

Minutes of the Technical Committee Meeting Held on 24.9.2014.

Item No. 60/14/TC

Subject: - Part Lay out plan of Integrated Passenger Terminal at Karkari Mor, Anand Vihar. Planning Zone - E for Integrated Passenger Terminal-cum-Bus Depot with Bus Terminal Facility and its Circulation.

File No. F5 (01)2014/MP/

1.0 BACKGROUND:

1.1 The Honble High Court in Contempt case CCP No. 474 of 2013 in WP(C) No.5481 of 2011 titled as Anand Arya & Anr. V/s D. Diptivilasa & Anr. passed an order on 01.05.2014 for the allotment of alternative land by DDA to DTC for the development of bus depot in lieu of millennium bus depot in Zone-O. In this order the Hon'ble High Court directed DDA to relocate the Millennium Bus Depot in various sites and in particular with respect to IPT Karkari Mor, Anand Vihar as additional land within six months time (Refer Annexure 'A')

1.2 In this matter, a meeting was held on 31.03.2014 at Raj Niwas under the chairmanship of Hon'ble L.G. Delhi in which it was decided that "The Karkari Mor site of 42 acres of land does not require land use change and is already earmarked for "Transport." It was decided that the proper circulation plan for all modes including access / exit to the Depot-cum-Terminal site as well as the "Integrated Passenger Terminal" must be prepared by Planning Wing of DDA in consultation with Northern Railway and GNCTD and submitted to UTTIPEC for approval. This site would be provided to Transport Department / DTC. (Refer Annexure 'B')

1.3 A D.O. letter No. Sr. Mgr. (C)/PMC/14/370 dated 02.09.2014 has also been received from Chair Person-cum-Managing Director, Delhi Transport Corporation, wherein the Chairperson of DTC has requested the DDA to hand over the physical possession of the land to DTC/ Transport Department on the basis of total station survey being carried out by DDA / UTTIPEC. (Refer Annexure 'C')

2.0 EXAMINATION:

2.1 In the approved Zonal Development Plan of planning Zone - 'E', approximately an area measuring 80 Ha. is earmarked for Integrated Passenger Terminal, out of which 57 Ha. of land is with Railways for Anand Vihar Railway Passenger Terminal, 10 Ha. of land with Transport Department, GNCTD for ISBT, 10 Ha., land is under consideration for preparation of Part LOP for IPT cum Bus Depot with Terminal facility and remaining area in linear form across the Railway Terminal and same is covered by dense / thickly grown trees/ bushes.

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- 2.2 The pocket which is identified for relocation of Millennium Bus Dept. at Karkari Mor. is part of overall Integrated Passenger Terminal of Anand Vihar & situated across the Railway Line in the North West side of the IPT having an area measuring 10.0 Ha. approximately (24.70 Acre) out of which 2.18 Ha (5.38 Acre) of land already utilized by the MCD for Jagriti Pumping Station as the same was allotted to MCD by the Lands department of DDA in file no. F.23(11)/78/LSB (Instl.). As per the approved Zonal Development Plan of Planning Zone-E, this pocket of Integrated Passenger Terminal has been planned on 24 M Road R/W which is further linked with 30m Road R/W known as BHARTENDU HARISH CHANDRA MARG through proposed 36 m Road R/W which is under implementation by the Office of CE (EZ), DDA.

It is observed that the road and circulation network need to be further strengthened in this case. Hence there is a need to develop a new link to decongest the existing Vikas Marg and provide additional Entry/Exit to the Railway Terminal at Anand Vihar by extending the proposed Zonal Plan Road 24 m RoW along Railway line from road no. 56 to 57 and beyond up to Marginal Bund Road.

- 2.3 The site in question is a triangular piece of land behind Deepak Memorial Hospital presently approachable from North West side via existing Kutcha Road which is proposed as 18 M. road R/W as per the LOP of Institutional Area near Deepak Memorial Hospital. The existing SPS Jagriti Pumping Station and Delhi Jal Board Office are situated in the west, Nallah along road no. 57 in the south and railway line in the east (Refer Annexure 'D'). It is further observed that in the east side of this pocket along the Railway Line and existing Nallah thickly populated Kiker trees / bushes have covered an area of 1.49 Ha. approximately and there are about 56 number fully grown un planned scattered trees exists. Thus, cutting of trees may be involved in this case while developing this site as IPT cum Bus Depot with Bus Terminal site.

