responsible for carrying out the executions of Orders and also render Police Assistance for removal of the debris.</p> <p>The Status Report on behalf of Ministry of Environment and Forests has been filed before the Tribunal today the same is taken on record. copies thereof be furnished to all the Learned counsel appearing for the parties</p> <p>Affidavit on behalf of Respondent No. 6 has also been filed before the Tribunal today. Let copies thereof be provided to all Learned counsel appearing for the parties.</p> <p>Let the Report of the learned Local Commissioners be filed during the course of the day.</p> <p>Liberty is granted to DDA to file its Reply/objection, if any, to the Report of the Local Commissioners.</p> <p>We direct the Committee so constituted by MoEF and DPCC to file its Report positively atleast three days in advance to the next date of hearing.</p> <p>Let copies of the Report be provided to the Members of the Committee.</p> <p>List on 05th December, 2013.</p> <p><u>M.A. No. 967 of 2013</u></p> <p>Liberty is granted to the non-Applicants to file a Reply to the Application within two weeks from today with advance copy to the Learned counsel appearing for the Applicant.</p> <p>List this matter on 05th December, 2013.</p> <p>In the meanwhile the DDA and other Authorities shall not act on its Notification dated 28th September, 2013 without specific Orders of the Tribunal.</p> <p style="text-align: right;">.....,CP (Swatanter Kumar)</p> <p style="text-align: right;">.....,JM (U.D. Salvi)</p>
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BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI

M.A. NO. 967 OF 2013

IN

Original Application No. 6 of 2012

Manoj Mishra Vs. Union of India & Ors.

CORAM : HON'BLE MR. JUSTICE SWATANTER KUMAR, CHAIRPERSON
HON'BLE MR. JUSTICE U.D. SALVI, JUDICIAL MEMBER
HON'BLE MR. JUSTICE B.S. REDDY, JUDICIAL MEMBER
HON'BLE PROF. (DR.) P.C. MISHRA, EXPERT MEMBER
HON'BLE DR. R.C. TRIVEDI, EXPERT MEMBER

Present: Applicant: Mr. Rahul Choudhary, Advocate
Respondent No. 1: Mr. Vikas Malhotra, Advocate
Respondent No. 2&5: Mr. Vivek Kumar Tandon, Advocate
Respondent No. 3: Mr. Sangram Patnaik and Mr. Swayam Sidha, Advocates, Mr. R.S. Bhatia, SE/DDA and Mr. S.C. Gautam, EE/DDA
Respondent No. 4: Mr. Narender Pal Singh and Mr. Dinesh Jindal, LO
Respondent No. 5: Mr. Balendu Shekhar, Adv.
Respondent No. 6: Mr. Gaurav Bhatia, Add. AG, UP and Mr. Raman Yadav, Advocate
Respondent No. 8: Mr. Balendu Shekhar, Advocate for East, North and South
Respondent No. 12: Ms. Pinky Anand and Mr. Balendu Shekhar, Advocates
Mr. Ankur Gupta, Advocate for DMRC
Local Commissioners: Mr. Aniruddha Deshmukh, Advocate, Mr. Salim Mushtaq, Advocate and Abhimanue Shrestha, Advocates

Date and Remarks	Orders of the Tribunal
Item No. 7 October 28, 2013	<p>Learned counsel appearing for Additional Advocate General, State of U.P. submits that the entire debris on the river bank of Yamuna have been removed from the area under their jurisdiction and they would ensure that no debris are dumped there any further. In the event they find any default in compliance the competent Authority would take appropriate measures in accordance with Orders of the Tribunal and law.</p> <p>Learned counsel appearing for the DDA makes the statement to the same effect upon instructions from the Officers present before the Tribunal today.</p> <p>Learned counsel appearing for the DMRC submit that they have removed 23280 metric tons debris however 4700 metric tons debris still remain as the locations are occupied by Jhuggies and it is difficult for them to remove debris therefrom.</p> <p>Let these debris be also removed now within two weeks from today.</p>

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BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI

M.A. NO. 489/2013, 491/2013, 565/2013, 609/2013
711/2013 TO 713/2013, 773/2013 TO 802, 804/2013 & 812/2013 TO
839/2013

IN

Original Application No. 89 of 2013

AkashVashishtha&Anr.Vs.Union of India &Ors.

CORAM : HON'BLE MR. JUSTICE SWATANTER KUMAR, CHAIRPERSON
HON'BLE MR. JUSTICE U.D. SALVI, JUDICIAL MEMBER
HON'BLE DR. D.K. AGRAWAL, EXPERT MEMBER
HON'BLE DR. R.C. TRIVEDI, EXPERT MEMBER
HON'BLE MR. B.S. SAJWAN, EXPERT MEMBER

Present: Applicant: Mr. Amit Khemka Advocate with Mr. Rishi Sehgal Advocate and Mr. Sanorka Bharali Advocate

M.A. 489/2013

And 491/2013:

Mr.Amit Seth, Advocate along with Mr. Mahavit Singh Sr. Advocate and Mr. Kailash Pandey Advocate

Applicant in M.A. 773/2013

to 802 & 804/2013:

Mr.Amit Seth and Mr.Lakshya, Advocates

Respondent No.1:

Ms.NeelamRathore, Advocate along with Mr.Vikramjeet, Advocate

Respondent No.2:

Mr.Gaurav Bhatia, Add. A.G. U.P. and Ms.SavitriPandey, Advocateand Mr. Piyush Vashitha Advocate

Respondent No.3 & 4:

Mr.Raman Yadav, Advocate

Respondent No.5:

Mr. D. RajeshwarRao, Advocate

Respondent No.6:

Mr.Manjeet Singh Advocate &Mr.Tarjeet Singh, Advocate and Mr. Anil Advocate

Respondent No.7:

Ms.Ruchi Mishra, and Mr.Ramneek Mishra, Advocates and Mr. Sanjiv Kr. Advocate

Respondent No.8:

Mr.Gaurav Bhatia, Add. A.G. U.P., Mr.PiyushVashistha Advocate and Mr.PankajPandey, Adv.

Respondent No.9 & 12:

Ms Reena Singh, Advocate and Mr.Arjun Singh, Adv.

Respondent No.10:

Ms.Sushma Singh, Advocate

Respondent No.11:

Ms JyotiSaxena with Mr. M. P. Shorawale, Advocates

Respondent No.14:

Mr.SangramPatnaik Advocate with Mr Swayam Sidh, Advocate and Mr. J. B. Kshirsagar and Sh. B. K. Mishra for DDA

Respondent No.15:

Mr.BalenduShekhar, Adv.

Date and Remarks	Orders of the Tribunal
Item No. 10 October 23, 2013	<p><u>M. A. No. 711 of 2013, 712 of 2013 and 713 of 2013</u></p> <p>These are the Applications for impleadment. There is no opposition to these Applications. Consequently we allow these Applications subject to just exception. The Applicant be impleaded as Respondent in the main petition. Thus Application Nos. 711 of 2013, 712 of 2013 and 713 of 2013 stand disposed of accordingly.</p>

,EM (Dr. D.K. Agrawal)
,EM (B.S. Sajwan)
,EM (Dr. R.C. Trivedi)

M. A. No.773/2013 to 802, 804/2013 & 812/2013 TO 839/2013

All these Applications are allowed subject to just exception. The Applicants are ordered to be impleaded as party Respondents in the main petition.

Original Application No. 89 of 2013

The newly added Respondents, i.e., the Applicants whose Applications for impleadment have been allowed by the Tribunal vide order of the date, are hereby granted liberty to file replies to the Applications. Let Replies, if any, be filed within two weeks from today with advanced copies to the Learned Counsel appearing in this case who may file Rejoinder thereto, if any, within one week thereafter.

Learned Counsel appearing for the Government official/ Respondents pray for time to file replies/reports. Let replies/reports be filed within three weeks from today as prayed with advanced copies to the Learned Counsel appearing for the parties. Rejoinder thereto, if any, be filed by the Applicant within one week thereafter.

We direct all the concerned authorities, state Governments particularly, the State of UP and DDA to file an Affidavit of the Principal Secretary, Irrigation, UP and Vice-Chairman of DDA showing as to what is their policy in relation to Flood Plain Area like in Ghaziabad it is stated to be 1 in 25 years. Secondly, whether they have declared the Flood Plain Area in their respective States and cities and if so the nomenclature like Zone 'O' etc. and its bifurcation. Further what activity, if any, is permissible in Flood Plain Area or River Front Area with reference to the law under which it had been duly notified by the concerned authority.

On behalf of all the authorities the conceded position before us is that there is no construction permissible in Flood Plain Area but exception has been carved out. Let power of carving out an exception be also placed on record of the Tribunal while filing the replies/reports.

The Learned Additional Advocate General appearing for the State of UP submits that they have already passed 32 orders wherein they have held that the construction was unauthorized and could not have been raised on the Flood Plain Areas. Let all those orders be placed on record of the Tribunal along with replies.

³[Notes:

** 60% of the plot land shall be utilized for the Police Station with 200 FAR and 40% of the plot land shall be utilized for Police Personnel Housing with 400 FAR. Whereas other Development Control Norms i.e., ground coverage, set-back and parking requirement, etc. shall be as prescribed in Table 13.11 and para 4.4.3.B Residential Plot-Group Housing, respectively. Existing police station sites shall also be eligible for afore-said provision.]

[2-3. Modified vide S.O. 2894(E) dated 23-09-2013]

Copy of the tables 13.10 and 13.11 are enclosed as **Annexure-II**.

2.3 From the provisions given in Table 13.11 above, it is observed that only land distribution is given for Police Lines without specifying the Development Control Norms for each category.

2.4 MPD-2021 has given Development Control Norms for University Campus in Table 13.6; copy of the same is enclosed as **Annexure-III**. Development Control Norms for University Campus are reproduced below:

Table 13.6: Development Controls for Education Facilities (Higher Education)

SI No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
4	University Campus including International Education Centre (IEC) - Large campus (10 ha and above) will be divided into following four parts:				1. Parking standard @ 1.33 ECS / 100 sq m of floor area. 2. Other controls related to basements etc. are given in the Development Code chapter. 3. Landscape plan to be prepared.
	a) Academic including Administration (45% of total land area)	30%	*120	37 m	
	b) Residential (25% of total land area)	1. Regulations for group housing shall apply. 2. The land shall be reserved for facilities as per residential norms.			
	c) Sports and Cultural activities (15%)	10%	15	26 m	
	d) Parks and Landscape (15%)	N. A.			

*As per notification dated 25.9.13 the FAR has been increased to 225 from 120.

3. Proposal:

3.1 It is observed that the categories of sub-division of University Campus/ Police Lines are almost similar. In view of this, it is suggested that the following Development Control Norms can be adopted for Police Lines.

Sl. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
4	Police Lines Land Distribution				1. Parking standard @ 2.00 ECS / 100 sq m of floor area. 2. Other controls related to basements etc.
	i) Administration (20% of total land area)	30%	120	37 m	
	ii) Residential (30% of total land area)	1. Regulations for group housing shall apply. 2. The land shall be reserved for			

Sub :- Proposed Modification of MPD-2021 in Development Control Norms of 'Police Line' Table No: 13.11 of Clause 13.5 Security - Police.

Synopsis:

Proposed Modification of MPD-2021 in Development Control Norms of 'Police Line' as Development Norms of specific permissible use-activities as per Land-Distribution given within are not available in the **Table No: 13.11 of Clause 13.5 Security - Police** of MPD-2021.

1. Background :

The development control norms of Police Line is not available in Master Plan Delhi-2021(MPD-2021), only land distribution is given in the table 13.11 without specifying the development control norms for each category .To setup the development control norms for police Line a T.C .Agenda already put up for consideration vide item no 49/13/TC Dated 11.12.13 (**Annexure-I**)To consider the development control norms of Police Line which is applicable for all the 15 zones, a proposal for Modification of MPD-2021 in development control norms of Police Line Table 13.11 of clause 13.5 Security is required for consideration.

2. Examination:

2.1 Area Planning Unit has received following references regarding:

1. C.R.P.F. Camp Wazirabad (Zone -'O')
2. Police Lines near Model Town (Zone-'C')

While processing the references related to above, it was observed that in MPD-2021 norms have been given for 'Police Lines' along with land distribution. However, the development controls applicable for the sub-division into different parts are not given. The existing provisions are reproduced below:

Table 13.10: Planning Norms and Standards for Security (Police) Facilities

Sl.	Category	Pop./unit (approx.)	Plot Area
4	Police Lines	One for each administrative zone	2.0 ha

Table 13.11: Development Controls for Security (Police) Facilities

Sl. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
4	Police Lines i) Administration ii) Residential iii) Sports & Facilities iv) Open Spaces	Land Distribution: - 20% - 30% - 10% - 40%			² [1.Upto 30% of max. FAR can be utilized for residential use of essential staff (except Police Station which will as per ** of Notes below the Table).] 2. Parking standard @ 2.00 ECS/100 sq m of floor area. 3. Additional space available in police station due to increased development controls shall be used for locating Civil Defence and Home Guards etc. 4. Upto 15% of max. FAR can be utilized for residential use/hostel for essential staff and student accommodation, in Police Training Institute / college. 5. Other controls related to basements etc. are given in the Development Code chapter.

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	facilities as per residential norms.			are given in the Development Code chapter.
iii) Sports & Facilities (10% of total land area)	10%	15	26 m	
iv) Open Spaces (40% of total land area)	N. A.			

In view of the above suggestion, following modification would be required in MPD-2021.

Modification (1):

Category - Sl. No. (4) to be deleted and mention that '**Police Lines – Refer Table 13.11 (A)**'.

Modification (2):

Following new table 13.11 (A) to be added:

Table 13.11 A: Development Controls for Police Lines

Table 13.11 A: Development Controls for Police Lines					
Sl. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
4	Police Lines Land Distribution				3. Parking standard @ 2.00 ECS / 100 sq m of floor area. 4. Other controls related to basements etc. are given in the Development Code chapter.
	i) Administration (20% of total land area)	30%	120	37 m	
	ii) Residential (30% of total land area)	3. Regulations for group housing shall apply. 4. The land shall be reserved for facilities as per residential norms.			
	iii) Sports & Facilities (10% of total land area)	10%	15	26 m	
	iv) Open Spaces (40% of total land area)	N. A.			

4.0 Recommendation:

The proposal stated above at Para 3.0 is placed before the Technical Committee for consideration & appropriate decision.

DECISION

The proposal was presented by Director (Plg) Zone E&O. After detailed deliberations Technical Committee agreed to the proposal of modifications to the MPD-2021 in development control norms of police line as development norms of specific permissible use activities as per land use distribution given within, are not available in Table No. 13.11 of Clause 13.5 – Security- Police for further processing under Section 11-A of DD Act, 1957 for further processing of Authority.

Action: Director (Plg) Zone E & O



Construction of Permanent Headquarter of 103 Bn. of RAF at Wazirabad was discussed. The decision of the meeting is reproduced below:

"After detail discussion, the committee decided to accord NOC to the proposal of RAF with the direction that structure should be constructed in the area away from the ombankment."

(Annexure-II)

- 1.6. To short out the issue related to Development Control Norms a meeting was held on 24.01.2008 under the chairmanship of Comm.(Plg) DDA. In the meeting it was suggested that:

- a) The RAF may give a comprehensive justification for higher FAR and a conceptual zoning plan/ land use plan showing various activities uses, area distribution, Residential units, Ground coverage FAR etc which may be submitted for examination / assessment of the requirement and FAR.
- b) To initiate the Environment Impact Assessment (EIA) and hydrological studies and action for the necessary clearances from the Ministry of Environment and Forest (MOEF), and other concerned agencies.

- 1.7. As a follow up to the meeting held on 24.01.2008, Commandant of 103BN RAF/ CRPF has submitted a topological survey of RAF campus and Development norms of residential / non-residential buildings in RAF - BN on 18.12.2009, whereas CRPF/RAF was suggested to submit comprehensive justification for higher FAR and conceptual zonal plan/ land use plan showing various activities/uses, area distribution, Residential unit, Ground coverage/ FAR etc.

- 1.8. Dir. (Plg.) RYP/TYA has issued a letter to the Commandant 103 BN RAF/ CRPF on 25.02.2010 to submit the above referred documents for further examination. A follow up meeting was held on 17.06.2010 in the office of Dir. (Plg) RYP with officers of CRPF/RAF. During the meeting the following decision was taken:

"It was decided in the meeting that the RAF shall submit conceptual site plan showing various activities/uses, area distribution, residential units, ground coverage, FAR, height etc. along with the text report thereby giving justification for getting 'development control norms of battalion' in lieu of development control norms of camp. This shall be prepared by RAF in consultation with concerned Architect of CPWD."

- 1.9. Sr. Arch HQ-II, CPWD vide. letter dated 15.09.2010 has submitted their views regarding the Development Control requirement. Further it was requested for the consideration of **Change of Land use** from present use of **'Camping Site' to District Office and 'Battalion'**.
- 1.10. A meeting was held under the chairmanship of DIGP RAF/ CRPF on 14.06.13. As a follow up to the meeting, Commandant 103 RAF BN has requested vide. letter dated 16.08.13 to DDA to provide the Development Control Norms of **'District Office & Battalion'** for 103 RAF BN/ CRPF.

(Annexure-III)

Item No. 49/B.
Submitted
10/12/2013.
A.D. (M.P.I.)

Minutes of the Technical Committee Meeting
Held on 11-12-2013 - 67 -

Laid On Table

Item No. 49/13/7c

Sub :- Proposed Modification of MPD-2021 in Development Control Norms of 'Police Line' Table No: 13.11 of Clause 13.5 Security - Police.

No. F3(16)2000/MP/Pl-I

Synopsis:

Proposed Modification of MPD-2021 in Development Control Norms of 'Police Line' as Development Norms of specific permissible use-activities as per Land-Distribution given within are not available in the Table No: 13.11 of Clause 13.5 Security - Police of MPD-2021. Commandant of CRPF requested for higher FAR to be permitted in the balance land out of total land allotted to them at Wazirabad, as considerable land amount falls under HT line passing over their plot thus affecting land underneath unbuildable.

1. Background :

1.0. Commandant - 103 BN RAF/CRPF vide. Letter dated 16.08.2013 has requested 'to issue "Battalion & Distt. Office Norms" where FAR is 120, Height is 26 mt & Ground coverage 30% in [Development Control for Security (Police) facilities] as per MPD-2021 at page No.90, at Table No. 13.11, at Sl. No.3. It has been mentioned alongwith that out of allotted 60 acres land 13.5 acres of land is located under High Tension Wires, where no construction can be done. Balance 46.5 acres of land is left for use of 103 BN RAF.

1.1. The request of Commandant- 103 BN/ RAF, CRPF were received earlier vide dated 18.12.09, 5.7.2010 etc. & letters of Sr. Architect. (HQ) III, CPWD dated 15.09.2010 in this regard.

1.2. DDA allotted 60 acres of land to CRPF for setting up of 103BF RAF (CRPF) at Wazirabad vide allotment letter dated 06.06.1986 with certain terms and conditions.

As per the allotment condition No.4 - the land measuring 60 acres (24 ha) is allotted to CRPF for camping purpose with the condition that no permanent structure will be constructed on the Land.

(Annexure-I)

1.3. The NOC was issued by the IL Branch, Vide letter dated 05.01.2007 in respect of the plot for getting the sanction of building plans for construction of 'Battalion'.

1.4. CRPF and Chief Architect of CPWD (vide letter dated 16.08.2013) has mentioned that out of 60 acres (24 ha) of allotted land 20 acres (8 ha) is falling under High Tension Line running over the plot along Marginal Band Road (60m RW), due to which the effective buildable area remain to 40 acres (16 ha) only. For accommodating the required no. of residential flats, office buildings etc. (as per Development Control norms of Battalion) they requested for FAR, Ground Coverage etc. of the entire plot to be made applicable on the balance area i.e., 40 acres (16 ha) to achieve their requirement.

1.5. CRPF has submitted the minutes of 68th meeting of Yamuna Standing Committee (YSC) held on 16.03.2005 in which the item regarding

- 2.3 From the provisions given in Table 13.11 above, it is observed that only land distribution is given for Police Lines without specifying the Development Control Norms for each category.
- 2.4 MPD-2021 has given Development Control Norms for University Campus in Table 13.6; copy of the same is enclosed as Annexure-V. Development Control Norms for University Campus are reproduced below.

Table 13.6: Development Controls for Education Facilities (Higher Education)

Sl No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
4	University Campus including International Education Centre (IEC) - Large campus (10 ha and above) will be divided into following four parts:				1. Parking standard @ 1.33 ECS / 100 sq m of floor area. 2. Other controls related to basements etc. are given in the Development Code chapter. 3. Landscape plan to be prepared.
	a) Academic including Administration (45% of total land area)	30%	*120	37 m	
	b) Residential (25% of total land area)	1. Regulations for group housing shall apply. 2. The land shall be reserved for facilities as per residential norms.			
	c) Sports and Cultural activities (15%)	10%	15	26 m	
	d) Parks and Landscape (15%)		N. A.		

*As per notification dated 25.9.13 the FAR has been increased to 225 from 120.

- 2.5 Since the allotment has already been done the request of the CRPF/RAF is required to be examined from the administrative point of view (i.e., Lease deed, allotment letter, financial implication, if any etc.) as to whether there is any requirement for modification in lease deed etc. by Lands Branch of DDA.
- 2.6 The matter regarding protection of Flood Plain Area / River Yamuna with respect to Zonal Plan of Zone - 'O' was discussed in the second meeting of Apex Committee to ensure revision of Master Plan of Delhi- 2021 held under the chairmanship of LG, Delhi. During the meeting Hon'ble L.G Delhi directed that wherever old embankments/bunds have been constructed the protected area shall be excluded from Zone-'O'. The example of Jaitpur Ext. which is a village Abadi has been wrongly shown in Zone-'O' in Zonal Development Plan was quoted and hence there is a need to refine the Zone 'O' boundary. Likewise Sonia Vihar Residential Colony behind the protection embankment would merit such inclusion.
- 2.7 The matter on Re - delineation/ Rezoning of Zone 'O' (River Yamuna /River Front) i.e., modification in the MPD 2021 has been considered under Section 11-A of DD Act in the Authority meeting held on 19.08.13. Gazette Notification inviting Public Objection/ Suggestion has been issued vide dated 28.09.2013. Hon'ble NGT vide. order Dt. 28.10.2013 directed for status quo for Six months.
- As per the proposal on Re - delineation/ Rezoning of Zone 'O' the area u/r i.e., the land measuring 60 acres (24 ha) allotted to CRPF for camping purpose falls out of Zone 'O' boundary.

2. Examination:

- 2.1 As per the MPD- 2021 and ZDP- Zone 'O' provision the Landuse of the site under reference is shown as PSP (Police Line).
As per Lease Deed and Allotment letter of DDA the plot of area 60 acre (24 ha) is for 'Camping Site'.
As per letter dated 5.01.2007 of Lands Branch, the NOC for the plot was issued for construction of 'Battalion'.
- 2.2 Area Planning Unit has received following references regarding:
1. C.R.P.F. Camp Wazirabad (Zone -'O')
 2. Police Lines near Model Town (Zone-'C')

While processing the references related to above, it was observed that in MPD-2021 norms have been given for 'Police Lines' along with land distribution. However, the development controls applicable for the sub-division into different parts are not given. The existing provisions are reproduced below:

Table 13.10: Planning Norms and Standards for Security (Police) Facilities

Sl	Category	Pop./unit (approx.)	Plot Area
4	Police Lines	One for each administrative zone	2.0 ha

Table 13.11: Development Controls for Security (Police) Facilities

Sl No	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
4	Police Lines i) Administration ii) Residential iii) Sports & Facilities iv) Open Spaces	Land Distribution: - 20% - 30% - 10% - 40%			[1.Upto 30% of max. FAR can be utilized for residential use of essential staff (except Police Station which will as per ** of Notes below the Table).] 2.Parking standard @ 2.00 ECS/100 sq m of floor area. 3.Additional space available in police station due to increased development controls shall be used for locating Civil Defence and Home Guards etc. 4.Upto 15% of max. FAR can be utilized for residential use/hostel for essential staff and student accommodation, in Police Training Institute / college. 5.Other controls related to basements etc. are given in the Development Code chapter.

[Notes:

** 60% of the plot land shall be utilized for the Police Station with 200 FAR and 40% of the plot land shall be utilized for Police Personnel Housing with 400 FAR. Whereas other Development Control Norms i.e., ground coverage, set-back and parking requirement, etc. shall be as prescribed in Table 13.11 and para 4.4.3-B Residential Plot-Group Housing, respectively. Existing police station sites shall also be eligible for afore-said provision.]

[2-3. Modified vide S.O. 2894(E) dated 23-09-2013]

Copy of the tables 13.10 and 13.11 are enclosed as Annexure-IV

- 3.2 Lease Deed Modification, if required, from 'Camping Site' to 'Police Line' as per MPD-2021 is to be undertaken by Land Deptt. of DDA.
- 3.3 NOC/Clearance of MoEF & EIA of the project are to be submitted by CRPF.
- 3.4 The boundary description of the Land/Plot under reference is as under:-

North	: Delhi Police Firing Range Site as per ZDP of Zone 'O'
South	: Facility cum service Center site as per ZDP of Zone 'O'
East	: Marginal Bund Road
West	: River & Water Body site as per ZDP of Zone 'O'

4.0 Recommendation:

The proposal stated above at para 3.0 is placed before the Technical Committee for consideration & appropriate decision subject to submission of the clearances mentioned at para 3.3.