- 2.4 The land use of site in question as per MPD-2021 and Zonal Development Plan of Planning Zone-'E' is "Transportation" (Integrated Passenger Terminals). As per provisions of MPD-2021, (table 12.7), the following Development control norms & activities permitted for IPT and Bus Terminal / Bus Depot:

Sl.No.	Use Premises	Activities Permitted	Area under Operation (%)	Area under Building (%)	FAR	Floor Area can be utilizes for Passenger accommodation
1.	Rail Terminal/ Integrated Passenger Terminal Metropolitan Passenger Terminal	All facilities related to Railway, Passenger's, operations, goods handling, passengers change over facilities, including watch	70	30	100	15%

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		& ward, Hotel, Night shelter and Hotel				
2.	Bus Terminal / Bus Depot	All facilities related to Bus & Passengers Parking including watch & ward, Soft drink & Snack Stall, Administrative Office, Other Offices, Night Shelter and Hotel etc.	50	50	100	25%

The above provision of MPD-2021 indicates that the activities related to Bus depots / Bus Terminal is not mentioned at all in IPT Use premises. However, keeping in view the scarcity of land for Depot/Terminal in Zone E and as per Master Plan / Zonal Plan and the land use of this pocket is Transportation, an affidavit was filed in Hon'ble High Court by the DDA that the detailed Layout Plan including Circulation Plan of IPT Anand Vihar indicating Depot-Cum-Terminal site is to be prepared and approved by UTTIPEC in consultation with GNCTD & Northern Railway.

2.5. The total station survey of this site has been provided by the Office of the Executive Engineer / ED-5, DDA, according to which the available area at site is 7.82 Ha. (19.32 Acre) for consideration. As per Total Station Survey (TSS), some part of the land has been encroached by few cluster of jhuggies temporary dairies, mandir and factory. (Refer Annexure 'E') for which action needs to be taken by the Land Management Department, DDA to provide this land free from encumbrances for allotment. In this regard, a note has already been sent to Land Management Department to provide the action taken report w.r.t. removal of unauthorized encroachment at the earliest vide note F.5(55)/14/UTTIPEC/Pt.I/D-32 on 27.8.2014. As a follow up action a reminder has also been sent vide note F5(55)14/UTTIPEC/Pt.I/D-34 dated 4.9.14, however, as on date, status of Action taken report has not been received by the Planning Department / UTTIPEC.

2.6. As per the planning record i.e. Layout plan / General Development Plan of an area measuring 5.00 Acre was allotted to MCD for setting up of Jagriti Pumping Station. However, as per total station survey, the MCD have the possession of land measuring 5.38 Acre thus there is a need to check the record by the land department to confirm the allotted area and if the MCD have in their possession an excess area then the cost of same needs to be charged by DDA. Further to confirm the actual area handed over to MCD in this case, a note has already been sent by the UTTIPEC to Land Branch on

*It is to be noted that the above provision of MPD-2021 indicates that the activities related to Bus depots / Bus Terminal is not mentioned at all in IPT Use premises. However, keeping in view the scarcity of land for Depot/Terminal in Zone E and as per Master Plan / Zonal Plan and the land use of this pocket is Transportation, an affidavit was filed in Hon'ble High Court by the DDA that the detailed Layout Plan including Circulation Plan of IPT Anand Vihar indicating Depot-Cum-Terminal site is to be prepared and approved by UTTIPEC in consultation with GNCTD & Northern Railway.*

20.5.2014 to provide the copy of the possession Plan along with the copy of the allotment letter to planning department so that the information can be incorporated while preparing the Lay out plan of this site, however, report has not been received.

Further, it is observed that although the Dy. Dir. (NL) - I vide his letter no. F.4(49) 2014/CRC/EZ/NL-I/DDA/275 dated 9.4.2014 has informed that about 100 bigha & 17 biswa land is available at site and is placed at the disposal of DDA which can be utilized in accordance with the approval of Planning department as per the utilization plan. (Refer Annexure 'F'). Accordingly, the allotment & acquisition status of this land has been sought in this case vide note dated 27.8.2014 & 4.9, 2014 and yet to be received.

2.7 As per MPD-2021, table no. 3.3 (Hierarchy of Urban Development) the area norms for Bus depot at District level is 0.40 Hac. and at Zonal level is as per requirements. (Refer Annexure 'G') therefore the site under reference needs to be develop as a Zonal Level facility.

3.0 Proposal:-

In Compliance to Hon'ble High Court directions dated 1.5.2014 and decision of Hon'ble L.G. dated 31.03.14, the land use of the site as per Master Plan / Zonal Plan being Transportation and considering the scarcity of land, part Lay out plan of IPT-cum-Bus Depot with Terminal & Circulation at Karkari Mor at Anand Vihar has been proposed. Further, keeping in view of the site constraints, this area has been planned with the following key features:

### 3.1 Proposed Connectivity:

- Desired Entry to the site shall be from the Bhartendu Harish Chandra Marg through proposed 36 m Road R/W which is under implementation by the Office of CE (EZ), DDA, till the work is completed, the existing Kuchha road adjacent to the Cremation Ground and Nallah shall be used to access the site.
- The proposed 24 m Road R/W Zonal Plan road to be further extended up to Road No. 57 and beyond if possible in near future.
- 18 m wide new Link is also being proposed to connect with Road No. 57 at ground level over the Nalla with the proposed 18 m. road as per approved Layout Plan of Institutional area.
- Provision of exclusive 7.5 m wide ramp / elevated road on both sides of proposed extension of 24 m wide Row for left-in and left-out is proposed to the site. If Transport Department and Railway Department desired to construct a Multi Level Facility on this IPT site, this proposed left-in and left out facility shall smoothen the entry and exit from the Road no 57 (adjacent to existing ROB) by taking the advantage of level difference between the site and Road no. 57.
- 15% of the area i.e. 0.94 Ha is reserved for parking of Intermediate Public Transport modes i.e. Auto/TSR/Taxi/Cycle Rickshaw/parking for two wheelers etc for integration with Railway station, Bus Depot cum Terminal, IPT modes for seamless travel between all the modes.

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With the above connectivity proposals, the schemes has been prepared with following breakup:-

**Area Statement:**

S.NO	DESCRIPTION	AREA (IN HA.)
	TOTAL SCHEME AREA	10.00
1	AREA PROPOSED FOR IPT CUM BUS DEPOT WITH TERMINAL FACILITY	5.67
2	AREA RESERVED FOR MANDATORY PARKING OF IPT MODES ( I.e: AUTO/ TSR/TAXI/CYCLE RICKSHAW/ PARKING FOR TWO WHEELERS ETC.)	0.94
3	EXISTING JAGRUTI PUMPING STATION	2.18
4	AREA UNDER ROAD AND CIRCULATION	1.21
	TOTAL AREA	10.00

**3.2 The above proposal have been prepared subject to following:-**

- As per the record of planning department land allotted to Jagriti pumping station is 5.0 acre whereas as per T.S.S report, the area under the possession is 5.38 acre. Hence charging for excess area measuring 0.38 acre to be examined by the Lands Department of DDA.
- The existing disused channel has been realigned in this scheme for the implementation of the proposed Zonal Plan Road 24.00m RoW as per zonal development of zone 'E'.
- The existing kutcha road in between nalah and cremation ground has been closed for creating better connectivity/ circulation and thus, the area available their on i.e: 382.86 sq.m may be utilized for parking of cremation ground visitors. In lieu of this 18.00 m wide new link has been proposed to connect with road no. 57 (at ground level) and to be constructed over the nalah to provide an additional access to the site to decongest Bhartendu Harish Chandra Marg.
- Considering the site constraints, the status of land provided by Dy Dir (NL) 1 wide letter no. F-4 (49) 2014 /CRL/EZ/NL-I/DDA/275 on 09-04-14 needs to be further verified by Land Department for working out exact quantum of land along with dimensions and boundaries etc. on the ground for implementation of this scheme.
- Any clearances / NOC'S if required from the statuary bodies may be taken up by the implementing agencies.
- Cutting of trees if any required in the scheme area, the necessary permission and mandatory re-plantation be obtained by the implementing agencies.
- Proposed new link to decongest the existing Vikas Marg and also to provide additional Entry/Exit to the Railway Terminal at Anand Vihar by extending the proposed Zonal Plan Road 24 m RoW along Railway line from road no. 56 to 57 and

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beyond up to Marginal Band Road requires amendment in the approved Zonal plan of Planning Zone E.

- As there is a level difference at t-junction of road no. 57 and proposed 24.00m wide r/w the land required for construction of ramp for left in, left out provisions shall be made available by the Transport department, Railways and I&FC. However, the detailed design of this T- Junction shall be worked out by the Road Owning Agency/ Project Implementing agency and its subsequent approval of UTTIPEC.
- The propose scheme needs to be suitably incorporated in the development of Railway Station / Terminal for integration by the Northern Railways.

### 3.3 Development Control Norms:

- i. Applicable Development Control Norms of the IPT cum Bus Depot with Bus terminal Facility shall be of Integrated Passenger Terminal as the use premise has already defined in the ZDP as well as in Master Plan.
- ii. Any amendment to Development Controls norms processed as part of Master Plan may be applicable to the site. If, the site u/r falls in Transit Oriented Development and the applicable DC norms of the use zone may be allowed.
- iii. In case of any relaxation required by the implementing agency the same may be obtained from the TC, DDA.

### 4.0 Recommendation:

The proposal as stated at Para 3 above is placed before the consideration of Technical Committee.

### 5.0 Follow-up Action:

5.1 After the approval of the Technical Committee, the approved plan along with the agenda and minutes shall be forwarded to concerned department for the follow up of following actions:

- i. The status of the approved plan shall be intimated to the DDA's Panel Lawyer for apprising the Hon'ble High Court.
- ii. CLD, DDA for allotment / handing over the possession of land as per procedure in compliance of Hon'ble High Court Order.
- iii. CLM, DDA to made available the land free from all encumbrances and verification of land status.
- iv. Chief Engineer (East Zone) for demarcation of approved scheme and taking up the proposed Zonal Plan / Layout Plan Roads as shown in the approved plan as per procedure on priority and the demarcated land shall be made available to the Transport Department for immediate functioning of IPT cum Bus Depot with Bus Terminal Facility.