AD (Plg.) Zone-'O'

DD (Plg.) E&O

Director (Plg) E&O

DECISION

The proposal was presented by Director (Plg.) Zone -'E&O' Technical Committee observed that Zone 'O' is eco-sensitive Zone and considering the latest order of Hon'ble National Green Tribunal, the Technical Committee decided that CRPF will take fresh clearances from Yamuna Standing Committee and Ministry of Environment & Forests (MoEF), Govt. of India and bring the issue and again to Technical Committee

DELHI DEVELOPMENT AUTHORITY MASTER PLAN SECTION VERIFIED	
This Proposal was Considered in the 3 rd Technical Committee Meeting held on 11.12.2013 Vide Item No. 49/2013	
Signed by 31/12/2013 Asstt. Director Master Plan	Dy. Dir. Master Plan

2.8

- a) The land u/r measuring 60 acres (24 ha) allotted to CRPF stands already proposed & earmarked for PSP (Police Line) in MPD-2021 & ZDP (O).
b) The requested issue i.e, Clarification of Development Control Norms applicable to the each activities permissible in 'Police Line' as per MPD-2021 shall require clarification (pls.refer para 2.2 & 2.2.2)

2.9 The Proposal requires the clearance of Ministry of Environment & Forest (MoEF).

3. Proposal:

3.1 It is observed that the categories of sub-division of University Campus/ Police Lines are almost similar. In view of this, it is suggested that the following Development Control Norms can be adopted for Police Lines.

Sl. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
4	Police Lines Land Distribution				1. Parking standard @ 2.00 ECS / 100 sq m of floor area. 2. Other controls related to basements etc. are given in the Development Code chapter.
	i) Administration (20% of total land area)	30%	120	37 m	
	ii) Residential (30% of total land area)	1. Regulations for group housing shall apply. 2. The land shall be reserved for facilities as per residential norms.			
	iii) Sports & Facilities (10% of total land area)	10%	15	26 m	
	iv) Open Spaces (40% of total land area)	N. A.			

In view of the above suggestion, following modification would be required in MPD-2021.

Modification (1):

Category - Sl. No. (4) to be deleted and mention that 'Police Lines – Refer Table 13.11 (A)'.

Modification (2):

Following new table 13.11 (A) to be added:

Table 13.11 A: Development Controls for Police Lines

Table 13.11 A: Development Controls for Police Lines					
Sl. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
4	Police Lines Land Distribution				3. Parking standard @ 2.00 ECS / 100 sq m of floor area. 4. Other controls related to basements etc. are given in the Development Code chapter.
	i) Administration (20% of total land area)	30%	120	37 m	
	ii) Residential (30% of total land area)	3. Regulations for group housing shall apply. 4. The land shall be reserved for facilities as per residential norms.			
	iii) Sports & Facilities (10% of total land area)	10%	15	26 m	
	iv) Open Spaces (40% of total land area)	N. A.			

Table 13.11: Development Controls for Security (Police) Facilities

Sl. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
1	Police Post	35%	150	15 m.	1. Upto 30% of max. FAR can be utilized for residential use of essential staff. 2. Parking standard @ 2.00 ECS / 100 sq m of floor area. 3. Additional space available in police station due to increased development controls shall be used for locating Civil Defence and Home Guards etc. 4. Upto 15% of max. FAR can be utilized for residential use/hostel for essential staff and student accommodation, in Police Training Institute / college. 5. Other controls related to basements etc. are given in the Development Code chapter.
2	Police Station	30%	150	26 m.	
3	District Office and Battalion	30%	120	26 m.	
4	Police Lines	Land Distribution:			
	i) Administration	- 20%			
	ii) Residential	- 30%			
	iii) Sports & Facilities	- 10%			
	iv) Open Spaces	- 40%			
5	District Jail	30%	120	26 m.	
6	Police Training Institute/ College*	30%	120	26 m.	
7	Police Firing Range	12.5%	25	9 m.	
8	Police camp including Central Police Organization / Security Forces*	12.5%	25	9 m.	
9	Traffic and police control room	1. As per requirement on major road junctions / stretches etc. as part of road right of way based on site feasibility. 2. Maximum area = 25 sq m.			

*Including Central Security Forces

13.6 SAFETY

13.6.1 FIRE

Fire services have to play pivotal role and be fully prepared in protecting people from fire hazards, building collapses, road accidents and other unforeseen emergencies etc. At present, there are 36 fire stations in Delhi.

Table 13.12: Planning Norms and Standards for Safety / Fire Facilities

Sl. No.	Category	Population / Urban Extension	Plot Area
1	Fire Post	3 to 4 km radius	2000 sqm
2	Fire Station	5 to 7 km radius	1.0 Ha.
3	Disaster Management Centre	One in each Administrative Zone	1.0 Ha. along with suitable open area (2Ha) for soft parking, temporary shelter, parade ground etc.
4	Fire Training Institute/College	City level (one site in urban extension)	3.0 Ha.

3	Head Post Office with Administrative office & with / without delivery office	30%	120	26 m.	1. Upto 15% of max. FAR can be utilized for residential use of essential staff. 2. Parking standard @ 1.33 ECS / 100 sq m of floor area. 3. Other controls related to basements etc. are given in the Development Code chapter.
B	TELEPHONE				
4.	a. Telephone Exchange b. RSU (Remote Subscriber Units)	30% 30%	120 100	26m 15 m	

13.5 SECURITY- POLICE

Law and order are increasingly becoming a matter of concern in Delhi. For maintenance of proper law and order, the security force must keep pace with the growth and development of an area. The main agency looking after security aspect in the city is Delhi Police. At present, there are 123 police stations, 80 police posts, 10 Delhi Armed Police battalions, 9 District offices of DCPs and 9 District Lines.

Table 13.10: Planning Norms and Standards for Security (Police) Facilities

1	Police Post	1.0 lakh	1000 sqm.
2	Police Station	2.5 lakh	1.0 ha
3	District Office and Battalion	One for each	1.0 ha
4	Police Lines	administrative zone.	2.0 ha
5	District Jail	25.0 lakh	5.0 ha
6	Police Training Institute / College*	City level (to be	5.0 ha
7	Police Firing Range	located in fringe area)	Upto 10.0 ha
8	Police camp including Central Police Organization / Security Forces*		Upto 10.0 ha
9	Traffic and police control room	As per requirement	

*Including Central Security Forces

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Table 13.6: Development Controls for Education Facilities (Higher Education)

1	Vocational Training Centre (ITI / Polytechnic / Vocational / Training Institute / Management Institute / Teacher Training Institutes etc.) / Research and Development centre.	35%	150	37 m	<ol style="list-style-type: none"> 1. Upto 15% of max. FAR can be utilized for residential use of essential staff and student accommodation. 2. Parking standard @ 1.33 ECS / 100sqm of floor area. The areas earmarked for parking if misused liable to be municipalized / taken over by the authority. 3. Other controls related to basements etc. are given in the Development Code chapter.
2	General College				
3	Professional College (Technical)				
4	University Campus including International Education Centre (IEC) - Large campus (10 ha and above) will be divided into following four parts:				<ol style="list-style-type: none"> 1. Parking standard @ 1.33 ECS / 100 sq m of floor area. 2. Other controls related to basements etc. are given in the Development Code chapter. 3. Landscape plan to be prepared.
	a) Academic including Administration (45% of total land area)	30%	120	37 m	
	b) Residential (25% of total land area)			<ol style="list-style-type: none"> 1. Regulations for group housing shall apply. 2. The land shall be reserved for facilities as per residential norms. 	
	c) Sports and Cultural activities (15%)	10%	15	26 m	
	d) Parks and Landscape (15%)	N. A.			

Transportation (Rail Circulation) to Residential, located adjacent to Hotel Leela in Moti Bagh, New Delhi falling in Planning Zone D for further processing under section 11A of DD Act 1957.

Action: Director (Plg.) Zone D

Item No. 44/2014

Modification in Public & Semi Public area of Rohini.

F.No. F19(01)/2014/MP
(PPR/172/92)

The proposal was presented by Director (Plg) Rohini. It was explained that the front set back of 15 mtr as given in the layout plan may be relaxed to 6 mtr in view of the provisions of MPD-2021 at note IV of Table 17.1. After detailed deliberation Technical Committee desired that the matter needs re-examination and if required a consent from DPCC may be sort for allotment of alternative plot. The matter was deferred.

Action: Director (Plg) Rohini
DPCC

Item No. 45/2014

Policy for alternate use of Vacant Nursery School sites in Delhi..

F.No. F20(05)2000/MP

The proposal was presented by Director (Plg) Zone C & G. After detailed deliberations, Technical Committee recommended the proposal as a policy for consideration of the Authority with modification in para 4.1 at sl. No. 1 in the facilities column to be replaced as [a] Residential plot (if it is sandwiched between two residential plots) or [b] as park. This modification was suggested keeping in view the earlier resolution of the authority dated 21.01.2002. The alternate use of vacant nursery school sites for the specific use as detailed out in the proposal shall be examined on case-to-case basis and as and when the request is put up by the concern department.

Action: Director (Plg) Zone C & G
All Director (Plg.)

Laid on Table:

Item No. 46/2014

Proposed Modification of MPD-2021 in Development Control Norms of 'Police Line' Table No 13.11 of Clause 13.5 Security – Police of MPD-2021.
F3(16)2000/MP/Pt.-I.

The proposal was presented by Director (Plg) E&O. It was explained that the land under possession of CRPF was forming part of Zone P, as per MPD – 2021. In MPD-2021 the Zonal boundaries has been realigned and this area become part of Zone 'O'. In the notified Zonal Development Plan for Zone 'O' (as per MPD- 2021) the land use of this pocket is Public and Semi-public facility (Police Station/ Police Lines/ Facility Centre). In view of the requirement of the paramilitary forces for the National capital, CRPF may be given permission to develop the land as per the provisions of MPD-2021 and development control norms.

After detailed deliberation Technical Committee recommended that DDA shall approach National Green Tribunal for relief/ permission to CRPF for taking up construction of CRPF bldg. as per the provisions of MPD-2021 and development control norms.

Action: Director (Plg) Zone E & O
Commandant CRPF



F.1 (10) 2014/MP/297

Date: 29.08.2014

Sub: Minutes of the 10th Technical Committee held on 12-08-2014

Item No. 40/2014

Confirmation of Minutes

The Minutes of the 9th Technical Committee meeting held on 24.06.2014 were circulated to all the members. As no written observations have been received, the Minutes of the 9th Technical Committee meeting held on 24.06.2014 were confirmed.

Item No. 41/2014

Change of location of the designated parking plot opposite Birla Mandir from Mandir Marg to Udyan Marg & Consideration of Gross Area - Zone 'D'
F16(02)/2014/MP

The proposal was presented by Dy. Chief Architect, NDMC. There were 3 options explained. After detailed deliberation, Technical Committee agreed to option – I in respect of gross area and the relocation of the designated parking plot from Mandir Marg to Udhyan Marg as mentioned in the agenda.

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

Item No. 42/2014

Change of land use of Pocket-1 (6560.10 m²) and Pocket-2 (680.70 m²) at Mayapuri, Zone – G from Recreational (P2-District Park) to Transport (T3- MRTS Circulation) for construction of line 7 of Delhi MRTS, Phase-III, MukundPur Yamuna Vihar Corridor.

F20(05)/2014/MP

The proposal was explained by Director (Plg) Zone C&G. After detailed deliberations the Technical Committee recommended the proposal for change of land use of Pocket-1 (6560.10 m²) and Pocket-2 (680.70 m²) at Mayapuri, Zone – G from Recreational (P2-District Park) to Transport (T3- MRTS Circulation) for construction of line 7 of Delhi MRTS, Phase-III, MukundPur Yamuna Vihar Corridor for further processing under section 11-A of DD Act 1957.

Action: Director (Plg.), Zone C & G

Item No. 43/2014

Proposed change of land use of an area measuring 7830 m² (0.78 Ha) from Transportation (Rail Circulation) to Residential, located adjacent to Hotel Leela in Moti Bagh, New Delhi falling in Planning Zone D.

F20(02)2012/MP

The proposal was explained by Director (Plg) Zone D. Technical Committee recommended the proposal of change of land use of an area measuring 7830 m² (0.78 Ha) from

List of participants of 10th meeting for the year 2014 of Technical Committee on 12.08.2014

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. P.M. Parate, Commissioner (Plg), DDA
4. R.K. Jain, Addl. Commissioner (Plg) UE,MP&LP, DDA
5. S.P. Pathak, Addl. Commissioner (Plg) AP&MPR, DDA
6. Savita Bhandari, Addl. Commissioner (LS),DDA
7. Partha Dhar, Addl. Commissioner (Plg) DDA
8. I.P. Parate, Director (MPR)TC, DDA
9. S.B. Khodankr, Director (Plg)MP, DDA
10. Vinod Sakle, Director (Plg) Rohini, DDA
11. S. Das, Director (Plg) Zone – D, DDA
12. A.K. Manna Director (Plg), DDA
13. T.K. Mondal, Director (Plg) AP-I, DDA
14. Sanjeev Mittal, Director (Lands), DDA
15. Poonam A, Director (Landscape), DDA
16. Manju Paul, Director (Plg) VC, Sectt
17. D.P. Sharma. Executing Engineer / WD-13, DDA
18. A.K. Malhotra, Dy. Director (Plg) Rohini, DDA

OTHER ORGANIZATION

S/Sh./Ms.

1. Samsher Singh, Chief Town Planner, Town Planning department, SDMC
2. Rajesh Sood, Dy. Chief Architect (NDMC)
3. Manisha Gupta, Sr. Architect, (HUPW) DDA
4. Niranjana Lal, S.GD- CRPF, CRPF 103 BN
5. V. K. Jain, Executive Engineer, DPCC
6. Saroj Sethi, Dy. Architect, NDMC.
7. Ravinder Soni , ACP/Traffic, Delhi Police,
8. P.K. Chaudhary, Asstt. D. G. MOT (Ministry of Tourism)
9. Rajender Prasad, Asstt. Commandant, 103 BN RAF / CRPF
10. Devesh Chand, BO/ L&DO

Item No. 47/2014

Proposed Modification of MPD-2021 in Development Control Norms of 'Police Line' Table No 13.11 of Clause 13.5 Security – Police of MPD-2021.

F20(24)2014/MP

The proposal was presented by Director (Plg) Zone E&O. After detailed deliberations Technical Committee agreed to the proposal of modifications to the MPD-2021 in development control norms of police line as development norms of specific permissible use activities as per land use distribution given within, are not available in Table No. 13.11 of Clause 13.5 – Security- Police for further processing under Section 11-A of DD Act, 1957 for further processing of Authority.

Action: Director (Plg) Zone E & O

The meeting ended with vote of thanks to the Chair.


(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

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. Chief Town Planner, MCD (SOUTH)
13. Chief Town Planner, MCD (NORTH)
14. Chief Town Planner, MCD (EAST)
15. Addl. Commr. (Landscape), DDA
16. Addl. Commr.(Plg.)TB&C, DDA
17. Addl. Commr.(Plg.) MP,UE&LP, DDA
18. Addl. Commr.(Plg.) AP & MPPR, DDA
19. Addl. Commr.(Plg.) UC & Infrastructure, DDA
20. Secretary, DUAC
21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
22. Dy. Commissioner of Police (Traffic) Delhi
23. Land & Development Officer (L&DO)

Transportation (Rail Circulation) to Residential, located adjacent to Hotel Leela in Moti Bagh, New Delhi falling in Planning Zone D for further processing under section 11A of DD Act 1957.

Action: Director (Plg.) Zone D

Item No. 44/2014

Modification in Public & Semi Public area of Rohini.

F.No. F19(01)/2014/MP

(PPR/172/92)

The proposal was presented by Director (Plg) Rohini. It was explained that the front set back of 15 mtr as given in the layout plan may be relaxed to 6 mtr in view of the provisions of MPD-2021 at note IV of Table 17.1. After detailed deliberation Technical Committee desired that the matter needs re-examination and if required a consent from DPCC may be sort for allotment of alternative plot. The matter was deferred.

Action: Director (Plg) Rohini
DPCC

Item No. 45/2014

Policy for alternate use of Vacant Nursery School sites in Delhi..

F.No. F20(05)2000/MP

The proposal was presented by Director (Plg) Zone C & G. After detailed deliberations, Technical Committee recommended the proposal as a policy for consideration of the Authority with modification in para 4.1 at sl. No. 1 in the facilities column to be replaced as [a] Residential plot (if it is sandwiched between two residential plots) or [b] as park. This modification was suggested keeping in view the earlier resolution of the authority dated 21.01.2002. The alternate use of vacant nursery school sites for the specific use as detailed out in the proposal shall be examined on case-to-case basis and as and when the request is put up by the concern department.

Action: Director (Plg) Zone C & G
All Director (Plg.)

Laid on Table:

Item No. 46/2014

Proposed Modification of MPD-2021 in Development Control Norms of 'Police Line' Table No 13.11 of Clause 13.5 Security – Police of MPD-2021.

F3(16)2000/MP/Pt.-I.

The proposal was presented by Director (Plg) E&O. It was explained that the land under possession of CRPF was forming part of Zone P, as per MPD – 2021. In MPD-2021 the Zonal boundaries has been realigned and this area become part of Zone 'O'. In the notified Zonal Development Plan for Zone 'O' (as per MPD- 2021) the land use of this pocket is Public and Semi-public facility (Police Station/ Police Lines/ Facility Centre). In view of the requirement of the paramilitary forces for the National capital, CRPF may be given permission to develop the land as per the provisions of MPD-2021 and development control norms.

After detailed deliberation Technical Committee recommended that DDA shall approach National Green Tribunal for relief/ permission to CRPF for taking up construction of CRPF bldg. as per the provisions of MPD-2021 and development control norms.

Action: Director (Plg) Zone E & O
Commandant CRPF



F.1 (10) 2014/MP/297

Date: 29.08.2014

Sub: Minutes of the 10th Technical Committee held on 12-08-2014

Item No. 40/2014

Confirmation of Minutes

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Change of location of the designated parking plot opposite Birla Mandir from Mandir Marg to Udyan Marg & Consideration of Gross Area - Zone 'D'
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The proposal was presented by Dy. Chief Architect, NDMC. There were 3 options explained. After detailed deliberation, Technical Committee agreed to option - I in respect of gross area and the relocation of the designated parking plot from Mandir Marg to Udhyan Marg as mentioned in the agenda.

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

Item No. 42/2014

Change of land use of Pocket-1 (6560.10 m²) and Pocket-2 (680.70 m²) at Mayapuri, Zone - G from Recreational (P2-District Park) to Transport (T3- MRTS Circulation) for construction of line 7 of Delhi MRTS, Phase-III, MukundPur Yamuna Vihar Corridor.

F20(05)/2014/MP

The proposal was explained by Director (Plg) Zone C&G. After detailed deliberations the Technical Committee recommended the proposal for change of land use of Pocket-1 (6560.10 m²) and Pocket-2 (680.70 m²) at Mayapuri, Zone - G from Recreational (P2-District Park) to Transport (T3- MRTS Circulation) for construction of line 7 of Delhi MRTS, Phase-III, MukundPur Yamuna Vihar Corridor for further processing under section 11-A of DD Act 1957.

Action: Director (Plg.), Zone C & G

Item No. 43/2014

Proposed change of land use of an area measuring 7830 m² (0.78 Ha) from Transportation (Rail Circulation) to Residential, located adjacent to Hotel Leela in Moti Bagh, New Delhi falling in Planning Zone D.

F20(02)2012/MP

The proposal was explained by Director (Plg) Zone D. Technical Committee recommended the proposal of change of land use of an area measuring 7830 m² (0.78 Ha) from

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DELHI DEVELOPMENT AUTHORITY

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1. Vice Chairman, DDA
2. Engineer Member, DDA
3. P.M. Parate, Commissioner (Plg), DDA
4. R.K. Jain, Addl. Commissioner (Plg) UE,MP&LP, DDA
5. S.P. Pathak, Addl. Commissioner (Plg) AP&MPR, DDA
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15. Poonam A, Director (Landscape), DDA
16. Manju Paul, Director (Plg) VC, Sectt
17. D.P. Sharma. Executing Engineer / WD-13, DDA
18. A.K. Malhotra, Dy. Director (Plg) Rohini, DDA

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3. Manisha Gupta, Sr. Architect, (HUPW) DDA
4. Niranjana Lal, S.GD- CRPF, CRPF 103 BN
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9. Rajender Prasad, Asstt. Commandant, 103 BN RAF / CRPF
10. Devesh Chand, BO/ L&DO

Item No. 47/2014

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F20(24)2014/MP

The proposal was presented by Director (Plg) Zone E&O. After detailed deliberations Technical Committee agreed to the proposal of modifications to the MPD-2021 in development control norms of police line as development norms of specific permissible use activities as per land use distribution given within, are not available in Table No. 13.11 of Clause 13.5 – Security- Police for further processing under Section 11-A of DD Act, 1957 for further processing of Authority.

Action: Director (Plg) Zone E & O

The meeting ended with vote of thanks to the Chair.



(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

Copy to:

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20. Secretary, DUAC
21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
22. Dy. Commissioner of Police (Traffic) Delhi
23. Land & Development Officer (L&DO)

Transportation (Rail Circulation) to Residential, located adjacent to Hotel Leela in Moti Bagh, New Delhi falling in Planning Zone D for further processing under section 11A of DD Act 1957.

Action: Director (Plg.) Zone D

Item No. 44/2014

Modification in Public & Semi Public area of Rohini.

F.No. F19(01)/2014/MP

(PPR/172/92)

The proposal was presented by Director (Plg) Rohini. It was explained that the front set back of 15 mtr as given in the layout plan may be relaxed to 6 mtr in view of the provisions of MPD-2021 at note IV of Table 17.1. After detailed deliberation Technical Committee desired that the matter needs re-examination and if required a consent from DPCC may be sort for allotment of alternative plot. The matter was deferred.

Action: Director (Plg) Rohini
DPCC

Item No. 45/2014

Policy for alternate use of Vacant Nursery School sites in Delhi..

F.No. F20(05)2000/MP

The proposal was presented by Director (Plg) Zone C & G. After detailed deliberations, Technical Committee recommended the proposal as a policy for consideration of the Authority with modification in para 4.1 at sl. No. 1 in the facilities column to be replaced as [a] Residential plot (if it is sandwiched between two residential plots) or [b] as park. This modification was suggested keeping in view the earlier resolution of the authority dated 21.01.2002. The alternate use of vacant nursery school sites for the specific use as detailed out in the proposal shall be examined on case-to-case basis and as and when the request is put up by the concern department.

Action: Director (Plg) Zone C & G
All Director (Plg.)

Laid on Table:

Item No. 46/2014

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F3(16)2000/MP/Pt.-I.

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After detailed deliberation Technical Committee recommended that DDA shall approach National Green Tribunal for relief/ permission to CRPF for taking up construction of CRPF bldg. as per the provisions of MPD-2021 and development control norms.

Action: Director (Plg) Zone E & O
Commandant CRPF



F.1 (10) 2014/MP/297

Date: 29.08.2014

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The proposal was presented by Dy. Chief Architect, NDMC. There were 3 options explained. After detailed deliberation, Technical Committee agreed to option – I in respect of gross area and the relocation of the designated parking plot from Mandir Marg to Udhyan Marg as mentioned in the agenda.

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

Item No. 42/2014

Change of land use of Pocket-1 (6560.10 m²) and Pocket-2 (680.70 m²) at Mayapuri, Zone – G from Recreational (P2-District Park) to Transport (T3- MRTS Circulation) for construction of line 7 of Delhi MRTS, Phase-III, MukundPur Yamuna Vihar Corridor.

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Action: Director (Plg.), Zone C & G

Item No. 43/2014

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Action: Director (Plg) Zone E & O

The meeting ended with vote of thanks to the Chair.


(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

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Action: Director (Plg.) Zone D

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DPCC

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Action: Director (Plg) Zone C & G
All Director (Plg.)

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After detailed deliberation Technical Committee recommended that DDA shall approach National Green Tribunal for relief/ permission to CRPF for taking up construction of CRPF bldg. as per the provisions of MPD-2021 and development control norms.

Action: Director (Plg) Zone E & O
Commandant CRPF



F.1 (10) 2014/MP/297

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

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Action: Director (Plg.), Zone C & G

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Action: Director (Plg) Zone E & O

The meeting ended with vote of thanks to the Chair.


(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

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Action: Director (Plg.), Zone C & G

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**Action: Director (Plg) Rohini
DPCC**

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**Action: Director (Plg) Zone C & G
All Director (Plg.)**

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**Action: Director (Plg) Zone E & O
Commandant CRPF**

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Proposed Modification of MPD-2021 in Development Control Norms of 'Police Line' Table No 13.11 of Clause 13.5 Security – Police of MPD-2021.