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- v. Transport Department; shall appoint a consultant for preparation of world Class IPT cum Bus Depot with Bus Terminal Facility with smooth integration, Detailed Design of facility with seamless travel between all modes of transportation with the proposed development of Anand Vihar Railway Terminal, proposed TOD Pilot Project at Karkadooma Metro Station area.
- vi. Director (Plg.) Zone 'E' for taking up the proposed new additional linkages for the amendment in the approved Zonal Development Plan of zone 'E'.
- vii. Town Planning Department of EDMC for information and necessary action if any.

**DECISION**

The proposal was presented by Director (Plg.) UTTIPEC after detailed discussion and deliberation, Technical Committee agreed to the proposal as stated in the para-3 of the agenda along with following observations:-

- i) Entire land measuring 6.6 hecets ( i.e. 16.33 acres) land including the land earmarked for IPT-cum-Bus Depot with Bus Terminal facility (5.67 ha) and area reserved for mandatory parking of all IPT Modes (0.94 Ha) to be allotted to Transport Department.
- a. The Transport Deptt. will prepare a detailed Integrated Development Plan comprising of Integrated Passenger Terminal (IPT) cum Bus Depot with Bus Terminal Facility and parking of all IPT Modes and area required for Second Entry to Railway Station in consultation with Northern Railways.
- b. The provision of mandatory parking for all IPT modes (i.e. 15% of the total area) be planned in the Integrated Plan and the flexibility in placing the parking be allowed in the design of the total complex. This proposal was agreed by Northern Railway Transport Department, GNCTD & DTC who were present in the meeting.
- ii) Land Management Wing will provide details of the land free from all encroachments and encumbrances to Land Disposal wing for allotment of land to GNCTD on top priority.



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Master Plan

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Additional affidavit in terms of the orders passed on 07.03.2014 has been filed.

Counsel for the DDA states at the Bar that two alternative sites have so far been identified, one of them is at Rohini, Phase-V, measuring 8.0 hectares (20 acres) approximately. All the requirements of the change of land use for this site shall be duly processed and the site handed over within

four months. As regards the second site, which is Institute of Driving and

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Traffic Research (IDTR) at Sarai Kale Khan measuring 7.657 acres, he states that land use of this site shall be changed from ?Public and Semi-Public to Transportation? and the site handed over, also in four months.

Counsel further submits that the DDA has been further instructed by the Lt. Governor, who happens to be the Chairman of the DDA to grant working permission to the DTC on both sites right away whilst awaiting the change of land use.

On certain apprehensions being voiced by counsel for the DTC with regard to access to the Rohini site, Mr. Bansal clarifies, on instructions, that DSIDC has been asked to provide appropriate link for access to that site and that in any event, proper access to the said site shall be made available by the DDA to the DTC within four months notwithstanding the contents of the communication dated 28.03.2014 sent by the Director (Planning), Rohini Zone, MandN, DDA, to the Additional Commissioner (Planning) of the DDA itself.

In addition, a further decision is stated to have been taken with regard to a site at Karkari Mor, part of which is also being made available to the DTC; and for this purpose, the appropriate circulation plan is being framed in consultation with UTTPEC, GNCTD and Northern Railways. Mr. Bansal also states that the entire process in this behalf shall take about six months.

At the same time, counsel for the petitioner has expressed some

apprehensions with regard to the approach being adopted by the respondents, in that they appear to be changing their minds midway with regard to identification and allocation of sites. She submits that if

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is allowed to happen in future also, then no effective result is  
also likely to be

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seen in the foreseeable future.

Mr. Bansal points out that this apprehension is unfounded since the  
millennium park site which she feels was originally identified was, in  
fact, only one of the possible sites, and ultimately, the sites mentioned  
above have now been finally identified and these are final and not  
expected to change.

Under the circumstances, list this matter for further consideration  
on 14th July, 2014.

The respondents to file up-to-date status report in the matter at  
least one week before the next date of hearing, with a copy to the  
counsel for the petitioner.

SUDERSHAN KUMAR MISRA, J

MAY 01, 2014

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Annexure 'B'



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 राज निवास  
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 RAJ NIWAS  
 DELHI-110054

Please find enclosed herewith minutes of the meeting held on 31.03.2014 at 2.00 noon at Raj Niwas under the Chairmanship of Hon'ble Lt. Governor regarding allotment of alternative land to DTC for development of Bus Depot in lieu of Millennium Bus Depot. The same is being forwarded for information and necessary action.

Comm. (Plg.)-s Office

Diary No. 15-579

Date 4/4/14

 (Swati Sharma)  
 Addl. Secretary to LG

Encl - As above.

1. Chief Secretary, GNCTD
  2. Vice Chairman, DDA
  3. Principal Secretary (Finance), GNCTD
  4. Divisional Commissioner, GNCTD
  5. Secretary (Environment), GNCTD
  6. CMD, Delhi Transport Corporation
  7. Commissioner, Transport, GNCTD
  8. Managing Director, DSHDC
  9. Managing Director, DMRC
  10. Land and Development Officer, Land & Development Office,  
 Entry No. UD, 6th Floor, A-Wing, Nirman Bhavan, New Delhi.
- O.NO.100(12)/14/RN/246/1271-87 Dated: 2 April, 2014

PC (L.O.) (Planning)

 3. 4. 14.  
 For and by  
 21/4/2014

D.N. (E+)

- Copy to
- AC (As) T&C
  - AC (As) mplus
  - Director (As) Rohini
  - Director (As) Khande
  - Director (As) D Zone
  - Director (As) UTTAR

File name to be opened as  
 "Integrated Passenger Terminal  
 (IPT/MPT)"

As given in para 19 above to be  
 taken by Planning wing of DDA for  
 "paper circulation plan for all  
 modes including access/exit to the  
 depot - area - Terminal areas well as  
 the Integrated Passenger Terminal"

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MINUTES OF THE MEETING HELD ON 31.03.2014 AT 12:00 NOON AT RAJ NIWAS REGARDING ALLOTMENT OF ALTERNATIVE LAND TO DTC FOR DEVELOPMENT OF BUS DEPOT IN LIEU OF MILLENNIUM BUS DEPOT.

The list of participants is given in the marginal box.

A meeting was held at Raj Niwas on 31.03.2014 at 12:00 noon under the Chairmanship of Hon'ble Lt. Governor regarding allotment of alternative land by DDA to DTC for development of Bus Depot in lieu of Millennium Bus Depot.

PARTICIPANTS

1. Shri S.K. Srivastava, Chief Secretary, GNCTD
2. Shri Balvinder Kumar, Vice Chairman, DDA
3. Dr. M.M. Kothari, Secretary (Finance), GNCTD
4. Shri Bharam P., Divisional Commissioner, GNCTD
5. Ms. Debashree Mukherjee, CMD, DTC
6. Shri Amit Yadav, Dy. DS(DC)
7. Shri Gyanesh Chandra, Commissioner (Tpt.), GNCTD
8. Shri P. Prasad, Jr. Commissioner, DDA
9. Shri Varun Kumar, CGM, DTC
10. Shri R.K. Misra, CGM, DTC
11. Shri A. Chawla, Dy. CGM (C), DTC
12. Mr. Rajendra Deswal, Addl. Commissioner (Tpt.), GNCTD
13. Shri Anoop Mishra, Addl. Secretary (Env.), GNCTD
14. A. Savita Bhargava, Addl. Commr. (LS), DDA
15. Shri S.P. Pathak, Addl. Commr. (Plg.), DDA
16. Shri P.M. Parate, Addl. Commr. (Plg.), DDA
17. Shri S.P. Pathak, Addl. Commissioner (Plg.), DDA
18. Shri Sanjeev Mittal, Director (Land), DDA
19. Shri Vinod Sable, Director (Plg.), DDA
20. Shri P.S. Chauhan, Chief Engineer, DMRC

Lt. Governor Secretariat

1. Principal Secretary to LG
2. Addl. Secretary to LG (SS)
3. Media Advisor to LG

After detailed discussions on the matter, the following was decided:

i) Allotment letter in respect of 10 acres of land at Narrela to DTC for shifting of Institute of Driving & Traffic Research (IDTR) will be issued by DDA by 1<sup>st</sup> April, 2014. The Narrela site is clear and will not require any land use change.

ii) Allotment letter in respect of 20 acres of land at Rohini Phase-V to DTC will be issued by DDA for Bus Depot within this week. The site at Rohini Phase-V (10 acres) will not require land use change as the same is already "Transport".

iii) As regards proposal for Bus Depot land at Millennium Park, Hon'ble Lt. Governor directed that the green area must be retained as green and a development plan in respect of

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Millennium Park would be prepared by DDA to ensure its greenery. The proposal was, therefore, not considered. It was decided to look for alternate piece of land at Karkari More.

iv) The Karkari More site of 42 acres of land does not require land use change and is already earmarked for "Transport". It was decided that the proper circulation plan for all modes including access/exit to the Depot-cum-Terminal site as well as the Integrated Passenger Terminal must be prepared by Planning Wing of DDA in consultation with Northern Railway and GNCTD and submitted to UTTIPEC for approval. This site would be provided to DTC. In this respect, Consultants would be appointed for preparation of the overall plan.