F20(24)2014/MP

The proposal was presented by Director (Plg) Zone E&O. After detailed deliberations Technical Committee agreed to the proposal of modifications to the MPD-2021 in development control norms of police line as development norms of specific permissible use activities as per land use distribution given within, are not available in Table No. 13.11 of Clause 13.5 – Security- Police for further processing under Section 11-A of DD Act, 1957 for further processing of Authority.

Action: Director (Plg) Zone E & O

The meeting ended with vote of thanks to the Chair.



(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

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. Chief Town Planner, MCD (SOUTH)
13. Chief Town Planner, MCD (NORTH)
14. Chief Town Planner, MCD (EAST)
15. Addl. Commr. (Landscape), DDA
16. Addl. Commr.(Plg.)TB&C, DDA
17. Addl. Commr.(Plg.) MP,UE&LP, DDA
18. Addl. Commr.(Plg.) AP & MPPR, DDA
19. Addl. Commr.(Plg.) UC & Infrastructure, DDA
20. Secretary, DUAC
21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
22. Dy. Commissioner of Police (Traffic) Delhi
23. Land & Development Officer (L&DO)

List of participants of 10th meeting for the year 2014 of Technical Committee on 12.08.2014

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. P.M. Parate, Commissioner (Plg), DDA
4. R.K. Jain, Addl. Commissioner (Plg) UE,MP&LP, DDA
5. S.P. Pathak, Addl. Commissioner (Plg) AP&MPR, DDA
6. Savita Bhandari, Addl. Commissioner (LS),DDA
7. Partha Dhar, Addl. Commissioner (Plg) DDA
8. I.P. Parate, Director (MPR)TC, DDA
9. S.B. Khodankr, Director (Plg)MP, DDA
10. Vinod Sakle, Director (Plg) Rohini, DDA
11. S. Das, Director (Plg) Zone – D, DDA
12. A.K. Manna Director (Plg), DDA
13. T.K. Mondal, Director (Plg) AP-I, DDA
14. Sanjeev Mittal, Director (Lands), DDA
15. Poonam A, Director (Landscape), DDA
16. Manju Paul, Director (Plg) VC, Sectt
17. D.P. Sharma. Executing Engineer / WD-13, DDA
18. A.K. Malhotra, Dy. Director (Plg) Rohini, DDA

OTHER ORGANIZATION

S/Sh./Ms.

1. Samsher Singh, Chief Town Planner, Town Planning department, SDMC
2. Rajesh Sood, Dy. Chief Architect (NDMC)
3. Manisha Gupta, Sr. Architect, (HUPW) DDA
4. Niranjana Lal, S.GD- CRPF, CRPF 103 BN
5. V. K. Jain, Executive Engineer, DPCC
6. Saroj Sethi, Dy. Architect, NDMC.
7. Ravinder Soni , ACP/Traffic, Delhi Police,
8. P.K. Chaudhary, Asstt. D. G. MOT (Ministry of Tourism)
9. Rajender Prasad, Asstt. Commandant, 103 BN RAF / CRPF
10. Devesh Chand, BO/ L&DO



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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION,
6TH FLOOR, VIKAS MINAR,
I.P. ESTATE, NEW DELHI – 110002

F.1 (09) 2014/MP/228

Date: .08.2014

Sub: Minutes of the 10th Technical Committee held on 12-08-2014

Item No. 40/2014

Confirmation of Minutes

The Minutes of the 9th Technical Committee meeting held on 24.06.2014 were circulated to all the members. As no written observations have been received, the Minutes of the 9th Technical Committee meeting held on 24.06.2014 were confirmed.

Item No. 41/2014

Change of location of the designated parking plot opposite Birla Mandir from Mandir Marg to Udyan Marg & Consideration of Gross Area - Zone 'D'
F16(02)/2014/MP

The proposal was presented by Dy. Chief Architect, NDMC. There were 3 options explained. After detailed deliberation, Technical Committee agreed to option – I in respect of gross area and the relocation of the designated parking plot from Mandir Marg to Udhyan Marg as mentioned in the agenda.

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

Item No. 42/2014

Change of land use of Pocket-1 (6560.10 m²) and Pocket-2 (680.70 m²) at Mayapuri, Zone – G from Recreational (P2-District Park) to Transport (T3- MRTS Circulation) for construction of line 7 of Delhi MRTS, Phase-III, MukundPur Yamuna Vihar Corridor.

F20(05)/2014/MP

The proposal was explained by Director (Plg) Zone C&G. After detailed deliberations the Technical Committee recommended the proposal for change of land use of Pocket-1 (6560.10 m²) and Pocket-2 (680.70 m²) at Mayapuri, Zone – G from Recreational (P2-District Park) to Transport (T3- MRTS Circulation) for construction of line 7 of Delhi MRTS, Phase-III, MukundPur Yamuna Vihar Corridor for further processing under section 11-A of DD Act 1957.

Action: Director (Plg.), Zone C & G

Item No. 43/2014

Proposed change of land use of an area measuring 7830 m² (0.78 Ha) from Transportation (Rail Circulation) to Residential, located adjacent to Hotel Leela in Moti Bagh, New Delhi falling in Planning Zone D.

F20(02)2012/MP

The proposal was explained by Director (Plg) Zone D. Technical Committee recommended the proposal of change of land use of an area measuring 7830 m² (0.78 Ha) from

Transportation (Rail Circulation) to Residential, located adjacent to Hotel Leela in Moti Bagh, New Delhi falling in Planning Zone D for further processing under section 11A of DD Act 1957.

Action: Director (Plg.) Zone D

Item No. 44/2014

Modification in Public & Semi Public area of Rohini.

**F.No. F19(01)/2014/MP
(PPR/172/92)**

The proposal was presented by Director (Plg) Rohini. It was explained that the front set back of 15 mtr as given in the layout plan may be relaxed to 6 mtr in view of the provisions of MPD-2021 at note IV of Table 17.1. After detailed deliberation Technical Committee desired that the matter needs re-examination and if required a consent from DPCC may be sought for allotment of alternative plot. The matter was deferred.

**Action: Director (Plg) Rohini
DPCC**

Item No.45/2014

**Policy for alternate use of vacant Nursery School site in Delhi.
[File No.F.20(05)2000/MP.]**

The proposal was presented by Director (Plg.) Zone C & G. After detailed deliberations, Technical Committee recommended the proposal as a policy for consideration of the Authority with the modification in para 4.1 at sl. no.1 in the facilities column to be replaced as [a] Residential plot (if it is sandwiched between two residential plots) or [b] as park. This modification was suggested keeping in view the earlier resolution of the Authority dated 21.01.2002. The alternate use of the vacant nursery school sites for the specific use as detailed out in the proposal shall be examined on case-to-case basis and as and when the request is put up by the concerned department.

**Action: Director (Plg) Zone C & G
All Director (Plg.)**

Laid on Table:

Item No. 46/2014

**Proposed Modification of MPD-2021 in Development Control Norms of 'Police Line' Table No 13.11 of Clause 13.5 Security – Police of MPD-2021.
F3(16)2000/MP/Pt.-I.**

The proposal was presented by Director (Plg) E&O. It was explained that the land under possession of CRPF was forming part of Zone P, as per MPD – 2021. In MPD-2021 the Zonal boundaries has been realigned and this area become part of Zone 'O'. In the notified Zonal Development Plan for Zone 'O' (as per MPD- 2021) the land use of this pocket is Public and Semi-public facility (Police Station/ Police Lines/ Facility Centre). In view of the requirement of the paramilitary forces for the National capital, CRPF may be given permission to develop the land as per the provisions of MPD-2021 and development control norms.

After detailed deliberation Technical Committee recommended that DDA shall approach National Green Tribunal for relief/ permission to CRPF for taking up construction of CRPF bldg. as per the provisions of MPD-2021 and development control norms.

**Action: Director (Plg) Zone E & O
Commandant CRPF**

Item No. 47/2014

Proposed Modification of MPD-2021 in Development Control Norms of 'Police Line' Table No 13.11 of Clause 13.5 Security – Police of MPD-2021.

F20(24)2014/MP

The proposal was presented by Director (Plg) Zone E&O. After detailed deliberations Technical Committee agreed to the proposal of modifications to the MPD-2021 in development control norms of police line as development norms of specific permissible use activities as per land use distribution given within, are not available in Table No. 13.11 of Clause 13.5 – Security- Police for further processing under Section 11-A of DD Act, 1957 for further processing of Authority. ✓

Action: Director (Plg) Zone E & O

The meeting ended with vote of thanks to the Chair.

(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

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
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13. Chief Town Planner, MCD (NORTH)
14. Chief Town Planner, MCD (EAST)
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16. Addl. Commr.(Plg.)TB&C, DDA
17. Addl. Commr.(Plg.) MP,UE&LP, DDA
18. Addl. Commr.(Plg.) AP & MPPR, DDA
19. Addl. Commr.(Plg.) UC & Infrastructure, DDA
20. Secretary, DUAC
21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
22. Dy. Commissioner of Police (Traffic) Delhi
23. Land & Development Officer (L&DO)

List of participants of 10th meeting for the year 2014 of Technical Committee on 12.08.2014**DELHI DEVELOPMENT AUTHORITY**

S/Sh./Ms.

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. P.M. Parate, Commissioner (Plg), DDA
4. R.K. Jain, Addl. Commissioner (Plg) UE,MP&LP, DDA
5. S.P. Pathak, Addl. Commissioner (Plg) AP&MPR, DDA
6. Savita Bhandari, Addl. Commissioner (LS),DDA
7. Partha Dhar, Addl. Commissioner (Plg) DDA
8. I.P. Parate, Director (MPR)TC, DDA
9. S.B. Khodankr, Director (Plg)MP, DDA
10. Vinod Sakle, Director (Plg) Rohini, DDA
11. S. Das, Director (Plg) Zone – D, DDA
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13. T.K. Mondal, Director (Plg) AP-I, DDA
14. Sanjeev Mittal, Director (Lands), DDA
15. Poonam A, Director (Landscape), DDA
16. Manju Paul, Director (Plg) VC, Sectt
17. D.P. Sharma. Executing Engineer / WD-13, DDA
18. A.K. Malhotra, Dy. Director (Plg) Rohini, DDA

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9. Rajender Prasad, Asstt. Commandant, 103 BN RAF / CRPF
10. Devesh Chand, BO/ L&DO

86/C

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

F.1(10)/2014/MP/282

Date 11.08.2014

MEETING NOTICE

The 10th Technical Committee meeting of DDA will be held under the Chairmanship of Vice Chairman, DDA on Tuesday dated 12.08.2014 at 03:30 PM in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, INA, New Delhi 110023

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
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
15. Addl. Commr.(Plg.) AP & MPPR.
16. Addl. Commr. (Landscape), DDA
17. Secretary, DUAC
18. Chief Town Planner, SDMC, NDMC, EDMC
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. Chief Architect, NDMC, Palika Kendra | 41/2014 |
| II. General Manager / Project -II | 43/2014 |
| III. Director (Plg) Zone- D | 41 & 43/2014 |
| IV. Director (Plg) Zone – E&O | 42/2014 |
| V. Director (Plg) Rohini | 44/2014 |
| VI. Director (Plg) Zone – C&G | 45/2014 |

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2.	41/2014	Change of Lad use measuring 3.57 Hac opposite Birla Mandir, flanked by Kali Bari Marg to Udyan Marg & Consideration of Gross Area. F16(02)/2014/MP	4-11
3.	42/2014	Change of land use of Pocket-1 (6560.10 m ²) and Pocket-2 (680.70 m ²) at Mayapuri, Zone – G from Recreational (P2-District Park) to Transport (T3-MRTS Circulation) for construction of line 7 of Delhi MRTS, Phase-III, Mukund Pur Yamuna Vihar Corridor. F20(05)/2014/	12-24
4.	43/2014	Proposed change of land use of an area measuring 7830 m ² (0.78 Ha) from Transportation (Rail Circulation) to Residential, located adjacent to Hotel Leela in Moti Bagh, New Delhi falling in Planning Zone D. F20(02)2012/MP	25-29
5.	44/2014	Modification in Public & Semi Public area of Rohini F.No. PPR/172/92/Public & Semi Public Facilities-4	30-31
6.	45/2014	Policy for alternate use of Vacant Nursery School sites in Delhi. F20(05)2000/MP	32-39
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7.	46/2014	Proposed Modification of MPD-2021 in Development Control Norms of 'Police Line' Table No 13.11 of Clause 13.5 Security – Police of MPD-2021. F3(16)2000/MP/Pt.-I	40-
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INDEX10th Technical Committee Meeting to be held on 12.08.2014

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6.	45/2014	Policy for alternate use of Vacant Nursery School sites in Delhi. F20(05)2000/MP	32-39

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....2.....

V. Accordingly the relaxation for Setbacks of DPCC plot measuring 1350 sqm. is as under :-

Side	As approved per L.O.P	As per MPD 2021	Modification/Proposed for consideration of Technical Committee
Front	15.0 mtr	6.0 mtr	6.0 mtr
Left	6.0 mtr	3.0 mtr	6.0 mtr
Right	6.0 mtr	3.0 mtr	6.0 mtr
Rear	6.0 mtr	3.0 mtr	6.0 mtr

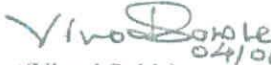
Note: As per MPD 2021 table 17.1 (IV), the Technical Committee of DDA may relax setbacks, Ground coverage and Height in special circumstances. Thus Technical Committee, DDA can relax the Setbacks.


3. PROPOSAL


The relaxation of Setbacks for DPCC plot measuring 1350 sq.m in Public & Semi Public area-4, Rohini as given in Para 2 (V) above is recommended for consideration and approval by Technical Committee, DDA.

4. RECOMMENDATION

Proposal contains in Para 3 above is placed before the Technical Committee for consideration & approval.


(Vinod Sakle)
Director (Plg.) Rohini
Zone-"M" & "N"


(A.K. Malhotra)
Dy. Dir. (Plg.)-II/Rohini
Zone-"M" & "N"


(Anita Dewan)
Asstt. Dir. (Plg.) IV & V
Zone-"M" & "N"

~~-30-~~ 83/K ITEM No. 44/14/TC

Title: Modification in Public & Semi-Public Area-4, Rohini.
(File No. P.P.R./1072/92/PSP-4)

1. BACKGROUND

Delhi Pollution Control Committee (DPCC) vide letter dt.28.04.2014 addressed to V.C. DDA has requested for relaxing different set back /allotment of alternative plot w.r.t land in PSP-4 area Rohini allotted to Delhi Pollution Control Committee (DPCC) for its office building .This letter is received in Rohini (Plg.) office on 29.05.2014.

2. EXAMINATION

- I. The plot allotted to Delhi Pollution control committee measuring 1350 Sqm. falls in approved scheme of Public & Semi-Public Area-4 Rohini. In the approved Plan, there is a provision for Setback on the criteria of plot facing with road width. According to the said plan, the DPCC plot requires to maintain the 15 m front setback as it is facing 45 m R/W.
- II. The 15m front Setback of road on 45 m R/W was mainly given to have uniformity for street vision with proposal of bigger plots. The DPCC plot measuring 1350 Sqm. has been subsequently carved out. However, as per visual site observation, the 15 m front Setback has been maintained by the buildings which has been constructed at site at present on 45m R/W.
- III. As per Master Plan for Delhi 2021 in notes below table 17.1, following is stipulated at Sl. No. (iii). "In case a layout is sanctioned with more than the minimum prescribed Setbacks, the same shall be followed in the sanction of the building plans."
- IV. The DPCC in its letter dt.28.04.2014 has requested for the following.
 - To relax the front Setback from 15 mtr to 6 mtr in view of provisions of MPD 2021 at note IV of table 17.1.
 - Alternatively to allot a bigger plot to DPCC.
 - To grant time extension for a period of three years without any composition Fee.

The DPCC requested for relaxation of setbacks mainly as they intend to have the proposed DPCC building on the basis of a National rating system for Green Building in India promoted by Ministry of New & Renewable Energy (MNRE). In this regard, Master Plan of Delhi 2021, modification was carried out for green building vide SO 2894(E) dt./23.09.2013 In Development Code Para -8 (6) on services Plan. According to this, the Green Buildings provisions are applicable for plots of size 3000 Sqm. and above. In the current case, the plot size of DPCC is 1350 Sqm. On above the matter was further processed and the line of action was put up for approval of Commissioner (Plg.) where in, it was decided that since DPCC is one of the agency of Govt. for taking Environmental Clearances and it intends to have a Green Building, DDA may relax the Setbacks as a specific case with minimum Setback stipulated in Para17.1 for plot size of 1350 Sqm.

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.	The following neighborhood facilities are permissible in nursery School sites according to LOP, where no such facilities were given in the vicinity: 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.

2.2 The Authority earlier vide its Resolution No. 5/2002 dated 21.1.2002 had resolved the following:

- 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.
- 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.
- 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.
- Decisions taken on this agenda item would not affect allotments already made.

- 32 - 31/C
ITEM NO. 45/14/Tc

File No. F.20(5)2000/MP/

Sub: Policy for alternate use of vacant Nursery School sites in Delhi.

1. Background:

- 1.1 A policy for alternate use of vacant/un-allotted Nursery School site in the developed zone as well as in the Urban Extension Area was framed, which was considered and approved with minor modifications by the Tech. Committee in its meeting held on 10.2.2014. A copy of the agenda and the minutes is appended (Annexure-A). Subsequently, the proposal, as approved by the Technical Committee was forwarded for consideration of the Authority.
- 1.2 Before being considered by the Authority, a number of issues / quarries were emerged which are required to be attended to. These are briefly about: (i) the distinction between vacant and un-allotted nursery school site, (ii) Zone-wise availability of Nursery & Primary school sites along with status and most importantly (iii) the reason to deviate from the first three positions adopted earlier by the Authority in its Resolution No. 5/2002 dated 21.1.2002.
- 1.3 As regards to quarries relating to availability/allotment of nursery school sites and primary school site, the matter was referred to Lands Branch as the Land Bank for all social infrastructural site are maintained by them. The Lands Branch has sent a list of vacant Nursery School Site as available in their Land Bank Record and also mentioned that at present around 70 primary school sites are lying vacant.
- 1.4 As the matter in context is about how to utilize the vacant/un-allotted nursery school sites, the information sent by the Lands Branch other than Nursery School sites were not taken into consideration in this policy. Lands Branch was earlier requested to address the issues relating to Primary Schools and appraise separately vide this office letter of even no. dated 29.4.14.

2. Provision in the various Master Plans and DDA's Resolution:

- 2.1 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:

-35- 78/c

4. Proposal:

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

4.1 FACILITIES:

S. No.	Road R/W	Plot size (In sqm)	Facilities
1.	Below 9 m	800 and above	a. 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 Centre 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. Multi purpose Community Hall c. School for mentally challenged / physically challenged.

4.2 NORMS:

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

NOTE:

- i) 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.
- ii) 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.

5. Recommendation:

The proposal as given in para 4 above is placed for its re-consideration.


(A.K. Manna)
Director (Plg.)


(Rita Grover)
Dy. Director (Plg.)


(Rita Kaushik)
Asstt. Director (Plg.)

3.Examination:

In the light of above, the matter has been further examined and accordingly the following are submitted:

- 3.1 The sites which are planned and earmarked as 'Nursery School' in an approved layout plan prepared under the plan period of MPD 1962 & 2001, but could never be allotted for any reason and hence remain vacant / lying idle at present, are referred as either 'vacant' or 'un-allotted' Nursery School sites. However, these terms are synonyms.
- 3.2 The study of the layout plans of the various localities reveals that these un-allotted nursery school sites are existing mostly in isolation in developed zone 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.

There are about 60 vacant Nursery School sites available in all over Delhi. Out of which, 19 sites have been converted into Park & rest i.e. 41, are still available for disposal. The plot size varies from about 800 sqm to about 2000 sqm. However, most of the plots are of 800 sqm. Zone-wise details are given at Annexure: B. (This information has been derived from the list furnished by the Lands Branch).
- 3.3 As under the prevailing plan period i.e. MPD 2021, Nursery School site, as a use premise are no more part of prescribed provision, such vacant sites are essentially required to be put to a meaningful use to cater other social needs. It is observed that DDA's Resolution No. 5/2002 dated 21.1.2002 has its limitations. It proposed only two use premises (Park & Residential) as an alternative use to the sites which are only internal to the colonies. It did not propose any alternate use if plot is located on periphery and do not conform to the standard size of primary school. Keeping in view that areas of such sites are fixed at every location, it would be only rational for uses to be substituted which has matching area requirement, conformity to the use zone and also in a great need to the Society. In order to implement such initiative, it needs policy mechanism under the statutory framework.
- 3.4 In the present policy, the scope has been expanded in order to include various other new facilities introduced in MPD-2021 which are required as per the changing social needs of the society. In this new policy, the criteria are based on compatible uses as given in the Master Plan confirming the area available vis-a-vis road in front, which was not there in the earlier Resolution. The present policy for alternate use of vacant / un-allotted nursery school sites has been prepared taking into consideration the developed Zones (A to H), where these sites are existing mostly in isolation and also the Urban Extension (Dwarka, Rohini & Narela) where the Nursery School Sites are available as part of HAF (Housing Area facility) / OCF (Other community Facilities).
- 3.5 It may also be observed that the provision of 'Park', 'Primary School' as well as the residential plots were part of the proposal, which was considered by the TC meeting. However, after due deliberation, TC thought that it was proper to drop the proposal of Residential plots from the proposal, though the reason for the same was not minuted.

76/4-37-

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-2001 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.

Encl. 05/2014.

adheg

17/02/2014

J. M. P (E)

Held on 10.2.2014 -36-

77/K

Appendix - A

ITEM NO. 05/2014
TECHNICAL COMMITTEE NO. 2

Subj: 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.

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: 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.

Item no. 05/2014.
Submitted
07/02/2014.
A.D.(M.A.)I

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 v/s-a-v/s 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 proposal was presented by Director (Plg.) C&G. After detailed deliberation Technical Committee expressed the proposal for consideration by the Authority as a policy with following observations:
 (1) The Nursery School Plot existing on roads below 9 mt. RoW to be considered only for Park.
 (2) The Nursery School Plot will not be considered for "Community Recreational Club" as mentioned at Sr. No. 5 (d).

Action: Director (Plg.) C&G, DDA

JELHI DI
M. FRPLN SECTION

VERIFIED

This Proposal was Considered in
Technical Committee

Meeting held on 12.02.2014

Vide Item No. 051/2014

Sd/- 19.02.2014

Asst Director

Dy Director

Item no. 05/2014
Sd/-
07/02/2014
A.D.M. P.I.

72/C

Item No. 39/2014

Proposal of utilization of vacant land earmarked as 'Industrial' (Service Center-18) use at Zone H- 4&5, Pitampura as per MPD- 2021, notification No. S.O. No. 1215 (E) dated 13.05.2013

F3(34)/2008/MP

The proposal was presented by Director (Plg) zone H. After detailed deliberation the Technical Committee recommended the proposal for utilization of the vacant area of the service center -18 for Residential (Group Housing) with following -

- i) Two religious sites, to be planned as part of the facilities of the proposed scheme as per MPD-2021.
- ii) The area of the unallotted Gas Godown sites to be used for Group Housing after leaving suitable green belt around existing Gas Godown.
- iii) The category of Housing to be decided as per policy.
- iv) The service market will be part of the proposed site of Community Centre (Commercial) located across the Road no.-43/Mangolpuri Industrial Area Ph.-II.

Action: Chief Architect / Commissioner (LD) DDA

The Meeting ended with vote of thanks to the Chair.



(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

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. Chief Town Planner, MCD (SOUTH)
13. Chief Town Planner, MCD (NORTH)
14. Chief Town Planner, MCD (EAST)
15. Addl. Commr. (Landscape), DDA
16. Addl. Commr.(Plg.)TB&C, DDA
17. Addl. Commr.(Plg.) MP,UE&LP, DDA
18. Addl. Commr.(Plg.) AP & MPPR, DDA
19. Addl. Commr.(Plg.) UC & Infrastructure, DDA
20. Secretary, DUAC
21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
22. Dy. Commissioner of Police (Traffic) Delhi
23. Land & Development Officer (L&DO)



-X- 73/C

ITEM No. 40/14/Tc

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION,
6TH FLOOR, VIKAS MINAR,
I.P. ESTATE, NEW DELHI - 110002

F.1 (09) 2014/MP/218

Sub: Minutes of the 9th Technical Committee held on 24-06-2014

Date: - 24.06.2014

Item No. 36/2014

Confirmation of Minutes

The Minutes of the 8th Technical Committee meeting held on 12.06.2014 were circulated vide letter No. F.1(7)2014-MP/207 dated 19-06-2014 to all the members. As no observations have been received, the Minutes of the 8th Technical Committee meeting held on 12.06.2014 were confirmed.

Item No. 37/2014

Change of Land use measuring 6.80 Ha. for expansion of AIIMS Trauma Center in Planning Zone-F.
F20(02)/2010/MP

The proposal was presented by the Director (Plg) AP-I, DDA. After detailed deliberation Technical Committee recommended the proposal for change of land use of an area measuring 6.80 Ha for expansion of AIIMS Trauma Center in Planning Zone-F from 'Recreational (District Park)' to 'Public & Semi Public use (Hospital PS-1 & other Public & Semi Public Facilities)' under Section 11-A of DD Act-1957 with the following conditions:

1. The entire complex will be self-sufficient in respect of physical & social infrastructure planned as per provisions in MPD-2021 regarding service plan / green building in Para 8 (6).
2. The scheme will be self-sufficient in terms of solid waste management (including hospital / bio-medical waste) and will provide plots for solid waste related facilities as per need of concerned local body.
3. Compressive traffic and transportation scheme to be prepared for integration of existing & proposed development and to be submitted to UTTIPEC for approval.
4. The minimum cutting of existing trees.

Action: Director (Plg.) AP-I

Item No. 38/2014

Proposal of expansion in the Bahai's house of worship, Lotus Temple Complex at Kalkaji.

F13(50)/78/Bldg.

The proposal was presented by Director (Building). After detailed deliberation the Technical Committee recommended relaxation in ground coverage for construction of building for training of junior youth for an area measuring 2445 sqm out of which 1470 sqm on ground floor and 975 sqm on first floor as part of expansion in the Bahai's house of worship, Lotus Temple Complex at Kalkaji. This will need an approval of the Authority under clause 8.0, sub / clause 8(2) of Development Code MPD-2021. Technical Committee further recommended that, no future expansion proposal in this complex will be considered.

Action: Director (Buildg.), DDA

~~3~~ - 71/c

Annexure -A

List of participants of 9th meeting for the year 2014 of Technical Committee on 24.06.2014

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. J.B. Kshirsagar Commissioner (Plg), DDA
4. B.K. Mishra, Commissioner (LM), DDA
5. R.K. Jain, Addl. Commissioner (Plg) UE,MP&LP, DDA
6. S.P. Pathak, Addl. Commissioner (Plg) AP&MPR, DDA
7. Savita Bhandari, Addl. Commissioner (LS), DDA
8. P.M. Parate, Addl. Commissioner (TB&C), DDA
9. L. Gopan, Addl. Chief Architect, DDA
10. I.P. Parate, Director (MPR)TC, DDA
11. Amit Dass, Director (Building), DDA
12. Manju Paul, Director (Plg) VC, Sectt
13. H.K. Bharti, Director (Plg) Zone F&H, DDA

OTHER ORGANIZATION

S/Sh./Ms.

1. Samsher, Chief Town Planner, Town Planning department, SDMC
2. Vijay Mohan, ACP/Traffic, Delhi Police,
3. Devesh Chand, BO/ L&DO

B- 69/C

3. Justification for change of location of parking plot:

It is opined that for the better management of traffic to and from the proposed multilevel parking, it would be appropriate to change the location of this parking plot from Mandir Marg to Udyan Marg within the same piece of land of 3.57 hectares as is also seen from the photographs and accompanying layout plan, the relocation will be justified due to the following two reasons:-

- i) One lane out of available carriageway on Mandir Marg is usually occupied by tourist buses/cabs, thus hampering the traffic movement leading to traffic snarls at this location. Whereas, the availability of four lanes of the carriageway at Udyan Marg with significantly less traffic and Udyan Marg being flanked by huge greens on either side of the carriageway shall make the traffic movement much easier at this location.
- ii) If the proposal is cited on the original location i.e. at Mandir Marg, the proposed building shall be very close to the Birla Mandir Complex and the landscape greens at the rear of this building will not be visible from Mandir Marg thus compromising the beauty of this historical complex. By shifting the location to Udyan Marg, the proposal will actually create a relief for the proposed building as well as Birla Mandir Complex, while also taking care of the traffic congestion.

4. Justification for consideration with respect to gross area.

It has been consciously decided owing to the location of the plot, the buildings in its vicinity and the prime location of Birla Mandir, to design a building with multilevel parking in the basement, stilt parking for Ministry of Tourism on ground floor and the office/commercial space on three floors above the stilt parking. It has been felt that owing to the size of the plot & footprint of building fully mechanized parking is not viable. Ramp based parking on upper floor is aesthetically inappropriate for this site. Hence, the decision to go for an underground multilevel parking would be the most appropriate for the site.

Constraints:- The site's physical attributes are such that there is dense rock with in this plot. Blasting in this area is not permitted. Mechanised / manual removal of rock is the only way but it restricts the excavation beyond 8-9 mtrs. Looking at this important technical aspect three different options have been conceptually explored for this proposal.

-4- 78/K ITEM No. 41/14/TC
DEPARTMENT OF ARCHITECTURE & ENVIRONS
NEW DELHI MUNICIPAL COUNCIL
PALIKA KENDRA: NEW DELHI

Agenda for Technical Committee of DDA

Subject: Change of location of the designated parking plot opposite Birla Mandir from Mandir Marg to Udyan Marg & Consideration of Gross Area.

Reference is invited to the NDMC's letter No. CA/HA/D-291/Design dt. 10.7.2014. (Annexure 'A')

1. Background:

There is a piece of land measuring about 3.57 Hectares opposite Birla Mandir, flanked by Kali Bari Marg on one side, Mandir Marg in front and Udyan Marg on rear. This plot which had earlier been allotted to NDMC was subsequently allotted to Ministry of Tourism in 2003. The land use of the plot as per Zonal Development Plan, Zone-D is earmarked as green with part of it designated as parking. The Ministry of Tourism had submitted a proposal for a fair ground cum Tourist Complex on this site in 2004, which was rejected by NDMC as the same did not confirm to the land use. Recently, a joint meeting was held in the Office of Secretary (UD), with NDMC, Ministry of Tourism and L&DO, where the Secretary, (UD) decided that the plot may go back to NDMC for development as per MPD provisions & the Ministry of Tourism shall get office space for their ministry after development of the designated parking plot as multilevel parking/office/commercial space

2. Examination:

The matter has been examined in consultation with Ministry of Tourism and NDMC has in principle decided to develop a multilevel parking facility alongwith office space for Ministry of Tourism and some commercial space for NDMC on the designated parking plot of 0.8 hectare (8000 sq.mtr.) Though the right of way of Mandir Marg is 30.0 mtr. and the right of way of Udyan Marg is 16.0 mtr, it is observed that due to the existence of a Central verge with high railing, wide sidewalks and existing trees on the edge of the carriageway, only two lanes of the carriageway are available for movement of traffic, ingress and egress to and from the parking on Mandir Marg.

On Udyan Marg, four lanes of carriageway are available for to and fro movement of traffic. The volume of traffic on this road is significantly less as compared to Mandir Marg and there are huge greens on both sides of the Udyan Marg (photographs enclosed).

-67/4

Car Parking for Multilevel parking @ 3 times ECS
for FAR

= 180 x 3
= 540 ECS

Total ECS required

= 180 + 540
= 720 ECS

Actual Proposal for Car Parking

Option-I (Two level basements With double stack parking with provision of 288 ECS per basement)

Number of cars in first basement with double stack parking = 288

Number of cars in second basement with double stack parking = +288

Total = 576

Number of cars in stilt floor and open for office = +220

Total = 796 ECS

Total excavation to be done for Option-I = 9.50 mtr

Option-II (Two Level Basements with one non mechanised surface parking and one triple stack parking)

Number of cars in first basement for parking = 152

Number of cars in second basement with triple stack parking = + 440

Total = 592

Number of cars in stilt floor and open space for office = +220

Total = 812 ECS

Total excavation to be done for Option-II = 10.5mtrs

5. Proposal:

- 68/C

The land parcel allotted to Ministry of Tourism is 3.57 Hect. out of which 0.80 Hect. is designated as parking which shall be developed as multi level parking in the basement, parking on stilt for Ministry of Tourism, office space for Ministry of Tourism on first and second floor and some commercial space on third floor.

As per MPD provisions, the statistics are as under:-

Total plot area allotted to Ministry of Tourism	=	3.57 Hectare
Total plot area designated for parking	=	8000 sq.mtr.
Permissible ground coverage @ 66.6%	=	5372 sq.mtr.
Proposed ground coverage	=	3825.0sq.mtr.
Permissible FAR @ 100	=	8000 sq.mtr.

$$\text{Proposed FAR} = \begin{matrix} & \text{G.Flr.} & \text{F.flr.} & \text{S.Flr.} & \text{T.Flr.} \end{matrix} (312.0 + 2858.0 + 2858.0 + 1956.0)$$

$$= 7984 \text{ Sq.mtr}$$

$$\text{Area of First Basement} = 5750 \text{ sq.mtr.}$$

$$\text{Area of Second Basement} = 5750 \text{ sq.mtr.}$$

$$\text{Total Gross Area} = 22997 \text{ sq.mtr.}$$

$$= 23,000 \text{ sq.mtr.say}$$

Parking Calculation as per MPD 2021

$$\begin{aligned} &1. \text{ Car Parking for Govt. Office of} \\ &\quad 6028 \text{ sq.mtr. @ 2 ECS/100 Sq.mtr.} \end{aligned} = 120.5 \text{ ECS}$$

$$\begin{aligned} &2. \text{ Car Parking for Commercial Space} \\ &\quad \text{of 1956 sq.mtr. @ 3 ECS/100 sq.mtr.} \end{aligned} = 60 \text{ ECS}$$

$$\text{Total Car Parking requirement for FAR} = 180.5 \text{ ECS}$$

$$= 180 \text{ ECS (Say)}$$

- 9/657C

Ammeasure - A

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

No. CA/HA/D-291/Design

Dated: 10/7/14

Ms. Sakshi Walia
Asstt. Director (Plg.) Zone-D
Delhi Development Authority
GIS & Zone 'D' Unit
2nd Floor, Vikas Minar
NEW DELHI:

Director (Plg.)
D-Zone Unit
Dy. No. 1-35-4
Date 11/7/14
D.D.A.

Sub: Change of location of the designated parking plot from Mandir Marg to Udyan Marg and consideration of gross area.

Madam,

This is in continuation to our earlier correspondence on this subject. As desired, I am enclosing a revised agenda note for the change of location of the designated parking plot within the main plot from Mandir Marg to Udyan Marg and consideration of gross area.

It is requested that the revised agenda may be put up in the upcoming technical committee.

Yours sincerely

Pl. put up in file.

Sakshi
17/07/2014

UAC

A.M.ATHALE
(A.M.ATHALE)
CHIEF ARCHITECT

Forwarded for
placement in TC
Sakshi Walia
25/7/14

SABYASACHI DAS
Director (Plg.)
GIS Unit
Delhi Development Authority
Vikas Minar, New Delhi-110002

-8- 66/C

Option-III (Four Level Basement With Surface parking)

Number of cars in First Basement for parking	=	152
Number of cars in Second Basement for parking	=	152
Number of cars in Third Basement for parking	=	152
Number of cars in Four Basement for parking	=	152
Total	=	<u>608ECS</u>
Number of cars in stilt floor and open space for office	=	<u>220</u>
Total	=	<u>828 ECS</u>
Total excavation to be done for Option-III		=14.5mtrs

From above, it is clear that against total requirement of 720 ECS. It is possible to provide more parking in all the three options.

But in Option-I the site shall be excavated upto 9.5 mtrs. which is technically feasible but in the Option-II and Option-III the excavation become technically unviable.

REQUEST

The Technical Committee is requested to consider the approval of Option-I in r/o gross area and the relocation of the designated parking plot from Mandir Marg to Udyan Marg as explained in the agenda note.

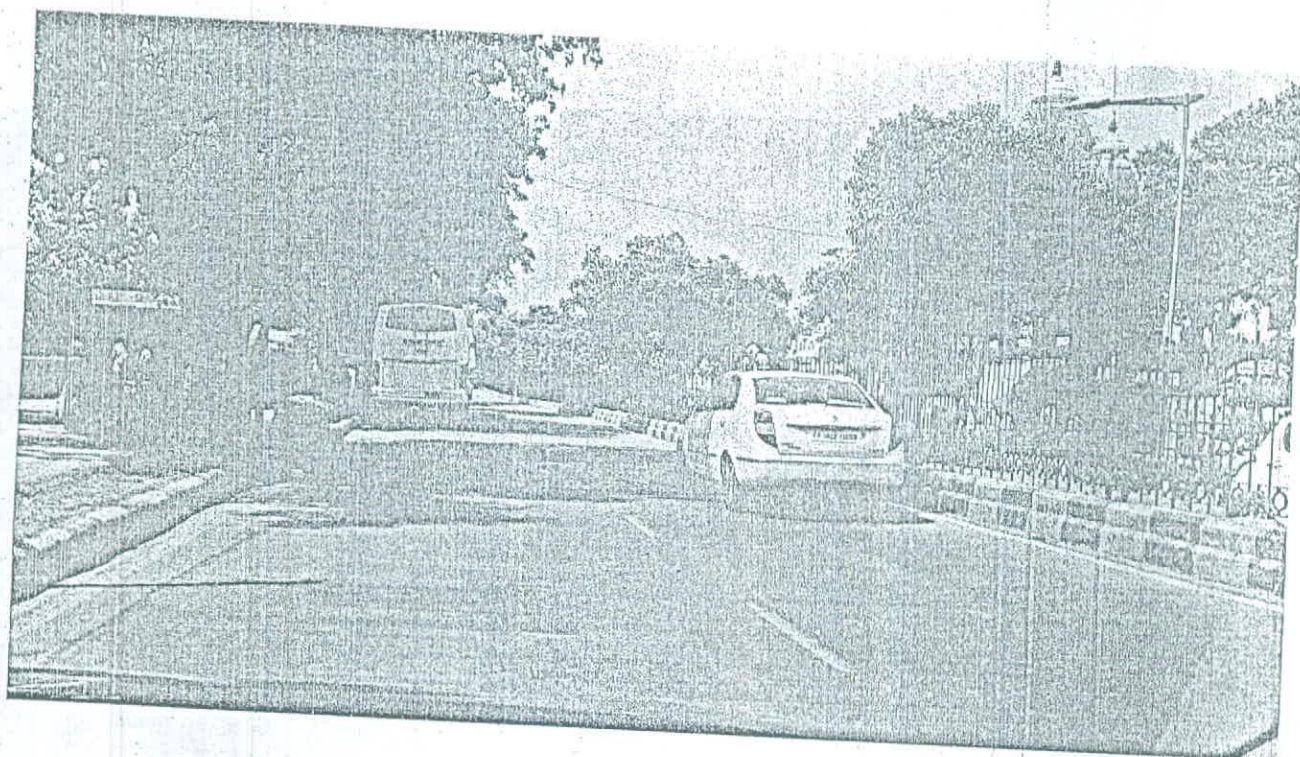
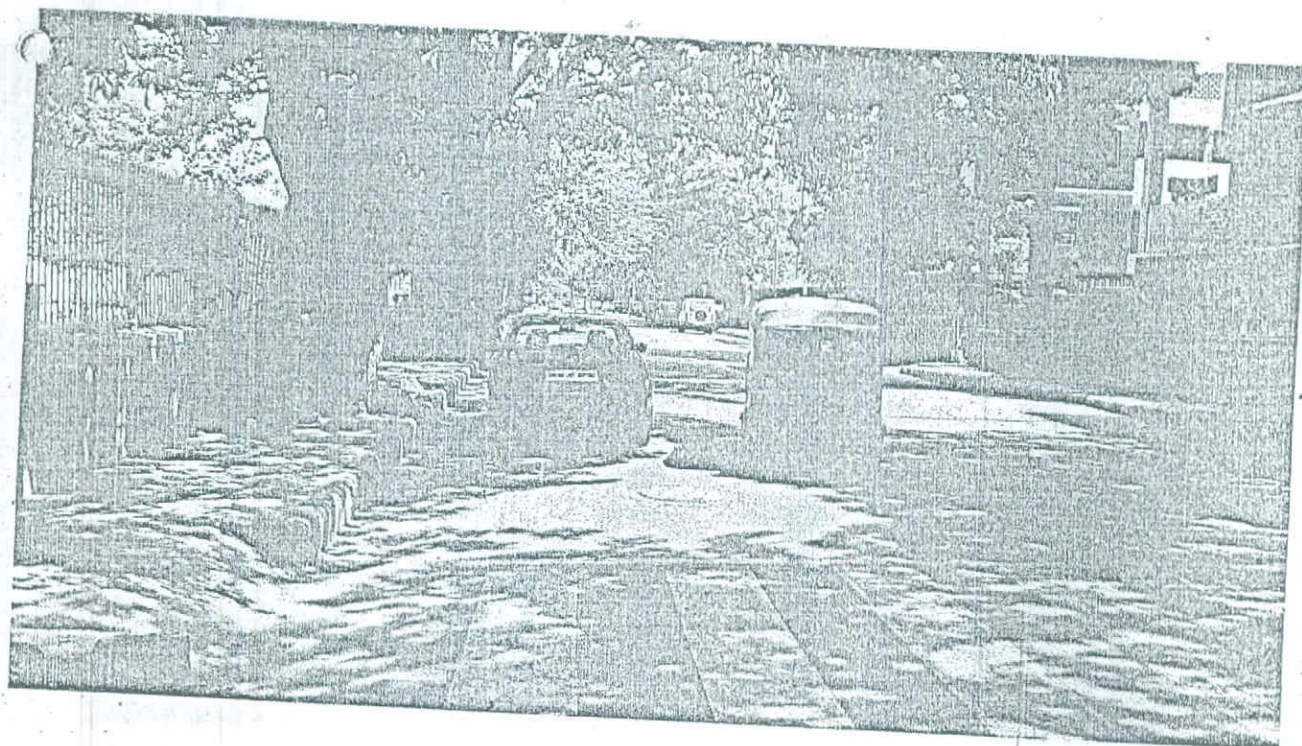

(A.M.ATHALE)
CHIEF ARCHITECT

632



10-64/c

Annexure - B



61/c
-13-

3.0 Proposal

The land use of the following Pkt. 1 (6560.10 sqm) + Pkt. 2 (680.70 sqm) of land falling in Zone-G (West Delhi-1) are proposed to be changed under Section 11-A of DD Act, 1957, as per description listed below:

Sl. No.	Area & Location	Existing land use as per MPD-2021	Proposed land Use after Land Use change	Boundaries of the Area
1.	Pkt. 1 (680.70 sqm) at C-2 Janakpuri (Dabri Mor).	'Recreational (P2-District Park)'	'Transportation (T3-MRTS Circulation)'	North- District Park South- Maya Puri Road East - Ring Road West - District Park
2.	Pkt. 2 (6560.10 sqm) at C-2 Janakpuri (Dabri Mor).	'Recreational (P2-District Park)'	'Transportation (T3-MRTS Circulation)'	North- Maya Puri Road South- DTC Depot East - Ring Road West - District Park

Copy of the plans are appended (Annexure-B)

4.0 Recommendation

The above proposal is placed before the Technical Committee for its consideration.

(Prem K. bharti)

Asstt. Director (Plg.) Zone-G

(Rita Grover)

Dy. Director (Plg.) Zone C&G

(A.K. Manna)

Director (Plg.) C & G

ITEM NO.

42/14/TC

Sub.: Change of land use of Pocket -1 (6560.10 sqm) and Pocket- 2 (680.70 sqm) at Mayapuri, Zone-G from 'Recreational' (P2-District Park) to 'Transportation'(T3-MRTS Circulation) for Construction of Line 7 of Delhi MRTS, Phase III, Mukund Pur-Yamuna Vihar corridor.
File No.F.20(05)/2014/MP/

1.0 Background:

Reference is invited to the Agenda item No. 58:2013/77(1): 2013 and 59:2013/77(2) : 2013 vide which a proposal for land allocation of 680.70 sqm (District Park adjoining SFS flats at Mayapuri) and 6560.10 sqm. (near DTC Bus Depot at Maya puri, Ring Road) respectively to DMRC on permanent basis for the purpose of Entry/Exit of Station was approved by the 314th Screening Committee in its Meeting held on 17.5.13 A copy of the agenda alongwith minutes is appended (Annexure-A).

Subsequently, Director (LS) referred the Agenda & minutes to Director (Plg.) for processing of Change of Land use of these pockets of land under Section 11-A of DD Act, 1957 from Recreational (P2- District Park) to Transportation (T3 - MRTS Circulation).

2.0 Examination

- 2.1 It was observed in the Screening Committee Agenda that the area of Station as given in the text was 6510.10 Sq.m , whereas in the enclosed plan, the area was shown as 6560.10 sq.m. Director (Landscape) vide her note dt. 28.3.14 has clarified that there was a typological error in the agenda and the area of 6560.10 Sq.m as reflected in the plan may be considered.
- 2.2 As per the MPD- 2021 and approved Zonal Development Plan of Zone - 'G' , the land use of pocket- 1 (680.70 sqmt.) and pocket 2 (6560.10 Sqm.) , as referred to in the Plan are "Recreational' (P2-District Park)' and these pockets are required by DMRC on permanent basis for Entry / Exit ,Shaft, Ancillary building.
- 2.3 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.
- 2.4 Since the area falls under Recreational Land use, Change of land use of area of pocket .1 (680.70 Sq.m.) and pocket 2 (6560.10 Sqm.) needs to be processed under Section 11-A of DD Act, 1957 from Recreational (P2- District Park) to Transportation (T3 - MRTS Circulation) .

-15- 59/C

58:2013 Land to be given in District Park adjoining SFS flats at Mayapuri (Ring Road).
File no.-PA/AC(LS)/2013/182
Presented by : Deputy Director(Landscape)

Decision of Screening Committee: The proposal as reflected in the agenda was deferred with observation that the matter be referred back to DMRC for the following.

- For all cases of allotment of land to DMRC, DMRC be requested to submit the detailed Layout Plan clearly segregating the operational areas from Commercial and other activities in the plan. The area sought for parking be standardized. A standard plan for stations be prepared with maximum space standards which could be replicated instead of different specifications for each.
- It was felt that since in large number of cases DMRC has been allotted being allotted developed green areas of DDA, an option be explored for obtaining funding from DMRC for landscaping of new green areas of DDA being developed in the same zone or in the adjoining zone. This is on account of the rates at which the lands are transferred to DMRC have no component towards compensation for loss of green areas.
- As regards compensatory afforestation, DMRC should undertake the same on its own land or on the degraded forest areas owned by Delhi Government. The undertaking for carrying out compensatory afforestation should be given by the DMRC and certification for having undertaken the same be done by DMRC after a period of one year.

Follow up Action: As per decision of the Screening Committee. The Lands Department of DDA to also seek financial details from DMRC with respect to the proposed earnings on account of the commercial development undertaken to be undertaken on the lands allotted by DDA.

313th Screening Committee Meeting

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the
313 Screening Committee
Meeting held on 4.9.13
vide Item no. 58:2013
Director (Arch.) Coord

19/08/13

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 314 Screening
Committee Meeting D. 17.5.13
vide Item no. 77:10:2013
Director (Arch.) Coord

19/09/13

313 SCM

58/2013

DELHI DEVELOPMENT AUTHORITY
Landscape & Environmental Planning Unit313 - SCM
58/2013

No. PA/AC (LS)/2013/182

Dated: 12-02-2013

Project: Land to be given in District park adjoining SFS flats at Mayapuri (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 District park adjoining SFS flats at Mayapuri.

1.0 Background

There is a request from Chief Engineer/ General (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 under reference is District Park as per Zonal plan 'G'. The longitudinal site having area 5.82 hect. is presently thickly planted with large Eucalyptus trees. The green area is bounded with a boundary wall. The site is facing Ring road on east side & is parallel to the road leading to Mayapuri in southern direction. The following facilities are existing at site i.e.

Fitness trail- 2.5 m wide & 1.5 km long

Fountain

Parking, Site office, Nursery etc.

3.0 Proposal

The Allotment of land in District Park at Mayapuri for Construction of Mukundpur- Yamuna vihar corridor (Line-7) of DMRC PH-III

The area required by DMRC phase III
Permanent land for station = 680.70 sqmts

Total 24 nos. trees & 41 shrubs plants are to be removed from the site as per report submitted by Horticulture Department.

4.0 Area Statement

Total area = 5.82 Hect.

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 number of trees to be cut by DMRC to be verified by Hort. Department/DDA and the compensatory plantation be taken up accordingly.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the
313 Screening Committee
Meeting held on: 4.4.13
vide Item no. 58/2013
19/02/13
Director (Arch.) Coord

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 314 Screening
Committee Meeting dt. 17.5.13
vide Item no. 77(1)/2013
19/02/13
Director (Arch.) Coord

57/c

77 -

Approved Minutes of the 314th Screening Committee Meeting held on 17.05.2013
in Vikas Sadan.

All the four cases ceases were deliberated upon and it was decided by the Screening Committee that the points raised by DMRC can be considered.

Hence, the Decision of the Screening Committee for the items 58:2013, 59:2013, 61: 2013 & 71:2013 are as under:

Decision of the Screening Committee: The proposal as reflected in the agenda was approved
With observation that

- While earmarking the allotment of land, this will be done so only if the detail design is presented by DMRC.
- All the compensatory plantation will be done by DMRC. No land will be given by DDA to DMRC for this purpose.
- Land will be allotted for the purpose of operational requirements only.

Follow Up Action: As reflected in the agenda of the item.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the
313 Screening Committee
Meeting held on 17.5.13
vide item no. 58:2013
By: Director (Arch.) Coord

19/05/13

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 314 Screening
Committee Meeting D: 17.5.13
vide item no. 77(c): 2d3
By: Director (Arch.) Coord

19/05/13

-16- 58K

Approved Minutes of the 314th Screening Committee Meeting held on 17.05.2013
in Vikas Sadan.