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



DEBASHREE MUKHERJEE I.A.S.  
Chairperson-cum-Managing Director

Delhi Transport Corporation  
(Government of National Capital Territory of Delhi)  
Indraprastha Estate, New Delhi-110002  
Phone : 91-11-23379075  
Fax : 91-11-23370877  
E-mail : cmd\_dtc@yahoo.com

No.Sr.Mgr.(C)/PMC/14/ 370

Dated: 2-9-2014

Dear Sir,

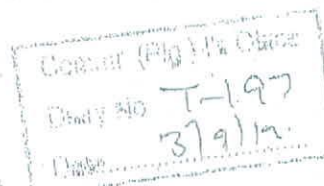
This is with reference to the meeting held in your Chamber on 27.06.2014 regarding finalizing the TOR for the consultancy project for planning the Integrated Passenger Terminal (IPT) and Bus Depot at Karkari More near Anand Vihar. During that meeting, it was agreed that the Circular and Development Plan of the area will be completed in 04 months to meet the court deadlines.

I had a follow up meeting with the officers from DDA, UTTIPEC on 26.08.2014. I was informed during the meeting that the Consultant for this project is yet to be engaged and UTTIPEC will take 06 months after the Consultant is finalized to complete the Circulation Plan and other activities included in the TOR. I was also informed that DDA is carrying a total station survey for land in question and the availability of land is expected to be around 25 acres rather than 42 acres as indicated in the Zonal Master Plan.

Since DTC has to shift 1000 buses from Millennium Depot by 31.10.2014 to the alternate sites handed over by DDA as per High Court's directions, I request you to:

- i) Curtail the time period of preparation of Circulation Plan by UTTIPEC from 06 months to 03 months and
- ii) DDA shall handover physical possession of the land to DTC/Transport Deptt. on the basis of total station survey being carried out by UTTIPEC.

With Regards,



Yours Sincerely  
(Debashree Mukherjee)

Sh. Balvinder Kumar, IAS,  
Vice Chairman,  
Delhi Development Authority,  
Vikas Sadan, INA,  
New Delhi

It was 60/11/14  
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22.09.2014  
A.D.M.P.S.

Immediate  
Imp  
PL (LD)  
Comp (15)  
2.9.

Dir (UTTIPEC)  
D/T  
As (H.P.)

put up note  
as discussed  
4/9/14





SCHEME BOUNDARY

PROPOSED ADDITIONAL LINKAGES/ ROAD

EXISTING STRUCTURE TO BE DEMOLISHED

LIVESTOCK ZONALIZATION PLAN ROAD

## SCATTERED TREES

## AREA STATEMENT

	LOCATION	SECTOR
1	WATER SUPPLY AREA	90.00
2	WATER TREATMENT PLANT AND WASTEWATER TREATMENT PLANT	5.67
3	WATER TREATMENT PLANT AND WASTEWATER TREATMENT PLANT	0.94
4	WATER TREATMENT PLANT AND WASTEWATER TREATMENT PLANT	2.28
5	WATER TREATMENT PLANT AND WASTEWATER TREATMENT PLANT	1.53
6	WATER TREATMENT PLANT AND WASTEWATER TREATMENT PLANT	0.00

© 2007 J. BAKER & CO. WOOD LUTHER WIP, PLYWOOD/MDF/OSB/PAV/200 OH LIMITED  
12-09-14

- [illegible]

PART LAYOUT PLAN OF INTEGRATED PASSENGER TERMINAL CUM BUS DEPOT WITH BUS TERMINAL FACILITY AT ANAND VIHAR, NEW DELHI

PLANNING ASSISTANT	ASST. DIRECTOR PLS.	BY DIRECTOR PCL.	DIRECTOR PLS. UTTEC
Dated : 17-09-14		SCALE: 1:1000	
DRAWING NO.			



SITE

INTEGRATED PASSENGER  
TERMINAL, ANANAD VIHAR

## KEY PLAN



KALWAY WASHINGTON YARD

DETAILED DESIGN OF THIS ENTRY & EXIT WITH ROAD NO. 57 SHALL PREPARED SEPARATELY BY THE ROAD CANNING AGENCY / PROJECT IMPLEMENTING AGENCY AND SUBSEQUENTLY APPROVAL OF UTMTEC

PREET VIKAR, CHRS

### ALIGNMENT/EXECUTION OF CULVERT AS PER ENGINEERING FEASIBILITY

KARKARDOOMA  
INSTITUTIONAL AREA

HARGREAVES

THE UNIVERSITY OF TEXAS AT AUSTIN

RECEIVED FOR THE EDITOR

DAY AND NID VIEAR

1

AREA RESERVED FOR MANDATORY  
PARKING OF IP1 MODELS (i.e. AUTO  
THAT EXCEED TWO CYCLE ROADWAY PARKING  
FOR TWO WHEELERS ETC.)