Follow up Action: As per decision of the Screening Committee. The Lands Department of DDA to also seek financial details from DMRC with respect to the proposed earnings on account of the commercial development undertaken/ to be undertaken on the lands allotted by DDA.

The Chief Engineer/G of DMRC, vide letter no. DMRC/Land/15/DDA/MK-YV/1341/270 dt.10.5.13 addressed to the Director (Landscape) has given the reply on the minutes recorded. The reply of the DMRC is reproduced as under:

The detailed layout plan for proposed Mayapuri and Dabri Metro Station is enclosed herewith. This Metro station does not have any planned commercial area. The area sought for parking cannot be standardized as the same is governed by the projected users of the station. Similarly, a standard plan for the station also cannot be prepared, as the location and facilities to be provided depend upon the number of proposed users governs the Station design, which varies from Station to station. However, length of platform is almost standard as per maximum number of coaches to be used in train.

The station design also depends upon the location, whether it is elevated, under ground or at surface level and number of coaches to be used in a particular corridor. Hence instead of standard drawings, we are herewith forwarding the detailed plan of the Metro station for your information.

2. It is to mention here that major part of the land required for the construction is on temporary basis for a particular period and DMRC is committed to restore the land in original condition. In case DDA wants to get the plantation to be carried out by DDA, DMRC is willing to compensate the cost.

3. As DMRC does not have any land bank, it may not be possible to carry out the compensatory afforestation on DMRC land. The compensatory afforestation is carried out by Forest Department on behalf of DMRC, either in degraded forest or land being provided by Panchayat Department, DDA etc. In case of Phase III, Forest Department granted tree culling permission for about 15,000 trees, which requires plantation of 1,50,000 new trees as compensatory plantation. This requires about 135 hac. of land. Forest Department has planned compensatory plantation on degraded forest, other land available with them and is not insisting on any further land to be allotted to them.

As regards seeking financial details with respect to the proposed earning on account of commercial allotment to be undertaken on DDA land, it is to inform that this is relevant only when DMRC requests DDA to allot land for commercial development. For the land pockets under consideration, the requirement is only for operation purposes excluding property development. Therefore, the information required is not relevant in the matter."

The DMRC has given reply for the Mayapuri and Dabri Metro station with detailed plan for the station. A similar case of allotment was out up in the 313th Screening Committee by the Senior Architect (North Zone) vide Item No: 71:2013 Approval for allotment of land to DMRC on permanent and temporary basis in CC Wazirpur (Ind.), File no: SANZ/HUPW/DDA/2013/F.22 dt.2.4.13; which was also deferred (hereinafter marked as 77(4)). A letter in this regard was sent to DMRC vide no. SANZ/HUPW/DDA/2013/110-D dt.3.5.13; reply of which has been received on 16/05/2013 from the Dy. Chief Engineer/G on the similar line as above.

Approved Minutes of the 317th Screening Committee Meeting held on 04.04.2013
in Vikas Sadan.

59:2013 Land to be given in green area near DTC bus depot at Mayapuri (ring road).
File no.-PA/AC(LS)/2013/184

Presented by : Deputy Director(Landscape)

Decision of Screening Committee: The proposal as reflected in the agenda was deferred with observation that the matter be referred back to DMRC for the following:

- For all cases of allotment of land to DMRC, DMRC be requested to submit the detailed Layout Plan clearly segregating the operational areas from Commercial and other activities in the plan. The area sought for parking be standardized. A standard plan for stations be prepared with maximum space standards which could be replicated instead of different specifications for each.
- It was felt that since in large number of cases DMRC has been allotted/ being allotted developed green areas of DDA, an option be explored for obtaining funding from DMRC for landscaping of new green areas of DDA being developed in the same zone or in the adjoining zone. This is on account of the rates at which the lands are transferred to DMRC have no component towards compensation for loss of green areas.
- As regards compensatory afforestation, DMRC should undertake the same on its own land or on the degraded forest areas owned by Delhi Government. The undertaking for carrying out compensatory afforestation should be given by the DMRC and certification for having undertaken the same be done by DMRC after a period of one year.

Follow up Action: As per decision of the Screening Committee, The Lands Department of DDA to also seek financial details from DMRC with respect to the proposed earnings on account of the commercial development undertaken/ to be undertaken on the lands allotted by DDA.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the
213 Screening Committee
Meeting held on 4.4.13
vide Item no. 59.1.2013
Director (Arch.) Coord

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 314 Screening
Meeting Dt. 17.5.13
77(2)-2013

~~18~~ = 56/c

313 - SCM
59.2.2013

DELHI DEVELOPMENT AUTHORITY
Landscape & Environmental Planning Unit

No. PA/AC (LS)/2013/ 184

Dated: 12-02-13

Project : Land to be given in Green area near DTC Bus depot at Mayapuri (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 Green area near DTC Bus depot at Mayapuri (Ring Road).

1.0 Back ground

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

2.0 Examination

The land use of site under reference is M.P. Green as per Zonal Plan 'G' and there is no landscape plan prepared. The site having area 1.052 hect. is presently thickly planted with large Eucalyptus trees. As per status report by Horticulture Department, the green area is bounded with a boundary wall having 211 nos. fully grown trees, 150 nos. shrub and hedge plants, 1 no. tube well, lawn area of 6230 sqmts. with shrub area of 330 sqmts. The site is facing the Ring road on eastern side and is parallel to the road leading to Mayapuri in north direction. Mayapuri DTC bus depot site exist towards south side and Mayapuri industries area lies on west side.

3.0 Proposal

The Allotment of land in Green area at Mayapuri for construction of Mukandpur - Yamuna Vihar corridor (Line - 7) of DMRC Ph-III

The area required by DMRC in Phase - III is

Permanent land for station 6510.10 Sqmts.

Total 168 nos. trees are to be removed from this site as per report of Horticulture Department.

4.0 Area statement

Total area 1.0522 Hect.

5.0 Financial Liability/ Social Gain

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

6.0 Follow up action

- I. The approved plan will be sent to Director (planning) for CIU and Director (H.)/DDA for further course of action regarding allotment of land.
- II. The number of trees to be cut by DMRC to be verified by Hort.Department/DDA and the compensatory plantation be taken up accordingly.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
VERIFIED
This proposal was considered in the
213 Screening Committee
meeting held on 9.4.13
vide item no. 59.12.013
Director (Arch.) Coord

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT
Approved in 314
Committee Meeting Dt. 17.5.13
vide item no. 77(2).2013
Poonam Dewan
Director (Landscape)

53/c
-21-

18/17

Approved Minutes of the 314th Screening Committee Meeting held on 17.05.2013
in Vikas Sadan.

Follow up Action: As per decision of the Screening Committee. The Lands Department of DDA to also seek financial details from DMRC with respect to the proposed earnings on account of the commercial development undertaken/ to be undertaken on the lands allotted by DDA.

The Chief Engineer/G of DMRC, vide letter no. DMRC/Land/15/DDA/MK-YY/1341/270 dt.10.5.13 addressed to the Director (Landscape) has given the reply on the minutes recorded. The reply of the DMRC is reproduced as under:

"The detailed layout plan for proposed Mayapuri and Dabri Metro Station is enclosed herewith. This Metro station does not have any planned commercial area. The area sought for parking cannot be standardized as the same is governed by the projected users of the station. Similarly, a standard plan for the station also cannot be prepared, as the location and facilities to be provided depend upon the number of proposed users governs the Station design, which varies from Station to station. However, length of platform is almost standard as per maximum number of coaches to be used in train.

The station design also depends upon the location, whether it is elevated, under ground or at surface level and number of coaches to be used in a particular corridor. Hence instead of standard drawings, we are herewith forwarding the detailed plan of the Metro station for your information.

2. It is to mention here that major part of the land required for the construction is on temporary basis for a particular period and DMRC is committed to restore the land in original condition. In case DDA wants to get the plantation to be carried out by DDA, DMRC is willing to compensate the cost.

3. As DMRC does not have any land bank, it may not be possible to carry out the compensatory afforestation on DMRC land. The compensatory afforestation is carried out by Forest Department on behalf of DMRC, either in degraded forest or land being provided by Panchayat Department, DDA etc. In case of Phase III, Forest Department granted tree cutting permission for about 15,000 trees, which requires plantation of 1,50,000 new trees as compensatory plantation. This requires about 135 hac. of land. Forest Department has planned compensatory plantation on degraded forest, other land available with them and is not insisting on any further land to be allotted to them.

As regards seeking financial details with respect to the proposed earning on account of commercial allotment to be undertaken on DDA land, it is to inform that this is relevant only when DMRC request DDA to allot land for commercial development. For the land pockets under consideration, the requirement is only for operation purposes excluding property development. Therefore, the information required is not relevant in the matter."

The DMRC has given reply for the Mayapuri and Dabri Metro station with detailed plan for the station. A similar case of allotment was out up in the 313th Screening Committee by the Senior Architect (North Zone) vide Item No: 71:2013 Approval for allotment of land to DMRC on permanent and temporary basis in CC Wazirpur (Ind.), File no. SA/NZ/HUPW/DDA/2013/F.22 dt.2.4.13; which was also deferred (hereinafter marked as 77(4)). A letter in this regard was sent to DMRC vide no. SA/NZ/HUPW/DDA/2013/110-D dt.3.5.13; reply of which has been received on 16/05/2013 from the Dy. Chief Engineer/G on the similar line as above.

220-54/c

Approved Minutes of the 314th Screening Committee Meeting held on 17.05.2013
in Vikas Sadan.

The following items were discussed in the 314th Screening Committee Meeting held
on 17.05.2013 at 10.00 AM in Vikas Sadan.

77/2013 Confirmation of Minutes of 312th SCM and 313th SCM.

77(1) Item No 58:2013 Land to be given in District Park adjoining SFS flats at Mayapuri
(Ring Road), File no-PA/AC(LS)/2013/182.

77(2) Item No 59:2013 Land to be given in green area near DTC bus depot at Mayapuri
(Ring Road), File no-PA/AC(LS)/2013/184.

77(3) Item No 61:2013 Land to be given in green land at C-2, Janakpuri (Dabri Mor).
File no-PA/AC(LS)/2013/183.

All the above three items were put up in 313th Screening Committee Meeting by the
Landscape Wing and the minutes of the meeting recorded was as under:

Decision of Screening Committee: The proposal as reflected in the agenda was deferred with
observation that the matter be referred back to DMRC for the following,

- For all cases of allotment of land to DMRC, DMRC be requested to submit the
detailed Layout Plan clearly segregating the operational areas from Commercial
and other activities in the plan. The area sought for parking be standardized. A
standard plan for stations be prepared with maximum space standards which
could be replicated instead of different specifications for each.
- It was felt that since in large number of cases DMRC has been allotted/ being
allotted developed green areas of DDA, an option be explored for obtaining
funding from DMRC for landscaping of new green areas of DDA being
developed in the same zone or in the adjoining zone. This is on account of the
rates at which the lands are transferred to DMRC have no component towards
compensation for loss of green areas.
- As regards compensatory afforestation, DMRC should undertake the same on its
own land or on the degraded forest areas owned by Delhi Government. The
undertaking for carrying out compensatory afforestation should be given by the
DMRC and certification for having undertaken the same be done by DMRC after
a period of one year.

22-52/K

Approved Minutes of the 314th Screening Committee Meeting held on 17.05.2013
in Vikas Sadan.

All the four cases were deliberated upon and it was decided by the Screening Committee that the points raised by DMRC can be considered.

Hence, the Decision of the Screening Committee for the items 58:2013, 59:2013, 61: 2013 & 71:2013 are as under:

Decision of the Screening Committee: The proposal as reflected in the agenda was approved
With observation that

- While earmarking the allotment of land, this will be done so only if the detail design is presented by DMRC.
- All the compensatory plantation will be done by DMRC. No land will be given by DDA to DMRC for this purpose.
- Land will be allotted for the purpose of operational requirements only.

Follow Up Action: As reflected in the agenda of the item.

DELHI DEVELOPMENT AUTHORITY
HUPW-CO-ORDINATION UNIT

VERIFIED

This proposal was considered in the

313 Screening Committee

Meeting held on 4.4.13

vide Item no. 59/2013

By Director (Arch.) Coord

29/05/13

DELHI DEVELOPMENT AUTHORITY

HUPW-CO-ORDINATION UNIT

Approved in 314 Screening

Committee Meeting on 17.5.13

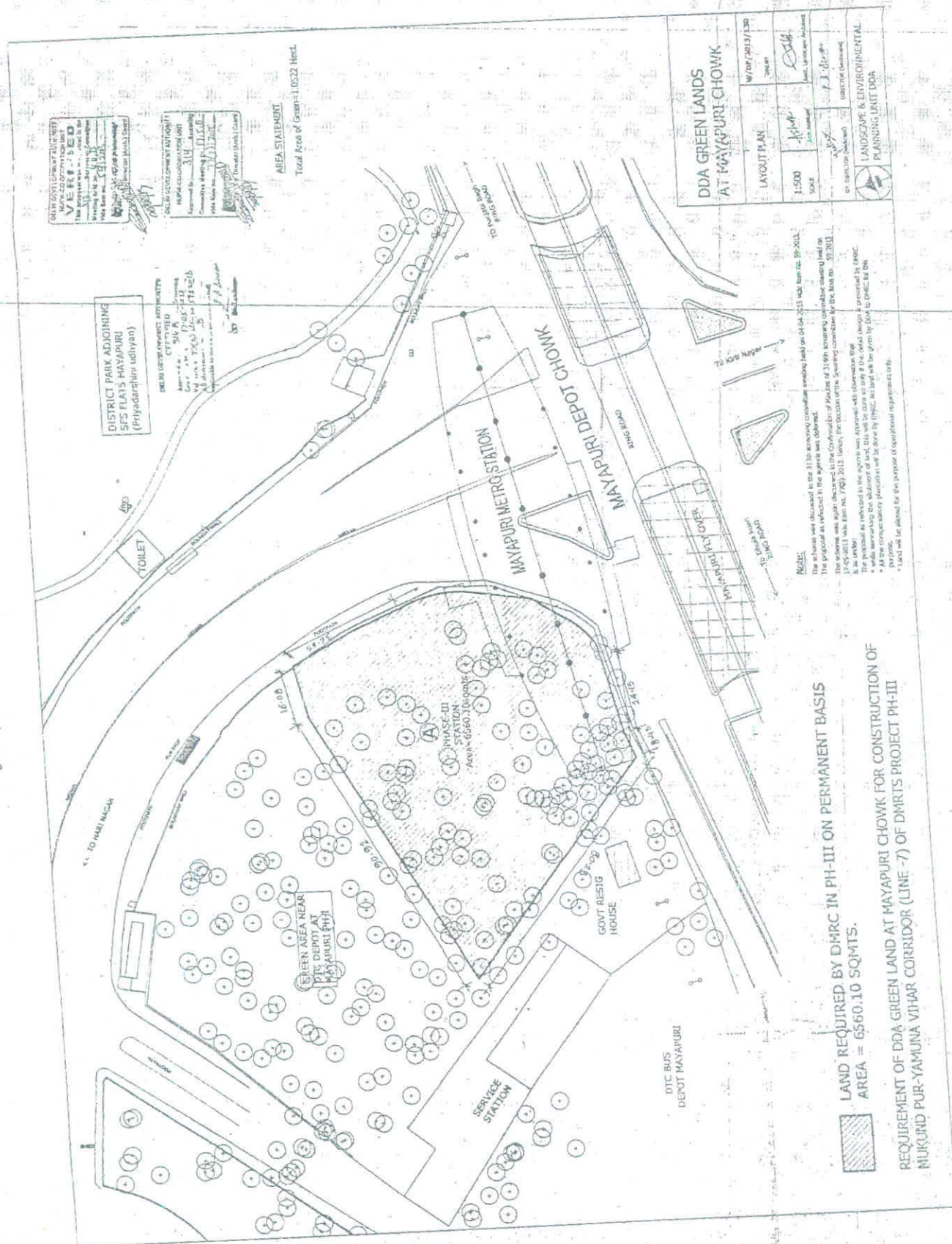
vide Item no. 77(2)/2013

By Director (Arch.) Coord

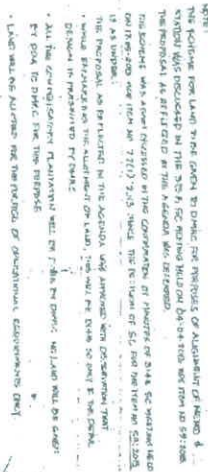
29/05/13

Annexure 'B-1'

50/c



Amex-1-B



- 26- 42/C

2.0 Examination

- 2.0 The site under reference is located very near to Railway Track on one side and there is only one 7.0 m wide existing access/ approach to the site under reference.
- 2.1 The eastern side of the plot under reference faces Master Plan road near Railway under pass with level difference.
- 2.1 As per MPD-2021 & Zonal Development Plan for Zone -D prepared under MPD-2001, the land use of the site under reference is 'Transportation (Rail circulation)'.
- 2.2 The site under reference falls outside the 'Lutyens Bungalow Zone (LBZ)', hence, MPD-2021 norms will be applicable for development.
- 2.1 As per MPD-2021, Plots for group housing should be located on roads facing a minimum width of 18 m ROW.
- 2.2 The said proposal was examined in Planning Department, Zone-D unit with respect to the accessibility/ approach road to the site under reference for which L & DO vide letter dated 19.06.2014 has stated the following:
- "That the Joint marking of the site in question has been done by L & DO and RVNL.
 - As regards the access from the road of the Redevelopment of Netaji Nagar and Moti Bagh (East) project (the approach road from Africa Avenue Road towards the western side) to the area under reference, this office has 'no objection' to the access to the proposed railway residential complex from the road falling in between Leela Hotel and New Moti Bagh Club."

3.0 Proposal

As communicated by MOUD, GOI vide letter dated 15.03.2012 & as per L & DO, MOUD, GOI letter dated 05.11.2012, the land use in respect of an area measuring 7830 sq.m. (0.78 ha.), located adjacent to Hotel Leela in Moti Bagh, New Delhi may be changed from 'Transportation (Rail Circulation)' to 'Residential' for Railway land 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
Plot adjacent to Hotel Leela in Moti Bagh, New Delhi, falling in Planning, Zone-'D'	7830 sq.m. (0.78 ha.)	'Transportation (Rail Circulation)'	'Residential'	North: Existing Railway Track South: Developed Landscaped Green Area by L & DO and Hotel Leela Palace East: Africa Avenue Road West: Existing approach road

4.0 Recommendation

Proposal as given in para 3.0 above may be considered by the Technical Committee for further processing under Section 11A of DD Act, 1957.

Handwritten signature and date: 10/11/2012

Sub: Proposed change of land use of an area measuring 7830 sq.m. (0.78 ha.) from 'Transportation (Rail Circulation)' to 'Residential', located adjacent to Hotel Leela in Moti Bagh, New Delhi, falling in Planning, Zone-D.

File No. F.20 (02)2012/MP

1.0 Background

1.0 A D. O. letter No. L-IIA-11(657) dated 15.03.2012 was received from Ministry of Urban Development (MOUD) enclosing therewith a letter dated 14.03.2012 received from Ministry of Railways regarding the change of land use of a plot near Hotel Leela Palace, New Delhi measuring 7830 sq.m. (0.78 ha.) with respect to the residential accommodation of Railway Officers. MOUD vide letter dated 15.03.2012 had stated that *the proposal of change of land use for Railway land plot measuring 7830 sq.m. (0.783 ha.) located adjacent to Hotel Leela in Moti Bagh Government residential area needs to be processed by L & DO in consultation with NDMC and DDA, for which MOUD had advised L & DO to initiate action expeditiously.*

1.1 Further, a letter dated 08.11.2012 was received from MOUD, GOI enclosing therewith a letter No. L-IIA-11(657)/2/2012-PC-138 dated 05.11.2012 received from Deputy Land & Development Officer (L & DO), MOUD, GOI addressed to MOUD, GOI mentioning the following:

"At present, the said plot is categorized as 'Railway Operational' under Zonal Development Plan of Zone-D of Master Plan of Delhi (MPD). Therefore, to optimum utilization of land and space the railways have proposed to use the plot under reference for 'Residential' use of Railway Officers. The proposal of the Railways to build multi-storeyed Residential accommodation after the change of land use from railway operational to residential is justified since the new Moti Bagh area has been re-developed as a multi-storeyed residential area. It is therefore, requested to take appropriate action in the matter."

MOUD vide letter dated 08.11.2012 requested DDA to examine the matter and take appropriate action in the matter.

1.2 In response to DDAs letter No. F.20(02)2012/MP/D-68 dated 02.04.2013, L & DO vide letter dated 19.06.2014 has stated the following:

1. *"That the Joint marking of the site in question has been done by L & DO and RVNL.*
2. *As regards the access from the road of the Redevelopment of Netaji Nagar and Moti Bagh (East) project (the approach road from Africa Avenue Road towards the western side) to the area under reference, this office has 'no objection' to the access to the proposed railway residential complex from the road falling in between Leela Hotel and New Moti Bagh Club."*

Contd.....

*Subscribed
Din D.*

No.	Use Premises	Activities Permitted	Development Controls (4)			
			Area under Operation (%)	Area under building (%)	FAR *	Floor area that can be utilised for passenger accommodation
3.	Rail Circulation	All facilities related to Railway Tracks, operational areas including watch & ward.		-NA-		
4.	Bus Terminal/ Bus Depot	All facilities related to Bus & Passengers, parking including watch & ward, Soft Drink & Snack Stall, Administrative Office, Other Offices, and Hotel.	50	50	100	25%
5.	ISBT	All facilities related to Bus & Passengers, parking including watch & ward, Bus Terminal, Soft Drink & Snack Stall, Administrative Office, hotel.	a. Ground coverage: 25% b. FAR: 100, subject to the following: (i) FAR shall be available on a maximum area of 10 ha. or area of site whichever is less. (ii) ISBT, including operational structures Maximum FAR 70 (iii) Hotel / passenger accommodation and facilities Maximum FAR 30. c. Parking: In addition to the requirement of parking for ISBT / buses, parking for Hotel/ passenger accommodation and facilities shall be at the rate of 2 ECS per 100 sq.m. of floor area. d. The development shall be undertaken in a composite manner.			
6.	Toll Plaza	Toll collection booth, utilities, facilities and required infrastructure.		-NA-		
7.	Road Circulation	All types of road, street furniture, bus shelters, under ground & over ground services utilities, signals, metro tracks as part of r/w, sub-ways, under-passes, ROB & RUB including watch & ward.		-NA-		
8.	Metro Yards	Idle parking of coaches, washing and cleaning facilities, maintenance related facilities, watch & ward and staff related facilities.	80%	20%	100	15%

* The F.A.R. is to be calculated on the Building Plot. Area under Bus Shelter not to be included in FAR.

47/6

ANNEXURE 'A'

27-

DELHI
DEVELOPMENT
AUTHORITY

PROPOSED CHANGE OF LANDUSE OF AN AREA MEASURING 0.78 HA. (7830 SQ. M.) FROM 'TRANSPORTATION (RAILWAY OPERATIONAL)' TO 'RESIDENTIAL' LOCATED IN MOTI BAGH GOVERNMENT RESIDENTIAL AREA ADJACENT TO HOTEL LEELA, NEW DELHI, FALLING IN PLANNING ZONE 'D'.

NORTH - EXISTING RAILWAY TRACK
SOUTH - DEVELOPED LANDSCAPED GREEN AREA BY L & D.O. AND HOTEL LEELA PALACE
EAST - AFRICA AVENUE ROAD
WEST - EXISTING APPROACH ROAD
FILE NO. F.20/02/2012/MP

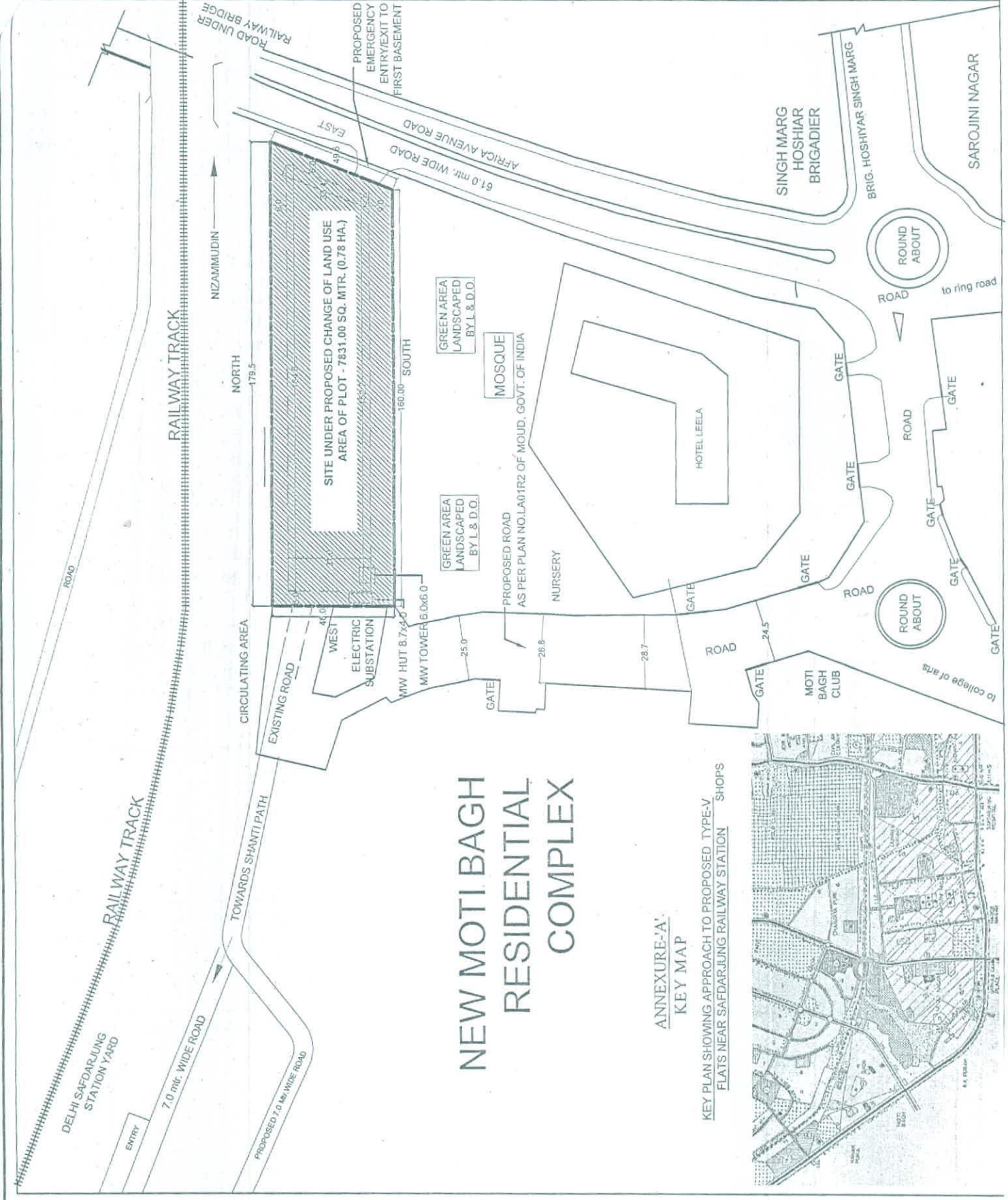
LOCATION
MAP

SCALE: NOT TO SCALE

DATED
06.08.2014



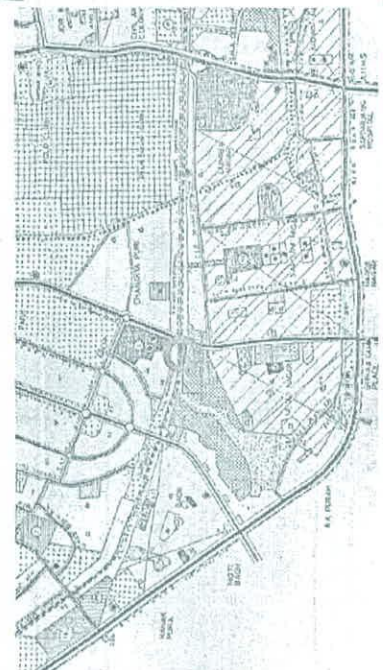
ZONE 'D' UNIT



NEW MOTI BAGH RESIDENTIAL COMPLEX

ANNEXURE-'A'
KEY MAP

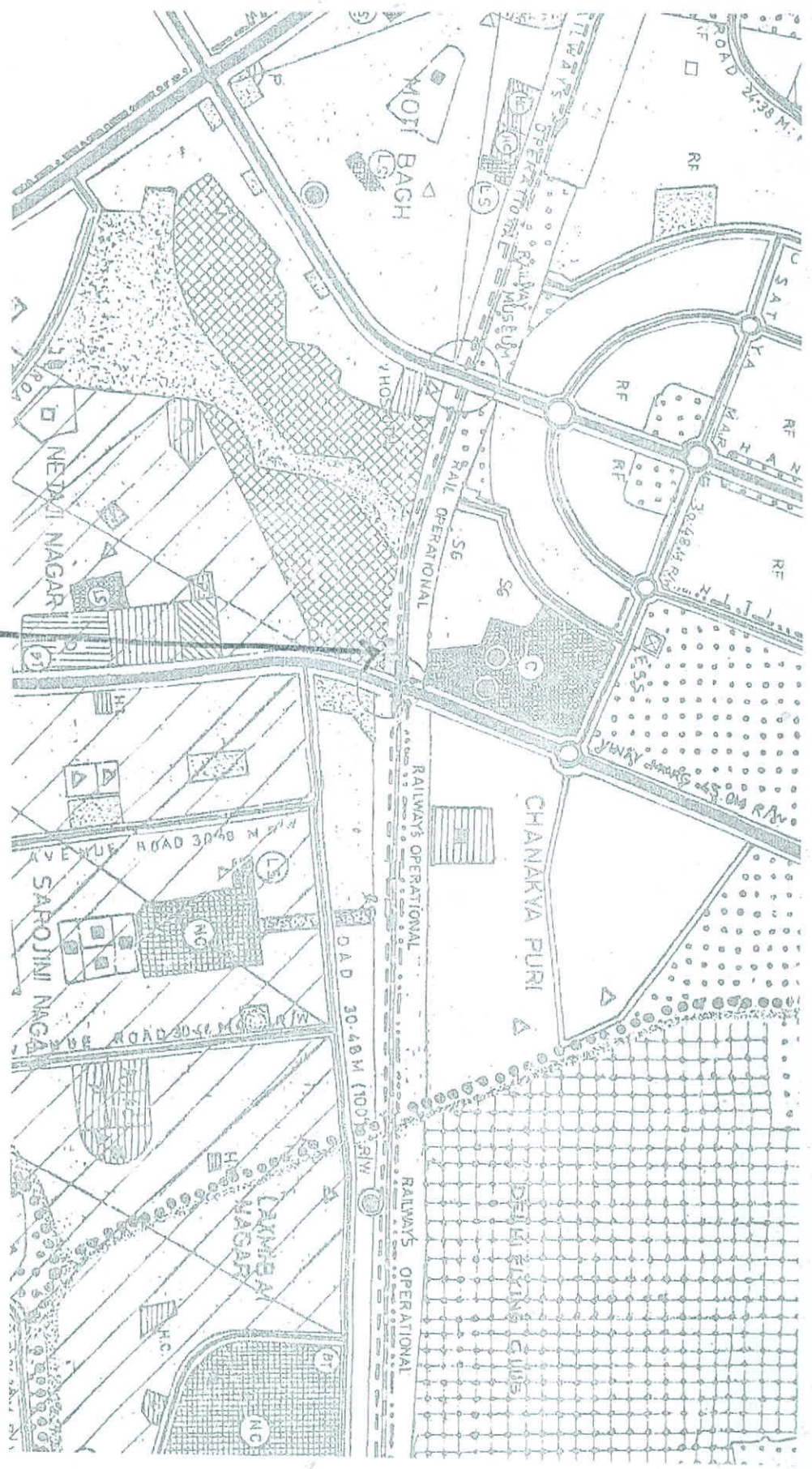
KEY PLAN SHOWING APPROACH TO PROPOSED TYPE-V
FLATS NEAR SAFDARJUNG RAILWAY STATION SHOPS



457C

PART PHOTOCOPY OF APPROVED ZONAL DEVELOPMENT PLAN OF ZONE 'D' PREPARED UNDER MPD-2001 (Approved on 01.10.1999)

-29-



SITE 1/4
[Land use: Railway Operational]

1.7. Agenda regarding proposed modification of MPD - 2021 in Development Control Norms of 'Police Line' Table No. 13.11 of Chapter 13.5 of Security - Police was earlier put up for consideration in Technical Committee meeting held on 11.12.2013 vide Item No. 49/13. The decision of the same is as under:

1.8. *"The Technical Committee observed that Zone- 'O' is eco - sensitive Zone and considering the latest order of Hon'ble National Green Tribunal, the Technical Committee decided that CRPF will take fresh clearances from Yamuna Standing Committee and Ministry of Environment & Forest (MoEF), Govt. of India and bring the issue and again to Technical Committee."*

1.9. In accordance to the decision of Technical Committee CRPF approached to Yamuna Standing Committee to issue a fresh NOC as per the decision of Technical Committee.

1.10. Yamuna Standing Committee in its 84th meeting held on 15.5.2014 vide item No. 84. 2.5 regarding fresh NOC / Clearance of YSC for Project i.e. Construction of Permanent Head Quarter 103 Bn of RAF at Wazirabad. YSC decided that DDA may be asked to furnish the copies of the latest Master Plan 2021 indicating the classification of various zones and activities permitted in each of the zones. It may also be clarified by DDA whether this proposal for construction of permanent Headquarter 103 Battalion RAF is allowed as per latest Master Plan of DDA.

The matter was again put up in 85th meeting of YSC on 24.07.2014. The decision of YSC is reproduced as under:

"After detailed deliberation, Committee decided to withhold the NOC to RAF/ CRPF for construction of Head Quarter of 103 Bn of RAF at Wazirabad, Delhi till the outcome of NGT further order in the matter."

2. Examination:

2.1 As per the MPD- 2021 and ZDP- Zone 'O' provision the Landuse of the site under reference is shown as PSP (Police Line).
As per Lease Deed and Allotment letter of DDA the plot of area 60 acre (24 ha) is for 'Camping Site'.
As per letter dated 5.01.2007 of Lands Branch, the NOC for the plot was issued for construction of 'Battalion'.

2.2 Area Planning Unit has received following references regarding:

1. C.R.P.F. Camp Wazirabad (Zone -'O')
2. Police Lines near Model Town (Zone-'C')

While processing the references related to above, it was observed that in MPD- 2021 norms have been given for 'Police Lines' along with land distribution only. However, the Development Controls applicable for the each sub-division into different parts are not given.

2.3 Since the allotment has already been done the request of the CRPF/RAF is required to be examined from the administrative point of view (i.e., Lease deed, allotment letter, financial implication, if any etc.) as to whether there is any requirement for modification in lease deed etc. by Lands Branch of DDA.

Sub :- Proposed Modification of MPD-2021 in Development Control Norms of 'Police Line' Table No: 13.11 of Clause 13.5 Security – Police.

No. F3(16)2000/MP/Pt-I

1. Background :

- 1.0. Commandant – 103 BN RAF/CRPF vide. Letter dated 16.08.2013 has requested 'to issue. "Battalion & Distt. Office Norms" where FAR is 120, Height is 26 mt & Ground coverage 30% in [Development Control for Security (Police) facilities] as per MPD-2021 at page No.90, at Table No. 13.11, at Sl. No.3. It has been mentioned alongwith that out of allotted 60 acres land 13.5 acres of land is located under High Tension Wires, where no construction can be done. Balance 46.5 acres of land is left for use of 103 BN RAF.
- 1.1. The request of Commandant- 103 BN/ RAF, CRPF were received earlier vide dated 18.12.09, 5.7.2010 etc. & letters of Sr. Architect. (HQ) III, CPWD dated 15.09.2010 in this regard.
- 1.2. DDA allotted 60 acres of land to CRPF for setting up of 103BF RAF (CRPF) at Wazirabad vide allotment letter dated 06.06.1986 with certain terms and conditions.
As per the allotment condition No.4 - the land measuring 60 acres (24 ha) is allotted to CRPF for camping purpose with the condition that no permanent structure will be constructed on the Land.
(ANNEXURE-I)
- 1.3. The NOC was issued by the IL Branch, Vide letter dated 05.01.2007 in respect of the plot for getting the sanction of building plans for construction of 'Battalion'.
- 1.4. CRPF and Chief Architect of CPWD (vide letter dated 16.08.2013) has mentioned that out of 60 acres (24 ha) of allotted land 20 acres (8 ha) is falling under High Tension Line running over the plot along Marginal Band Road (60m R/W), due to which the effective buildable area remain to 40 acres (16 ha) only. For accommodating the required no. of residential flats, office buildings etc. (as per Development Control norms of Battalion) they requested for FAR, Ground Coverage etc. of the entire plot to be made applicable on the balance area i.e., 40 acres (16 ha) to achieve their requirement.
- 1.5. CRPF has submitted the minutes of 68th meeting of Yamuna Standing Committee (YSC) held on 16.03.2005 in which the item regarding Construction of Permanent Headquarter of 103 Bn. of RAF at Wazirabad was discussed. The decision of the meeting is reproduced below:
"After detail discussion, the committee decided to accord NOC to the proposal of RAF with the direction that structure should be constructed in the area away from the embankment." (ANNEXURE-II)
- 1.6. The issue of clarification for Development Control Norms as per MPD-2021 applicable for 'Police Line' has been examined in details as the same is not available in MPD-2021 whereas the Development Control norms for Battalion is available.

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Date & Remarks	Original Application No.	Orders of NGT	Summary
Item No. 11 December 16 th , 2013.	Original Application No. 300 of 2013 titled, Manoj Kumar Misra & Anr. Vs. Union of India & Ors.	Directed that no Authority, Corporation, Agency or any person on behalf of the any Public Authority, other Authority or own itself would carry on any work of construction, sealing, lining and covering raised on and around the drains and particularly over Kushkak Nallah / Satpula Drain right from the Mehruli to Sarai Kale Khan.	This is regarding a petition against covering of drains. Salient points are as under: <ul style="list-style-type: none"> Hon'ble NGT directed not to carry on any work of construction, sealing, lining and covering raised and around drains, such as Kushkak Nallah / Satpula Drain right from the Mehruli to Sarai Kale Khan. Directed that the point of establishment of STPs should be one where after there is no possibility of directly or indirectly putting in sewage, affluent or waste / storm water in to the drain
Item No.07 October 28 th , 2013.	Original Application No. 06 of 2012 titled, Manoj Kumar Misra & Anr. Vs. Union of India & Ors.	Directed that <i>In meanwhile the DDA and Authorities shall not act on its Notification dated 28th September, 2013 without specific Orders of the Tribunal.</i>	The application is regarding the debris, garbage dumped and encroachment in Flood Plain of River Yamuna. Salient points are as under: <ul style="list-style-type: none"> Let this Debris be removed from within two weeks. This is with regard to DMRC's submission to the Tribunal stating that 23280 mt tons Debris were removed, however 4700 mt tons debris still remain as the locations are occupied by Jhuggis creating difficulties to remove debris therefrom. DDA issued Public Notice inviting obj. / sugg. from public with regard to proposed re delineation / re zoning of Zone-O, which proposes to bring the already built-up areas, unauthorized colonies etc., out from Zone-O and to add with adjacent Planning Zones. Hon'ble NGT vide the order directed DDA not to act on its notification, dated 28.09.2013 without specific orders of the Tribunal.
Item No.02 May 20 th , 2013.	Original Application No. 89 of 2013 titled, Akash Vashishtha & Anr. Vs. Union of India & Ors.	<ul style="list-style-type: none"> Issued interim injunction restraining any illegal and unauthorized construction, be it temporary or permanent, on the flood plain zone of river Yamuna in the NCT of Delhi, State of Haryana and State of Uttar Pradesh. <i>All the public Authorities and corporations shall ensure that no illegal and unauthorised construction is raised upon the flood plain zone of river</i> 	Salient points are – <ul style="list-style-type: none"> Issued ad interim injunction restraining any illegal and unauthorized construction, be it temporary or permanent, on the flood plain zone of river Yamuna in the NCT of Delhi, State of Haryana and State of Uttar Pradesh. To ensure no illegal and unauthorised construction is raised upon the flood plain zone of river Yamuna. Steps should be taken to demolish the same in accordance with law.

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- 2.4 The matter regarding protection of Flood Plain Area / River Yamuna with respect to Zonal Plan of Zone - 'O' was discussed in the second meeting of Apex Committee to ensure revision of Master Plan of Delhi- 2021 held under the chairmanship of LG, Delhi. During the meeting Hon'ble L.G Delhi directed *that wherever old embankments/bunds have been constructed the protected area shall be excluded from Zone-'O'. The example of Jaitpur Ext. which is a village Abadi has been wrongly shown in Zone-'O' in Zonal Development Plan was quoted and hence there is a need to redefined the Zone 'O' boundary. Likewise Sonia Vihar Residential Colony behind the protection embankment would merit such inclusion.*
- 2.5 The matter on Re - delineation/ Rezoning of Zone 'O' (River Yamuna /River Front) i.e., modification in the MPD 2021 has been considered Under Section 11 A of DD Act in the Authority meeting held on 19.08.13. Gazette Notification inviting Public Objection/ Suggestion has been issued vide dated 28.09.2013. Hon'ble NGT vide order Dt. 28.10.2013 directed for status quo.
As per the proposal on Re - delineation/ Rezoning of Zone 'O' the area u/r i.e., the land measuring 60 acres (24 ha) allotted to CRPF for camping purpose falls out of proposed Zone 'O' boundary.
- 2.6 a) The land u/r measuring 60 acres (24 ha) allotted to CRPF stands already proposed & earmarked for **PSP (Police Line)** in MPD-2021 & ZDP (O).
b) The requested issue i.e., Clarification of Development Control Norms applicable to the each activities permissible in 'Police Line' as per MPD-2021 shall require clarification (pls.refer para 2.2 & 2.2.2). This is being dealt separately in part file.
- 2.7 i) The landuse of the plot/ land under reference is PSP (Police Line) as per MPD
ii) There is no Change of Landuse (CLU) involved
iii) Land was allotted to CRPF by DDA way back in 1986
iv) CRPF has been using land in camps. Now, proposed for permanent building through CPWD preparing detail project/ plan.
V) YSC clearance, in this regard, was issued on 16.03.2005
vi) Claimed Bund protects their land and other surrounding areas.(may refer para 2.4)
vii) As per MPD 2021 provision and as per Hon'ble LG decision at 2.4, proposal for Re-delineation and Rezoning of Zone-'O' based on ground realities has been initiated and action under section-11A of DD Act, 1957 has been taken with due approval of Authority. Public Notice has been issued inviting objections/ suggestions. Further, action however has been put up on hold as per order dated 28.10.2013 of Hon'ble NGT in OA-06, 2012 without further order of NGT.
- 2.8 There are various Hon'ble NGT cases regarding zone- 'O', the summary of which is as follows:

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3.0 Proposal

- 3.1 Proposed Development Control norms applicable for 'Police Line' as per MPD 2021 has been dealt and put up separately, delinking from the issue of Landuse NGT order, YSC and environment clearance etc. which require modification in the MPD 2021.
- 3.2 It is proposed that in view of the issues explained at para 1.7 to 1.10 and 2.7, the CRPF may approach Hon'ble NGT seeking exemption/ permission for taking up construction of CRPF building as per MPD 2021 provisions of Landuse and Development Control norms.


4.0 Recommendation

In view of the above the Commandant CRPF may be requested to put up their case for exemption seeking exemption/ permission for taking up construction of CRPF building as per MPD 2021 provisions of landuse and Development Control norms of their case to the Hon'ble NGT, directly, After exemption of the same by the Hon'ble NGT the matter may again be put up to Technical Committee for its consideration.

- on election duty -

(Jeevan Babu)
AD (Plg.) Zone-'O'


(Vikas Verma)
DD (Plg.) E&O


(J.K. Mondal)
Director (Plg) E&O

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		<p><i>Yamuna. Wherever unauthorised and illegal constructions have been raised steps should be taken to demolish the same in accordance with law.</i></p> <ul style="list-style-type: none"> Directed that the NCT of the Delhi, State of UttarPradesh and State of Haryana to specifically file Plans /Maps showing extent of one in 25 years flood plain zones. Also make it clear that the responsibly of carrying out the said directions shall be of ViceChairman, Commissioners, Secretaries of the concerned Department and Deputy Commissioner of Police of those areas. 	<ul style="list-style-type: none"> Directed that the NCT of the Delhi, State of UttarPradesh and State of Haryana to specifically file Plans /Maps showing extent of one in 25 years flood plain zones. To state by NCT of Delhi, State of UP & Haryana if the Govt. /Deppt. had issued NOC for such construction on Flood Plain of River Yamuna. Complete detail to further alongwith reply by respective Deptt./ Corporation/ Authority & by Ministry of Water Resources.
Item No.10 October 23 rd , 2013.	Original Application No. 89 of 2013 titled, Akash Vashishtha & Anr. Vs. Union of India & Ors.	<ul style="list-style-type: none"> Directed that all the concerned Authorities, State Governments particularly, the State of UP and DDA to file an Affidavit of the Principal Secretary, Irrigation, UP and Vice-Chairman of DDA showing as to what is their policy in relation to Flood Plain Area like in Ghaziabad it is stated to be 1 in 25 years. Secondly, whether they have declared the Flood Plain Area in their respective States and cities and if so the nomenclature like Zone 'O' etc. and its bifurcation. Further what activity, if any, is permissible in Flood Plain Area or River Front Area with reference to the law under which it had been duly notified by the concerned Authority. On behalf of all the authorities the concerned position before us is that there is no construction permissible in Flood Plain Area but exception has been carved out. Let power of carving out an exception be also placed on record of the Tribunal while filing the replies / reports. Earlier 32 Hon'ble High Court Orders wherein they have held that the construction was unauthorised and could not have been raised on the Flood Plain Areas. 	<p>Salinet Points are</p> <ul style="list-style-type: none"> Directed state of UP, DDA to file showing as to what is the policy in relation to Flood Plain area. Secondly, whether they have declared Flood Plain Area in their respective States and Cities and if so the nomenclature like Zone-O etc., and its bifurcation. What activity, if any, is permissible in Flood Plain Area or River Front Area To indicate power of carving out an exception (as submitted conceded position is that there is no construction permissible in Flood Plain Area) be also placed on record. With regard to submission of Ld. Additional Advct.General of UP, Hon'ble Tribunal directed them to place on record those Orders. Interim Order to continue.

Copy of the decision is at Annexure III.

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(2)
If the above terms & conditions are acceptable to the CRPF, the acceptance thereof, may be communicated to the undersigned & also deposit a sum of Rs. 13,40,77,358-80Ps (Rupees three crores, forty lacs, Seventy Seven thousand, three hundred fifty eight and paise Eighty only) on account of cost of land, with the D.D.A., vikas Sadan New Delhi within thirty days from the date of issue of this letter.

In case, the premium of land is not received within the stipulated period the rate prevailing after the expiry of the stipulated period will be made applicable & the CRPF shall have to make payment accordingly.

Yours faithfully,


(S.R. Sharma)
Dy. Director (Instl.)

ANNEXURE - I
VIKAS NIKHAN
ANI
INDRAPRASTHA ESTATE

23(7)/85-Instl.

46-38/C

S. R. Drome
Dy. Director (Instl.),

HE (Instl)-2
NEW DELHI 6/6/86

The Director General,
Central Reserve Police Force,
Ministry of Home Affairs,
North Block,
New Delhi-110001.

Sub:- Allotment of 60 acres of land to C.R.P.F. for setting-up
of 2 Bns. at Wazirabad.

Sir,

In supersession of this office letter of even No. dated
5.5.86, on the above noted subject, I am to inform you that it has
been decided to allot, on perpetual lease-hold basis, a plot of
land measuring 60 acres at Wazirabad in Delhi. (The possession of
the land has already been handed over on 9-4-86) to the C.R.P.F. Deptt.
for camping of CRPF battalions on usual terms and conditions as
given in perpetual lease/Lease for agreement which shall also
include the following:-

The CRPF shall be required to pay the cost of land measuring
60 acres at the rate of Rs. 140.34 per sq. mtr.

The CRPF shall give an undertaking to the effect that the
difference of cost of land at the rate as may be decided by
the Govt. of India/DDA will be paid by them on demand.

The land shall be used by the CRPF for setting up of CRPF
battalions for camping purposes and for no other purpose
what-so-ever.

The land measuring 60 acres is allotted to CRPF for camping
purposes with the condition that no permanent structures will
be constructed on the land.

The land shall not be transferred/sub leased to any other
department without prior permission of D.D.A. obtained in
writing.

The CRPF shall execute agreement for lease/perpetual lease
at their own cost as mentioned above for 99 years.

The CRPF will vacate the plot immediately after taking over
possession of the plot & avoid any delay.

The DDA/lessor reserves its right to alter any of the
conditions in its discretion.

Discussed With D.S. on 4/6/86

Para 4 of this letter D.S. does not agree. We will make permanent agreement. Public Accountant

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Since the Chief Engineer(Yamuna Basin),C.W.C. and S.E.,Planning Circle, Faridabad were not present in the meeting, the items was deferred to the next meeting of the YSC..

Item No. 68.3.0

New Items

Item No. 68.3.1

Construction of Permanent Headquarter of 103 Bn. Of RAF at Wazirabad.

The Commandant of 103 Bn. RAF had submitted a proposal for clearance/NOC of YSC for construction of permanent headquarter of the 103 Bn. Of RAF on 50 acres of land in the flood plains near Wazirabad. The land in question is situated in Beharipur village, under North-East Distt. of Delhi and surrounded by Delhi Police Training Centre in the North, village Sonia Vihar both on the South and West and S.M. Bund road on the East. It is located approximately 2.5 Kms upstream of Wazirabad Barrage. The NOC was issued by the Irrigation and Flood Control Department of NCT of Delhi in the year 2001. The representative from Rapid Action Force made a presentation giving details of the project explained the.. The DDA's representative informed that the land had been allotted to them and the present land use in the Master Plan is rural. The Director, Hydrology(N), CWC expressed his concern about depletion of ground water and requested that the RAF may be asked to make some arrangement for recharge of ground water while carrying out the construction. The C.E.(I&F) and DDA informed that the building bye laws provide for provision of water harvesting structures and the CPWD which is the executing agency must take care of that. Commandant RAF explained that only 30% of the area is proposed to be utilized for the construction of the Battalion HQ and the remaining area would be kept vacant and maintained as green

SUMMARY RECORD OF DISCUSSIONS OF THE 68TH
MEETING OF YAMUNA ASTANDING COMMITTEE HELD
ON 16.3.2005.