DESIGNED FOR INTEGRATED  
PASSENGER TERMINAL CUM BUS DEPOT  
WITH BUS TERMINAL FACILITY

EXISTING JAGRUTI PUMPING STATION  
AREA-2.18 Hec. (5.38 ACRES)

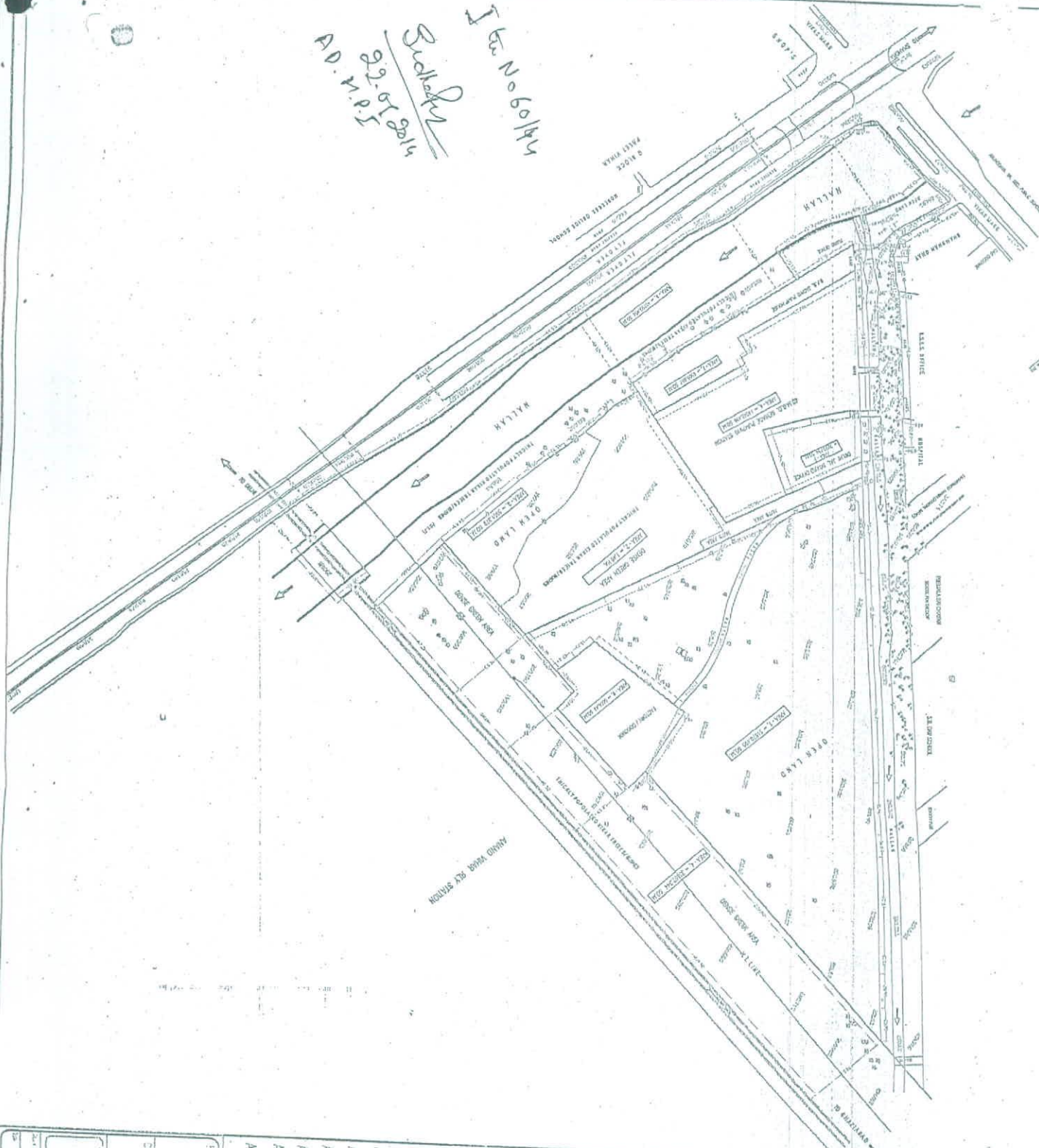
TREES / BUSHES.

4.

Item No 60/14  
Sukhful  
22-09-2014  
A.D. M.P. 1



Handwritten notes:  
 No 60/4  
 28.05.2014  
 AD. N.P. J



Magnetic North

Note:

- 01 All construction is to be done in accordance with the specifications.
- 02 Do not change the existing drainage system.
- 03 All levels are to be in accordance with the D.T.S. (Dotted Line) 2014.
- 04 Do not change the existing drainage system.