The 68th meeting of Yamuna Standing Committee was held in Sewa Bhawan, R.K.Puram, New Delhi on 16th March, 2005 under the Chairmanship of the Member(RM), Central Water Commission. The list of officers who attended the meeting is at Annexure-I.

After brief self introduction, the Chairman welcomed all those present in the meeting and directed the Member-Secretary to take up agenda of the meeting.

Item No.68.1.0 Confirmation of summary record of discussions of the 67th Meeting held on 27th September, 2004.

The draft summary record of discussions of the 67th meeting of Yamuna Standing Committee(Y.S.C.) held on 27th September, 2004 were circulated vide letter No. 16/1/YC/2004/FM-I/855-71 dated 27.10.2004. With the consent of all the members present in the meeting the Committee confirmed the minutes as circulated..

Item No.68.2.0 Follow up action on the decisions of the 67th meeting of YSC

Item No.68.2.1 Construction of new Pump House on the left bank of river Yamuna.

It had been reported by C.E. (YWS) Haryana Irrigation Department, Delhi vide letter dated 30.6.2004 that Delhi Jal board (DJB) was constructing a new pump house on the left bank of river Yamuna presumably to draw water from the Sonia Vihar Treatment Plant. He had contended that the construction of the new

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ANNEXURE - III

BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI

Application No. 89 of 2013

Akash Vashishtha & Anr. Vs. Union of India & Ors.

CORAM : HON'BLE MR. JUSTICE SWATANTER KUMAR, CHAIRPERSON
HON'BLE MR. JUSTICE U.D. SALVI, JUDICIAL MEMBER
HON'BLE DR. D. K. AGRAWAL, EXPERT MEMBER
HON'BLE DR. G. K. PANDEY, EXPERT MEMBER
HON'BLE PROF. A.R. YOUSUF, EXPERT MEMBER

Present: Applicant: Mr. Amit Khemka, Advocate along with Ms. Sanorita D. Bharali, Advocate with Mr. Akash Vashishtha, Applicant in Person

Respondent No. 1: Ms. Neelam Rathore, Advocate
Respondent No. 2&3: Mr. Ardhendumauli Kumar Prasad, Advocate
Respondent No. 5: Mr. D. Rajeshwar Rao, Advocate
Respondent No. 6: Mr. Manjit Singh, Addl. AG
Respondent No. 8&11: Mr. Pankaj Pandey, Advocate
Respondent No. 9&12: Ms. Reena Singh, Advocate with Mr. Arjun Singh, Advocate
Respondent No. 10: Ms. Sushma Singh, Advocate
Respondent No. 13: Mr. Rajesh Chhabra, Advocate

Date and Remarks	Orders of the Tribunal
Item No. 2 May 20, 2013	<p>All Respondents have been served.</p> <p>The service on all Respondents is complete.</p> <p>Learned counsel appearing for the respective Respondents pray for time to file Reply. Let Replies be filed within four weeks from today with advance copy to the learned counsel appearing for the Applicant who may file Rejoinder within one week thereafter.</p> <p>We make it clear that no further time would be allowed to complete the pleadings.</p> <p>It is conceded before us by all learned counsel appearing for respective Authorities, Corporations, NCT of Delhi, State of Uttar Pradesh and State of Haryana that there are unauthorized and illegal constructions raised on the flood plain of river Yamuna. These constructions have been raised without permission of any competent authority.</p> <p>On the contrary, these Authorities including the Irrigation Department of State of Uttar Pradesh and other Authorities claim to have issued Notices to the persons who have raised unauthorized and illegal constructions upon the flood plain of river Yamuna, but rarely of any effect.</p> <p>It is an admitted position in law that construction upon flood plain area is prohibited. It not only affect the natural flow of the river but even causes environment</p>

area. The Chief Engineer(I&F) Delhi stated that after the construction of left forward bund, which was approved by the Yamuna Standing Committee, the area under question ceases to be a part of the flood plain and the matter was not required to be placed before Yamuna Standing Committee for approval. The representative of Haryana pointed out that the construction of an embankment does not mean that the area is not a part of flood plains as any break in embankment would result in flooding of the areas behind the embankment. The Chairman observed that the case has been rightly brought before the Committee and that the Committee could examine its implications.

After detailed discussions, the Committee decided to accord NOC to the proposal of RAF with the direction that structures should be constructed in the area away from the embankment..

Item No.68.3.2 East West MRTS corridor from Connaught Place to Dilshad Garden

In the year 2002, MRTS had submitted a proposal namely "East-West MRTS corridor from Connaught Place to Dilshad Garden with a bridge on river Yamuna and a Depot." for consideration of Yamuna Standing Committee. The Committee had discussed the proposal and decided that the construction of the bridge as proposed by the DMRC was acceptable. However with regard to the construction of the depot, it was desired that DMRC may try to find an alternative site and in case it was not feasible, it should propose reclamation of the bare minimum area away from the active river edge. In the 63rd meeting of YSC the representatives of the DMRC conveyed to the Committee that the proposal had been dropped by them.

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that no compensation would be done by the government for any loss arising out of damages due to floods and flood safety/relief measures will not be undertaken and the cost of damage will be recovered by those carrying out/having illegal constructions.

People should remove off illegal constriction at their own will. Effective action would be taken against illegal constructors by the concerned development authorities/industrial development authorities and Nagar Palika Parishads under applicable provisions of the acts.

6. Effective action would be ensured by SSP/SPs of all districts through the Police Station Officers to check illegal constructions inside flood plain areas.

7. Strict compliance should be made for removing illegal constructions as soon they are done in flood plain areas that belong to Irrigation Department.

8. Strict, punitive action should be taken against officers/staff workers of concerned departments, after fixing their accountability, if they fail to take the expected action in the case of illegal constructions".

Despite the above Notification and the stand taken by the Authorities, NCT of Delhi and the State of Haryana, there has been mushrooming of unauthorized and illegal constructions on the flood plain zone. It is high time that these Authorities should discharge their statutory obligations in accordance with law and with greater sense of responsibility.

Despite the said Notification and specific directions issued to all the Authorities much less constructions have been stopped or/and demolished. On the contrary there has been rapid mushrooming of unauthorized and illegal constructions on the flood plain of river Yamuna.

In view of the above circumstances, we hereby issue *ad interim* injunction restraining any illegal and unauthorized construction, be it temporary or permanent, on the flood plain zone of river Yamuna in the NCT of Delhi, State of Haryana and State of Uttar Pradesh. All Authorities of the respective States including the Police, Irrigation Department, Environment Department and PWD and all the public Authorities and Corporations shall ensure that no illegal and unauthorized construction is raised upon the flood plain zone of river Yamuna. Wherever unauthorized

problems besides raising risk to human life and property.

Learned counsel appearing for the Applicant has brought to our notice the Notification dated 16th March, 2010 issued by the Chief Secretary of Uttar Pradesh to all the Authorities including the Police in the State of Uttar Pradesh to ensure that no constructions whatsoever is raised on the flood plain zone and whichever constructions have been raised should be removed. The relevant extract of the said notification state as under:-

"It is coming to the knowledge of government that illegal constructions / encroachments are increasing in the flood plain zones and they are not being controlled. While on one hand complexities due to obstruction of natural flow of water during floods may arise from such illegal constructions, on the other hand, there is danger of loss of life and property to the residents. In this connection, orders have been given in the past from time to time and orders have also been given by Housing Division-I, UP through its government Order No. 1773/9-A-1-1995, dated 18 May, 1995 and also GO No. 2432/9-A-1 Encroachment/2003(AB), dated 04 April 2003 but these government orders have not been followed strictly, which is leading to a rise in the number of such illegal constructions / encroachments. Hence, upon a careful deliberation, the government has taken the following decisions :

1. Clear depiction of flood plain zones along rivers as flood affected areas in the Master Plans and to prevent any constructions in these areas, these areas should be reserved as Green. It should be ensured to ban all kinds of constructions in flood plain zones under the Zoning Regulations of the concerned cities.

2. No NOC will be granted, under the RBO Act, UP Urban Planning & Development Act 1973 and Industrial Development Act 1973, to any kind of construction inside the flood plain zone and nor will be the lay-out plans of such constructions be approved. To stop such kind of illegal constructions, effective action would be taken under the provisions of the above acts.

3. Action to be taken by Irrigation Department to remove illegal constructions and notify the areas along canals under Section 55 of the India Canal & Drainage Act.

4. Effective use of Up Flood Emergency Powers Act by all District Magistrates.

5. Concerned officials of Irrigation Department must caution all those carrying out illegal constructions in flood plain areas of rivers to remove them off immediately and also make it clear to them

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BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI

M.A. No. 877 of 2013, M.A. No. 1035 of 2013

And

M.A. No. 1074 of 2013

In

Original Application No. 300 of 2013

Manoj Kumar Misra & Anr. Vs. Union of India & Ors.

CORAM : HON'BLE MR. JUSTICE SWATANTER KUMAR, CHAIRPERSON
HON'BLE MR. JUSTICE U.D. SALVI, JUDICIAL MEMBER
HON'BLE DR. D.K. AGRAWAL, EXPERT MEMBER
HON'BLE MR. B.S. SAJWAN, EXPERT MEMBER
HON'BLE DR. R.C. TRIVEDI, EXPERT MEMBER

Present: Applicant: Mr. Rahul Choudhary along with Ms. Richa Rehlan, Advocates
Respondent No. 1: Mr. Vikas Malhotra and Mr. M.P. Sahay, Advocates
Respondent No. 2&4: Mr. Ravi P. Malhotra, Advocate
Respondent No. 4&7: Mr. Ravi P. Mehrotra, Advocate
Respondent No. 6: Mr. S.B. Upadhyay, Sr. Advocate along with Mr. Pawan Upadhyay, Advocates
Respondent No. 10: Mr. N.P. Singh, Advocate & Mr. Dinesh Jindal, Law Officer, DPCC
Ms. Maninder Archarya, Sr. Advocate and Mr. Kapil Dutt, Advocate for SDMC

Date and Remarks	Orders of the Tribunal
Item No. 11 December 16, 2013	<p><u>M.A. No. 1035 of 2013</u></p> <p>The Learned Counsel appearing for the Corporation submits that they will give whatever documents are available with them. In view of the statement made this Application does not survive for consideration</p> <p>Accordingly, M.A. No. 1035 of 2013 stands disposed of.</p> <p><u>Original Application No. 300 of 2013</u></p> <p>The Learned Senior Counsel appearing for South Delhi Municipal Corporation very fairly submits that no environmental study had been carried out by this Corporation before directing lining or covering of drainage under their jurisdiction. She further states that the Corporation does not treat this litigation as adversarial and would like to serve greater public purpose while ensuring adherence to environmental standards. We may refer to our Orders dated 28th October, 2013 and 18th November, 2013. With these Orders the Tribunal had directed the Corporation to bring before the Tribunal studies that had been carried out before awarding the work of lining and covering of drainages. It is undisputed before us that all these drainages are no longer simplicitor</p>

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and illegal constructions have been raised steps should be taken to demolish the same in accordance with law.

We hereby direct the NCT of Delhi, State of Uttar Pradesh and State of Haryana to specifically file Plans/Maps showing extent of one in 25 years flood plain zones. Furthermore, they shall also state, if any of the Government Department had issued No Objection Certificate for such construction on flood plain of river Yamuna.

Complete details should be furnished along with the Reply to be filed the by respective Departments / Corporations and Authorities and by the Ministry of Water Resources.

We make it clear that the responsibility of carrying out the said directions shall be of Vice Chairman, Commissioners, Secretaries of the concerned Department and Deputy Commissioner of Police of those areas.

At the oral request of the learned counsel appearing for the parties, the Delhi Development Authority and East Municipal Corporation of Delhi are impleaded as Respondent No. 14 and 15 respectively.

The learned counsel appearing for the Applicant shall serve Dasti Notice to the said Authority and Corporation.

Similar order and injunction shall operate in regard to river Hindon as well.

List on 10th July, 2013.

.....,CP
(Swatanter Kumar)

.....,JM
(U.D. Salvi)

.....,EM
(Dr. D. K. Agrawal)

.....,EM
(Dr. G.K. Pandey)

.....,EM
(Prof. A. R. Yousuf)

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rain water collected in these drains is permitted to join Yamuna. We make it clear that the point of establishment of such an STP should be one whereafter there is no possibility of directly or indirectly putting in sewage, effluent or waste/storm water into the drain. This area could not be preferably closer to Sarai Kale Khan but to the river bank of Yamuna.

In the meanwhile, we direct that no Authority, Corporation, Agency or any person on behalf of the any Public Authority, other Authority or own itself would carry on any work of construction, sealing, lining and covering raised on and around the drains and particularly over Kushkak Nallah/Satpula Drain right from the Mehrauli to Sarai Kale Khan.

The Member Secretary of Delhi Pollution Control Committee and the Applicant is also granted liberty to address the Committee.

The first meeting of the Committee shall be held within 10 days of this Order and its Report be positively placed before the Tribunal on the next date of hearing.

The Chief Secretary, NCT of Delhi shall ensure that the Order is complied with.

The Learned Counsel appearing for the Interveners pray for time to file Application. Liberty is granted.

List this case on 29th January, 2014.

.....,CP
(Swatanter Kumar)

.....,JM
(U.D. Salvi)

.....,EM
(Dr. D.K. Agrawal)

.....,EM
(B. S. Sajwan)

.....,EM
(R.C. Trivedi)

rain water drainage but they are carrying sewage of the city. They are also contaminating the underground water. This issue needs to be resolved at the earliest.

Learned Counsel appearing for the Corporation further submits that the in Defence Colony Nallah, DDA or its agency is carrying on the work of construction lining/ covering of drainage. However, the Learned Counsel appearing for DDA submits that as per its Affidavit filed on the record of the Tribunal it is not correct.

The Learned Counsel appearing for the Applicant upon instructions from his client submits that the Irrigation and Flood Control Department of Government of Delhi has assigned to the IIT Delhi, the work of preparing a Master Plan dealing with the drainage both sewage and storm water , of NCT Delhi which work is likely to be completed shortly and till then it will be unfair to spend public money on the drains of Delhi as it may have to be ultimately altered and varied as per the Technical Report submitted by the IIT Delhi.

Keeping in view the above respective submissions made by the Learned Counsel appearing for the parties we direct as follows.

1. The South Delhi Municipal Corporation, DDA, Delhi Jal Board, Public Works Department and Prof. A. K. Gosain of IIT Delhi shall hold a meeting under the Chairmanship of Principal Secretaries of Environment and Irrigation & Flood Control, NCT Government of Delhi. In this meeting it shall be fully deliberated and suggested whether it will be appropriate to provide lining and coverage to the drains in Delhi particularly the drain in issue in the present Application.
2. If the answer be in affirmative, whether the work undertaken by the Project Proponent or the DDA or any other Public Authority is technically feasible and sound and non-injurious to the public health and environment.
3. It shall also be stated as to which is the most appropriate point where the STP should be set up before the sewage and other effluents including the

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The State Government of Uttar Pradesh shall furnish all help including Police aid for removal of the debris from the site in question.

The DMRC, State of U.P., SSP of the areas falling adjacent to Shakarpur and Gautam Budh Nagar shall be responsible for carrying out the executions of Orders and also render Police Assistance for removal of the debris.

The Status Report on behalf of Ministry of Environment and Forests has been filed before the Tribunal today the same is taken on record. copies thereof be furnished to all the Learned counsel appearing for the parties

Affidavit on behalf of Respondent No. 6 has also been filed before the Tribunal today. Let copies thereof be provided to all Learned counsel appearing for the parties.

Let the Report of the learned Local Commissioners be filed during the course of the day.

Liberty is granted to DDA to file its Reply/objection, if any, to the Report of the Local Commissioners.

We direct the Committee so constituted by MoEF and DPCC to file its Report positively atleast three days in advance to the next date of hearing.

Let copies of the Report be provided to the Members of the Committee.

List on 05th December, 2013.

M.A. No. 967 of 2013

Liberty is granted to the non-Applicants to file a Reply to the Application within two weeks from today with advance copy to the Learned counsel appearing for the Applicant.

List this matter on 05th December, 2013,

In the meanwhile the DDA and other Authorities shall not act on its Notification dated 28th September, 2013 without specific Orders of the Tribunal.

.....,CP
(Swatanter Kumar)

.....,JM
(U.D. Salvi)

58-25/C

BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI

M.A. NO. 967 OF 2013

IN

Original Application No. 6 of 2012

Manoj Mishra Vs. Union of India & Ors.

CORAM : HON'BLE MR. JUSTICE SWATANTER KUMAR, CHAIRPERSON
HON'BLE MR. JUSTICE U.D. SALVI, JUDICIAL MEMBER
HON'BLE MR. JUSTICE B.S. REDDY, JUDICIAL MEMBER
HON'BLE PROF. (DR.) P.C. MISHRA, EXPERT MEMBER
HON'BLE DR. R.C. TRIVEDI, EXPERT MEMBER

Present: Applicant: Mr. Rahul Choudhary, Advocate
Respondent No. 1: Mr. Vikas Malhotra, Advocate
Respondent No. 2&5: Mr. Vivek Kumar Tandon, Advocate
Respondent No. 3: Mr. Sangram Patnaik and Mr. Swayam Sidha, Advocates, Mr. R.S. Bhatia, SE/DDA and Mr. S.C. Gautam, EE/DDA
Respondent No. 4: Mr. Narendra Pal Singh and Mr. Dinesh Jindal, LO
Respondent No. 5: Mr. Balendu Shekhar, Adv.
Respondent No. 6: Mr. Gaurav Bhatia, Add. AG, UP and Mr. Raman Yadav, Advocate
Respondent No. 8: Mr. Balendu Shekhar, Advocate for East, North and South
Respondent No. 12: Ms. Pinky Anand and Mr. Balendu Shekhar, Advocates
Mr. Ankur Gupta, Advocate for DMRC
Local Commissioners: Mr. Aniruddha Deshmukh, Advocate, Mr. Salim Mushtaq, Advocate and Abhimanue Shrestha, Advocates

Date and Remarks	Orders of the Tribunal
Item No. 7 October 28, 2013	<p>Learned counsel appearing for Additional Advocate General, State of U.P. submits that the entire debris on the river bank of Yamuna have been removed from the area under their jurisdiction and they would ensure that no debris are dumped there any further. In the event they find any default in compliance the competent Authority would take appropriate measures in accordance with Orders of the Tribunal and law.</p> <p>Learned counsel appearing for the DDA makes the statement to the same effect upon instructions from the Officers present before the Tribunal today.</p> <p>Learned counsel appearing for the DMRC submit that they have removed 23280 metric tons debris however 4700 metric tons debris still remain as the locations are occupied by Jhuggies and it is difficult for them to remove debris therefrom.</p> <p>Let these debris be also removed now within two weeks from today.</p>

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BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI

M.A. NO. 489/2013, 491/2013, 565/2013, 609/2013
711/2013 TO 713/2013, 773/2013 TO 802, 804/2013 & 812/2013 TO
839/2013

IN

Original Application No. 89 of 2013

AkashVashishtha&Anr.Vs.Union of India &Ors.

CORAM : HON'BLE MR. JUSTICE SWATANTER KUMAR, CHAIRPERSON
HON'BLE MR. JUSTICE U.D. SALVI, JUDICIAL MEMBER
HON'BLE DR. D.K. AGRAWAL, EXPERT MEMBER
HON'BLE DR. R.C. TRIVEDI, EXPERT MEMBER
HON'BLE MR. B.S. SAJWAN, EXPERT MEMBER

Present: Applicant: Mr. Amit Khemka Advocate with Mr. Rishi
Sehgal Advocate and Mr. Sanorka Bharali
Advocate

M.A. 489/2013
And 491/2013: Mr.Amit Seth, Advocate along with Mr. Mahavit
Singh Sr. Advocate and Mr. Kailash Pandey
Advocate

Applicant in M.A. 773/2013
to 802 & 804/2013: Mr.Amit Seth and Mr.Lakshya, Advocates
Respondent No1: Ms.NeelamRathore, Advocate along with
Mr.Vikramjeet, Advocate
Respondent No.2: Mr.Gaurav Bhatia, Add. A.G. U.P. and
Ms.SavitriPandey, Advocateand Mr. Piyush
Vashitha Advocate

Respondent No.3 & 4: Mr.Raman Yadav, Advocate
Respondent No.5: Mr. D. RajeshwarRao, Advocate
Respondent No.6: Mr.Manjeet Singh Advocate &Mr.Tarjeet Singh,
Advocate and Mr. Anil Advocate

Respondent No.7: Ms.Ruchi Mishra, and Mr.Ramneek Mishra,
Advocates and Mr. Sanjiv Kr. Advocate

Respondent No.8: Mr.Gaurav Bhatia, Add. A.G. U.P.,
Mr.PiyushVashistha Advocate and
Mr.PankajPandey, Adv.

Respondent No.9 & 12: Ms Reena Singh, Advocate and Mr.Arjun Singh,
Adv.

Respondent No.10: Ms.Sushma Singh, Advocate

Respondent No.11: Ms JyotiSaxena with Mr. M. P. Shorawale,
Advocates

Respondent No.14: Mr.SangramPatnaik Advocate with Mr
Swayam Sidh, Advocate and Mr. J. B. Kshir
sagar and Sh. B. K. Mishra for DDA

Respondent No.15: Mr.BalenduShekhar, Adv.

Date and Remarks	Orders of the Tribunal
Item No. 10 October 23, 2013	<p><u>M. A. No. 711 of 2013, 712 of 2013 and 713 of 2013</u></p> <p>These are the Applications for impleadment. There is no opposition to these Applications. Consequently we allow these Applications subject to just exception. The Applicant be impleaded as Respondent in the main petition. Thus Application Nos. 711 of 2013, 712 of 2013 and 713 of 2013 stand disposed of accordingly.</p>

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,EM (Dr. D.K. Agrawal)
,EM (B.S. Sajwan)
,EM (Dr. R.C. Trivedi)

62-22/K

M. A. No.773/2013 to 802, 804/2013 & 812/2013 TO 839/2013

All these Applications are allowed subject to just exception. The Applicants are ordered to be impleaded as party Respondents in the main petition.

Original Application No. 89 of 2013

The newly added Respondents, i.e., the Applicants whose Applications for impleadment have been allowed by the Tribunal vide order of the date, are hereby granted liberty to file replies to the Applications. Let Replies, if any, be filed within two weeks from today with advanced copies to the Learned Counsel appearing in this case who may file Rejoinder thereto, if any, within one week thereafter.

Learned Counsel appearing for the Government official/ Respondents pray for time to file replies/reports. Let replies/reports be filed within three weeks from today as prayed with advanced copies to the Learned Counsel appearing for the parties. Rejoinder thereto, if any, be filed by the Applicant within one week thereafter.

We direct all the concerned authorities, state Governments particularly, the State of UP and DDA to file an Affidavit of the Principal Secretary, Irrigation, UP and Vice-Chairman of DDA showing as to what is their policy in relation to Flood Plain Area like in Ghaziabad it is stated to be 1 in 25 years. Secondly, whether they have declared the Flood Plain Area in their respective States and cities and if so the nomenclature like Zone 'O' etc. and its bifurcation. Further what activity, if any, is permissible in Flood Plain Area or River Front Area with reference to the law under which it had been duly notified by the concerned authority.

On behalf of all the authorities the conceded position before us is that there is no construction permissible in Flood Plain Area but exception has been carved out. Let power of carving out an exception be also placed on record of the Tribunal while filing the replies/reports.

The Learned Additional Advocate General appearing for the State of UP submits that they have already passed 32 orders wherein they have held that the construction was unauthorized and could not have been raised on the Flood Plain Areas. Let all those orders be placed on record of the Tribunal along with replies.

³[Notes:

** 60% of the plot land shall be utilized for the Police Station with 200 FAR and 40% of the plot land shall be utilized for Police Personnel Housing with 400 FAR. Whereas other Development Control Norms i.e., ground coverage, set-back and parking requirement, etc. shall be as prescribed in Table 13.11 and para 4.4.3.B Residential Plot-Group Housing, respectively. Existing police station sites shall also be eligible for afore-said provision.]

[2-3. Modified vide S.O. 2894(E) dated 23-09-2013]

Copy of the tables 13.10 and 13.11 are enclosed as **Annexure-II**.

2.3 From the provisions given in Table 13.11 above, it is observed that only land distribution is given for Police Lines without specifying the Development Control Norms for each category.

2.4 MPD-2021 has given Development Control Norms for University Campus in Table 13.6; copy of the same is enclosed as **Annexure-III**. Development Control Norms for University Campus are reproduced below:

Table 13.6: Development Controls for Education Facilities (Higher Education)

SI No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
4	University Campus including International Education Centre (IEC) - Large campus (10 ha and above) will be divided into following four parts:				1. Parking standard @ 1.33 ECS / 100 sq m of floor area. 2. Other controls related to basements etc. are given in the Development Code chapter. 3. Landscape plan to be prepared.
	a) Academic including Administration (45% of total land area)	30%	*120	37 m	
	b) Residential (25% of total land area)	1. Regulations for group housing shall apply. 2. The land shall be reserved for facilities as per residential norms.			
	c) Sports and Cultural activities (15%)	10%	15	26 m	
	d) Parks and Landscape (15%)	N. A.			

*As per notification dated 25.9.13 the FAR has been increased to 225 from 120.

3. Proposal:

3.1 It is observed that the categories of sub-division of University Campus/ Police Lines are almost similar. In view of this, it is suggested that the following Development Control Norms can be adopted for Police Lines.

Sl. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
4	Police Lines Land Distribution				1. Parking standard @ 2.00 ECS / 100 sq m of floor area. 2. Other controls related to basements etc.
	i) Administration (20% of total land area)	30%	120	37 m	
	ii) Residential (30% of total land area)	1. Regulations for group housing shall apply. 2. The land shall be reserved for			

Sub :- Proposed Modification of MPD-2021 in Development Control Norms of 'Police Line' Table No: 13.11 of Clause 13.5 Security - Police.

Synopsis:

Proposed Modification of MPD-2021 in Development Control Norms of 'Police Line' as Development Norms of specific permissible use-activities as per Land-Distribution given within are not available in the **Table No: 13.11 of Clause 13.5 Security - Police** of MPD-2021.

1. Background :

The development control norms of Police Line is not available in Master Plan Delhi-2021(MPD-2021), only land distribution is given in the table 13.11 without specifying the development control norms for each category .To setup the development control norms for police Line a T.C .Agenda already put up for consideration vide item no 49/13/TC Dated 11.12.13 (**Annexure-I**)To consider the development control norms of Police Line which is applicable for all the 15 zones, a proposal for Modification of MPD-2021 in development control norms of Police Line Table 13.11 of clause 13.5 Security is required for consideration.

2. Examination:

2.1 Area Planning Unit has received following references regarding:

1. C.R.P.F. Camp Wazirabad (Zone -'O')
2. Police Lines near Model Town (Zone-'C')

While processing the references related to above, it was observed that in MPD-2021 norms have been given for 'Police Lines' along with land distribution. However, the development controls applicable for the sub-division into different parts are not given. The existing provisions are reproduced below:

Table 13.10: Planning Norms and Standards for Security (Police) Facilities

Sl.	Category	Pop./unit (approx.)	Plot Area
4	Police Lines	One for each administrative zone	2.0 ha

Table 13.11: Development Controls for Security (Police) Facilities

Sl. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
4	Police Lines i) Administration ii) Residential iii) Sports & Facilities iv) Open Spaces	Land Distribution: - 20% - 30% - 10% - 40%			² [1.Upto 30% of max. FAR can be utilized for residential use of essential staff (except Police Station which will as per ** of Notes below the Table).] 2. Parking standard @ 2.00 ECS/100 sq m of floor area. 3. Additional space available in police station due to increased development controls shall be used for locating Civil Defence and Home Guards etc. 4. Upto 15% of max. FAR can be utilized for residential use/hostel for essential staff and student accommodation, in Police Training Institute / college. 5. Other controls related to basements etc. are given in the Development Code chapter.

18/C -66-

	facilities as per residential norms.				are given in the Development Code chapter.
iii) Sports & Facilities (10% of total land area)	10%	15	26 m		
iv) Open Spaces (40% of total land area)	N. A.				

In view of the above suggestion, following modification would be required in MPD-2021.

Modification (1):

Category - Sl. No. (4) to be deleted and mention that '*Police Lines – Refer Table 13.11 (A)*'.

Modification (2):

Following new table 13.11 (A) to be added:

Table 13.11 A: Development Controls for Police Lines

Table 13.11 A: Development Controls for Police Lines					
Sl. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
4	Police Lines Land Distribution				3. Parking standard @ 2.00 ECS / 100 sq m of floor area. 4. Other controls related to basements etc. are given in the Development Code chapter.
	i) Administration (20% of total land area)	30%	120	37 m	
	ii) Residential (30% of total land area)	3. Regulations for group housing shall apply. 4. The land shall be reserved for facilities as per residential norms.			
	iii) Sports & Facilities (10% of total land area)	10%	15	26 m	
	iv) Open Spaces (40% of total land area)	N. A.			

4.0 Recommendation:

The proposal stated above at Para 3.0 is placed before the Technical Committee for consideration & appropriate decision.

—on election duty—

(B. Jeewan Babu)
AD (Plg.) Zone-'O'


23/7/17

(Vikas Verma)
DD (Plg.) E&O



(Tapan Kr. Mondal)
Director (Plg.) E&O

- 68 - 16/C

Construction of Permanent Headquarter of 103 Bn. of RAF at Wazirabad was discussed. The decision of the meeting is reproduced below:

"After detail discussion, the committee decided to accord NOC to the proposal of RAF with the direction that structure should be constructed in the area away from the embankment."

(Annexure-II)

- 1.6. To short out the issue related to Development Control Norms a meeting was held on 24.01.2008 under the chairmanship of Comm.(Plg) DDA. In the meeting it was suggested that:

a) The RAF may give a comprehensive justification for higher FAR and a conceptual zoning plan/ land use plan showing various activities uses, area distribution, Residential units, Ground coverage FAR etc which may be submitted for examination / assessment of the requirement and FAR.

b) To initiate the Environment Impact Assessment (EIA) and hydrological studies and action for the necessary clearances from the Ministry of Environment and Forest (MOEF), and other concerned agencies.

- 1.7. As a follow up to the meeting held on 24.01.2008, Commandant of 103BN RAF/ CRPF has submitted a topological survey of RAF campus and Development norms of residential / non-residential buildings in RAF - BN on 18.12.2009, whereas CRPF/RAF was suggested to submit comprehensive justification for higher FAR and conceptual zonal plan/ land use plan showing various activities/uses, area distribution, Residential unit, Ground coverage/ FAR etc.

- 1.8. Dir. (Plg.) RYP/TYA has issued a letter to the Commandant 103 BN RAF/ CRPF on 25.02.2010 to submit the above referred documents for further examination. A follow up meeting was held on 17.06.2010 in the office of Dir. (Plg) RYP with officers of CRPF/RAF. During the meeting the following decision was taken:

"It was decided in the meeting that the RAF shall submit conceptual site plan showing various activities/uses, area distribution, residential units, ground coverage, FAR, height etc. along with the text report thereby giving justification for getting 'development control norms of battalion' in lieu of development control norms of camp. This shall be prepared by RAF in consultation with concerned Architect of CPWD."

- 1.9. Sr. Arch HQ-II, CPWD vide. letter dated 15.09.2010 has submitted their views regarding the Development Control requirement. Further it was requested for the consideration of Change of Land use from present use of 'Camping Site' to District Office and 'Battalion'.

- 1.10. A meeting was held under the chairmanship of DIGP RAF/ CRPF on 14.06.13. As a follow up to the meeting, Commandant 103 RAF BN has requested vide. letter dated 16.08.13 to DDA to provide the Development Control Norms of 'District Office & Battalion' for 103 RAF BN/ CRPF.

(Annexure-III)

Minutes of the Yamuna Standing Committee Meeting
Held on 11-12-2013 - 67- 17/c
Laid On Table
ITEM No. 49/13/Tc

Sub :- Proposed Modification of MPD-2021 in Development Control Norms of 'Police Line' Table No: 13.11 of Clause 13.5 Security - Police.

No. F3(16)2000/MP/Pl-I

Synopsis:

Proposed Modification of MPD-2021 in Development Control Norms of 'Police Line' as Development Norms of specific permissible use-activities as per Land-Distribution given within are not available in the Table No: 13.11 of Clause 13.5 Security - Police of MPD-2021. Commandant of CRPF requested for higher FAR to be permitted in the balance land out of total land allotted to them at Wazirabad, as considerable land amount falls under HT line passing over their plot thus affecting land underneath unbuildable.

1. Background :

1.0. Commandant - 103 BN RAF/CRPF vide. Letter dated 16.08.2013 has requested 'to issue "Battalion & Distt. Office Norms" where FAR is 120, Height is 26 mt & Ground coverage 30% in [Development Control for Security (Police) facilities] as per MPD-2021 at page No.90, at Table No. 13.11, at Sl. No.3. It has been mentioned alongwith that out of allotted 60 acres land 13.5 acres of land is located under High Tension Wires, where no construction can be done. Balance 46.5 acres of land is left for use of 103 BN RAF.

1.1. The request of Commandant- 103 BN/ RAF, CRPF were received earlier vide dated 18.12.09, 5.7.2010 etc. & letters of Sr. Architect. (HQ) III, CPWD dated 15.09.2010 in this regard.

1.2. DDA allotted 60 acres of land to CRPF for setting up of 103BF RAF (CRPF) at Wazirabad vide allotment letter dated 06.06.1986 with certain terms and conditions.

As per the allotment condition No.4 - the land measuring 60 acres (24 ha) is allotted to CRPF for camping purpose with the condition that no permanent structure will be constructed on the Land.

(Annexure-I)

1.3. The NOC was issued by the IL Branch, Vide letter dated 05.01.2007 in respect of the plot for getting the sanction of building plans for construction of 'Battalion'.

1.4. CRPF and Chief Architect of CPWD (vide letter dated 16.08.2013) has mentioned that out of 60 acres (24 ha) of allotted land 20 acres (8 ha) is falling under High Tension Line running over the plot along Marginal Band Road (60m R/W), due to which the effective buildable area remain to 40 acres (16 ha) only. For accommodating the required no. of residential flats, office buildings etc. (as per Development Control norms of Battalion) they requested for FAR, Ground Coverage etc. of the entire plot to be made applicable on the balance area i.e., 40 acres (16 ha) to achieve their requirement.

1.5. CRPF has submitted the minutes of 68th meeting of Yamuna Standing Committee (YSC) held on 16.03.2005 in which the item regarding

- 2.3 From the provisions given in Table 13.11 above, it is observed that only land distribution is given for Police Lines without specifying the Development Control Norms for each category.
- 2.4 MPD-2021 has given Development Control Norms for University Campus in Table 13.6; copy of the same is enclosed as Annexure-V. Development Control Norms for University Campus are reproduced below:

Table 13.6: Development Controls for Education Facilities (Higher Education)

Sl No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
4	University Campus including International Education Centre (IEC) - Large campus (10 ha and above) will be divided into following four parts:				1. Parking standard @ 1.33 ECS / 100 sq m of floor area. 2. Other controls related to basements etc. are given in the Development Code chapter. 3. Landscape plan to be prepared.
	a) Academic including Administration (45% of total land area)	30%	*120	37 m	
	b) Residential (25% of total land area)	1. Regulations for group housing shall apply. 2. The land shall be reserved for facilities as per residential norms.			
	c) Sports and Cultural activities (15%)	10%	15	26 m	
	d) Parks and Landscape (15%)		N. A.		

*As per notification dated 25.9.13 the FAR has been increased to 225 from 120.

- 2.5 Since the allotment has already been done the request of the CRPF/RAF is required to be examined from the administrative point of view (i.e., Lease deed, allotment letter, financial implication, if any etc.) as to whether there is any requirement for modification in lease deed etc. by Lands Branch of DDA.
- 2.6 The matter regarding protection of Flood Plain Area / River Yamuna with respect to Zonal Plan of Zone - 'O' was discussed in the second meeting of Apex Committee to ensure revision of Master Plan of Delhi- 2021 held under the chairmanship of LG. Delhi. During the meeting Hon'ble L.G Delhi directed that wherever old embankments/bunds have been constructed the protected area shall be excluded from Zone-'O'. The example of Jaitpur Ext. which is a village Abadi has been wrongly shown in Zone-'O' in Zonal Development Plan was quoted and hence there is a need to refine the Zone 'O' boundary. Likewise Sonia Vihar Residential Colony behind the protection embankment would merit such inclusion.
- 2.7 The matter on Re - delineation/ Rezoning of Zone 'O' (River Yamuna /River Front) i.e., modification in the MPD 2021 has been considered under Section 11-A of DD Act in the Authority meeting held on 19.08.13. Gazette Notification inviting Public Objection/ Suggestion has been issued vide dated 28.09.2013. Hon'ble NGT vide order Dt. 28.10.2013 directed for status quo for Six months.
- As per the proposal on Re - delineation/ Rezoning of Zone 'O' the area u/r i.e., the land measuring 60 acres (24 ha) allotted to CRPF for camping purpose falls out of Zone 'O' boundary.

2. Examination:

2.1 As per the MPD- 2021 and ZDP- Zone 'O' provision the Landuse of the site under reference is shown as PSP (Police Line).

As per Lease Deed and Allotment letter of DDA the plot of area 60 acre (24 ha) is for 'Camping Site'.

As per letter dated 5.01.2007 of Lands Branch, the NOC for the plot was issued for construction of 'Battalion'.

2.2 Area Planning Unit has received following references regarding:

1. C.R.P.F. Camp Wazirabad (Zone -'O')
2. Police Lines near Model Town (Zone-'C')

While processing the references related to above, it was observed that in MPD-2021 norms have been given for 'Police Lines' along with land distribution. However, the development controls applicable for the sub-division into different parts are not given. The existing provisions are reproduced below:

Table 13.10: Planning Norms and Standards for Security (Police) Facilities

Sl. No.	Category	Pop./unit (approx.)	Plot Area
4	Police Lines	One for each administrative zone	2.0 ha

Table 13.11: Development Controls for Security (Police) Facilities

Sl. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
4	Police Lines i) Administration ii) Residential iii) Sports & Facilities iv) Open Spaces	Land Distribution: - 20% - 30% - 10% - 40%			¹ [1.Upto 30% of max. FAR can be utilized for residential use of essential staff (except Police Station which will as per ** of Notes below the Table).] ² 2.Parking standard @ 2.00 ECS/100 sq m of floor area. ³ 3.Additional space available in police station due to increased development controls shall be used for locating Civil Defence and Home Guards etc. ⁴ 4.Upto 15% of max. FAR can be utilized for residential use/hostel for essential staff and student accommodation, in Police Training Institute / college. ⁵ 5.Other controls related to basements etc. are given in the Development Code chapter.

³[Notes:

** 60% of the plot land shall be utilized for the Police Station with 200 FAR and 40% of the plot land shall be utilized for Police Personnel Housing with 400 FAR. Whereas other Development Control Norms i.e., ground coverage, set-back and parking requirement, etc. shall be as prescribed in Table 13.11 and para 4.4.3-B Residential Plot-Group Housing, respectively. Existing police station sites shall also be eligible for afore-said provision.]

[2-3. Modified vide S.O. 2894(E) dated 23-09-2013]

Copy of the tables 13.10 and 13.11 are enclosed as Annexure-IV

12/13

- 3.2 Lease Deed Modification, if required, from 'Camping Site' to 'Police Line' as per MPD-2021 is to be undertaken by Land Deptt. of DDA.
- 3.3 NOC/Clearance of MoEF & EIA of the project are to be submitted by CRPF.
- 3.4 The boundary description of the Land/Plot under reference is as under:-

North	: Delhi Police Firing Range Site as per ZDP of Zone 'O'
South	: Facility cum service Center site as per ZDP of Zone 'O'
East	: Marginal Bund Road
West	: River & Water Body site as per ZDP of Zone 'O'

Stamps 49/13
Sdy
A.D. (M.P.)

4.0 Recommendation:

The proposal stated above at para 3.0 is placed before the Technical Committee for consideration & appropriate decision subject to submission of the clearances mentioned at para 3.3.

AD (Plg.) Zone-'O'

DD (Plg.) E&O

Director (Plg) E&O

DECISION

The proposal was presented by Director (Plg.) Zone -'E&O' Technical Committee observed that Zone 'O' is eco-sensitive Zone and considering the latest order of Hon'ble National Green Tribunal, the Technical Committee decided that CRPF will take fresh clearances from Yamuna Standing Committee and Ministry of Environment & Forests (MoEF), Govt. of India and bring the issue and again to Technical Committee

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

VERIFIED

This Proposal was Considered in the 31st Technical Committee Meeting held on 11.12.2013. Vide Item No. 49/2013.

Sudha 4/31/12/2013
Asstt. Director
Master Plan

By [Signature]
11/1/14

2.8

- a) The land u/r measuring 60 acres (24 ha) allotted to CRPF stands already proposed & earmarked for PSP (Police Line) in MPD-2021 & ZDP (O).
b) The requested issue i.e, Clarification of Development Control Norms applicable to the each activities permissible in 'Police Line' as per MPD-2021 shall require clarification (pls.refer para 2.2 & 2.2.2)

2.9 The Proposal requires the clearance of Ministry of Environment & Forest (MoEF).

3. Proposal:

3.1 It is observed that the categories of sub-division of University Campus/ Police Lines are almost similar. In view of this, it is suggested that the following Development Control Norms can be adopted for Police Lines.

Sl. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
4	Police Lines Land Distribution				1. Parking standard @ 2.00 ECS / 100 sq m of floor area. 2. Other controls related to basements etc. are given in the Development Code chapter.
	i) Administration (20% of total land area)	30%	120	37 m	
	ii) Residential (30% of total land area)	1. Regulations for group housing shall apply. 2. The land shall be reserved for facilities as per residential norms.			
	iii) Sports & Facilities (10% of total land area)	10%	15	26 m	
	iv) Open Spaces (40% of total land area)	N. A.			

In view of the above suggestion, following modification would be required in MPD-2021.

Modification (1):

Category - Sl. No. (4) to be deleted and mention that 'Police Lines – Refer Table 13.11 (A)'.

Modification (2):

Following new table 13.11 (A) to be added:

Table 13.11 A: Development Controls for Police Lines

Sl. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
4	Police Lines Land Distribution				3. Parking standard @ 2.00 ECS / 100 sq m of floor area. 4. Other controls related to basements etc. are given in the Development Code chapter.
	i) Administration (20% of total land area)	30%	120	37 m	
	ii) Residential (30% of total land area)	3. Regulations for group housing shall apply. 4. The land shall be reserved for facilities as per residential norms.			
	iii) Sports & Facilities (10% of total land area)	10%	15	26 m	
	iv) Open Spaces (40% of total land area)	N. A.			

Table 13.11: Development Controls for Security (Police) Facilities

Development Controls for Security (Police) Facilities					
Sl. No.	Category	Development			Other Controls
		Ground Coverage	FAR	Height	
1	Police Post	35%	150	15 m.	1. Upto 30% of max. FAR can be utilized for residential use of essential staff. 2. Parking standard @ 2.00 ECS / 100 sq m of floor area. 3. Additional space available in police station due to increased development controls shall be used for locating Civil Defence and Home Guards etc. 4. Upto 15% of max. FAR can be utilized for residential use/hostel for essential staff and student accommodation, in Police Training Institute / college. 5. Other controls related to basements etc. are given in the Development Code chapter.
2	Police Station	30%	150	26 m.	
3	District Office and Battalion	30%	120	26 m.	
4	Police Lines	Land Distribution:			
	i) Administration	- 20%			
	ii) Residential	- 30%			
	iii) Sports & Facilities	- 10%			
	iv) Open Spaces	- 40%			
5	District Jail	30%	120	26 m.	
6	Police Training Institute/ College*	30%	120	26 m.	
7	Police Firing Range	12.5%	25	9 m.	
8	Police camp including Central Police Organization / Security Forces*	12.5%	25	9 m.	
9	Traffic and police control room	1. As per requirement on major road junctions / stretches etc. as part of road right of way based on site feasibility. 2. Maximum area = 25 sq m.			

*Including Central Security Forces

13.6 SAFETY

13.6.1 FIRE

Fire services have to play pivotal role and be fully prepared in protecting people from fire hazards, building collapses, road accidents and other unforeseen emergencies etc. At present, there are 36 fire stations in Delhi.

Table 13.12: Planning Norms and Standards for Safety / Fire Facilities

Sl. No.	Category	Population / Area	Plot Area
1	Fire Post	3 to 4 km radius	2000 sqm
2	Fire Station	5 to 7 km radius	1.0 Ha.
3	Disaster Management Centre	One in each Administrative Zone	1.0 Ha. along with suitable open area (2Ha) for soft parking, temporary shelter, parade ground etc.
4	Fire Training Institute / College	City level (one site in urban extension)	3.0 Ha.

Sl. No.	Description	Area			Remarks
		Area (%)	Area (sq m)	Area (sq m)	
3	Head Post Office with Administrative office & with / without delivery office	30%	120	26 m.	1. Upto 15% of max. FAR can be utilized for residential use of essential staff. 2. Parking standard @ 1.33 ECS / 100 sq m of floor area. 3. Other controls related to basements etc. are given in the Development Code chapter.
B	TELEPHONE				
4.	a. Telephone Exchange b. RSU (Remote Subscriber Units)	30% 30%	120 100	26m 15 m	

13.5 SECURITY- POLICE

Law and order are increasingly becoming a matter of concern in Delhi. For maintenance of proper law and order, the security force must keep pace with the growth and development of an area. The main agency looking after security aspect in the city is Delhi Police. At present, there are 123 police stations, 80 police posts, 10 Delhi Armed Police battalions, 9 District offices of DCPs and 9 District Lines.

Table 13.10: Planning Norms and Standards for Security (Police) Facilities

Sl. No.	Description	Area	Area
1	Police Post	1.0 lakh	1000 sqm.
2	Police Station	2.5 lakh	1.0 ha
3	District Office and Battalion	One for each	1.0 ha
4	Police Lines	administrative zone.	2.0 ha
5	District Jail	25.0 lakh	5.0 ha
6	Police Training Institute / College*	City level (to be	5.0 ha
7	Police Firing Range	located in fringe area)	Upto 10.0 ha
8	Police camp including Central Police Organization / Security Forces*		Upto 10.0 ha
9	Traffic and police control room	As per requirement	

*Including Central Security Forces

Table 13.6: Development Controls for Education Facilities (Higher Education)

1	Vocational Training Centre (ITI / Polytechnic / Vocational / Training Institute / Management Institute / Teacher Training Institutes etc.) / Research and Development centre.	35%	150	37 m	<ol style="list-style-type: none"> 1. Upto 15% of max. FAR can be utilized for residential use of essential staff and student accommodation. 2. Parking standard @ 1.33 ECS / 100sqm of floor area. The areas earmarked for parking if misused liable to be municipalized / taken over by the authority. 3. Other controls related to basements etc. are given in the Development Code chapter.
2	General College				
3	Professional College (Technical)				
4	University Campus including International Education Centre (IEC) - Large campus (10 ha and above) will be divided into following four parts:				<ol style="list-style-type: none"> 1. Parking standard @ 1.33 ECS / 100 sq m of floor area. 2. Other controls related to basements etc. are given in the Development Code chapter. 3. Landscape plan to be prepared.
	a) Academic including Administration (45% of total land area)	30%	120	37 m	
	b) Residential (25% of total land area)				<ol style="list-style-type: none"> 1. Regulations for group housing shall apply. 2. The land shall be reserved for facilities as per residential norms.
	c) Sports and Cultural activities (15%)	10%	15	26 m	
	d) Parks and Landscape (15%)	N. A.			

8/c

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
 6th FLOOR, VIKAS MINAR
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 Phone No.23370507

F.1(10)/2014/MP/282

Date 11.08.2014

MEETING NOTICE

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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
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
15. Addl. Commr.(Plg.) AP & MPPR.
16. Addl. Commr. (Landscape), DDA
17. Secretary, DUAC
- ✓ 18. Chief Town Planner, SDMC, NDMC, EDMC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

9

Town Planning Department
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Special Invitees**For item No.**

- | | |
|---|--------------|
| I. Chief Architect, NDMC, Palika Kendra | 41/2014 |
| II. General Manager / Project –II | 43/2014 |
| III. Director (Plg) Zone- D | 41 & 43/2014 |
| IV. Director (Plg) Zone – E&O | 42/2014 |
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at 4.58 PM

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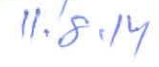
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11.8.14

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2. Dy. Director (Horticulture) South, Vikas Sadan
3. Asstt. Director Zone- 'A' & 'B' for uploading the presentation in Computer at Conference Hall
4. A.E.(Maintenance), Civil Vikas Sadan, DDA, INA, New Delhi-110023.
5. A.E (Maintenance), Electrical Vikas Sadan, DDA, INA, New Delhi-110023.
6. Reception, Vikas Sadan, DDA, INA, New Delhi-110023

Dir (Plg), V.C. Scit, DDA

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INDEX10th Technical Committee Meeting to be held on 12.08.2014

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3.	42/2014	Change of land use of Pocket-1 (6560.10 m ²) and Pocket-2 (680.70 m ²) at Mayapuri, Zone – G from Recreational (P2-District Park) to Transport (T3-MRTS Circulation) for construction of line 7 of Delhi MRTS, Phase-III, Mukund Pur Yamuna Vihar Corridor. F20(05)/2014/	12-24
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5.	44/2014	Modification in Public & Semi Public area of Rohini F.No. PPR/172/92/Public & Semi Public Facilities-4	30-31
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