Legend

EXISTING BOUNDARY WALL

ELECTRIC LINE

RAILS

LEVEL

ROAD

RAILWAY

TIME

Area Detail:

- AREA - 1, = 51670.495 SQ.M.
- AREA - 2, = 16413.977 SQ.M.
- AREA - 3, = 5361.379 SQ.M.
- AREA - 4, = 33852.344 SQ.M.
- AREA - 5, = 3290.754 SQ.M.
- AREA - 6, = 14042.435 SQ.M.
- AREA - 7, = 4506.667 SQ.M.
- AREA - 8, = 40790.404 SQ.M.
- AREA - 9, = 5666.43 SQ.M.

Topographical Survey OF

Vacant Land behind Deepak Memorial Hospital  
 Bounded by existing drained canal, railway line and nullah  
 AT KARKAR, DOOMA

E.D-5/D.D.A

Surveying

M/S Rathee Brothers

A-4030 PACHIM VILLAR

New Delhi-110085, N. 0215167777

E-mail: brothersrathees@gmail.com

Scale	1 inch	100 feet	1:1200
Author	2014	2014	2014
Revised	2014	2014	2014

**DELHI DEVELOPMENT AUTHORITY**  
OFFICE OF THE DY. DIRECTOR [NL]-I  
'A' BLOCK, 3<sup>rd</sup> FLOOR, VIKAS SADAN, INA,

No. F4(49)2014/CRC/EZ/NL-I/DDA/ 275

Dated: 09/04/2014

To

✓  
The Director(Plg.), DDA,  
UTTIPEC, Vikas Minar,  
New Delhi.

Sir,

Please refer to minutes of the meeting, convened by Commissioner (Transport), GNCTD on 19.03.2014 in the conference room at DTC Headquarter (copy of minutes is enclosed herewith) with reference to para 5(iii), LM Department has inspected the site and status of the land in question has been examined. According to the report of Revenue staff about 100 bigha & 17 biswa land is available at site and is placed at the disposal of DDA which can be utilized in accordance with the approval of Planning Department as per utilization plan of the site;

In addition to above, some encroachments in the shape of Jhuggies, workshop had been noticed during the inspection of the site. The LM Department has contemplated action for initiating removal of the encroachments and matter has been referred to Dy. Director (LM) East Zone for removal of the encroachments from site.

✓  
(Paramjeet Singh)  
Dy. Director (NL)-I

Copy for information to :-

1. Sh. Kuldeep Singh Gangar, Special Commissioner (Transport).
2. Chairperson-cum-Managing Director, DTC.
3. Sh. R.K. Kasana, Chief General Manager, DTC.
4. Additional Commissioner (Planning) DTC.
5. Sh. P.M. Parate, Additional Commissioner (Plng.) TB&C/DDA.
- ✓ 6. Dr. K. Sriranjana, Director (Planning) UTTIPEC, DDA
7. Sh. Tapan K. Mondal, Director (Planning), DDA.
8. Ms. Promita Roy, Dy. Director, UTTIPEC, DDA.
9. Sh. S.K. Meena, Dy. Director (IL) DDA.
10. Sh. Tarsem Kumar, Chief General Manager, DTC.
11. Sh. A.K. Chawla, Dy. Chief General Manager (Civil) DTC.
12. Sh. Subodh Kumar, PCO (DTC Sectt.), Transport Deptt.
13. Dy. Director(LM) East Zone, Barrack No. 6, Vikas Kuttir, I.P. Estate, New Delhi.

(Paramjeet Singh)  
Dy. Director (NL)-I

Ita No 60/14  
Sickul  
22.09.2014  
A.P.M.P.I.  
L-148/DD(Arch)  
17/4/14



MPD-2021 modified upto 31/03/2014

Draft for observation / discussion

5. Zonal / Sub-City Population 10,00,000	23. Recreational club	1	5,000	5,000	
	24. Cremation ground	1	4,000	4,000	
	1. Medical College	1	As per Medical Council of India/Regulatory Body		
	2. Nursing and Paramedic Institute	1	2,000	2,000	
	3. Telephone Exchange	1	2,500	2,500	
	4. RSU (Remote Subscribe Unit)	1 for 3 km radius	300	300	
	5. Sub City Wholesale Market	1	1,50,000	1,50,000	
	6. Bus Depot		As per requirement		
	7. Head Post Office & Administration Office	1	2,500	2,500	
	8. Sewage Pumping Station	1	2,500	2,500	
	9. Municipal Office for water & sewerage	1	1,000	1,000	
	10. Sewerage Treatment Plant (180 mld)	1	2,34,000	2,34,000	
	11. City Park			10,80,000	
	a. Park	1	10,00,000		
	b. Multipurpose ground	1	80,000		
	12. Old Age Home	2	1,000	1,000	
	13. Divisional Sports Centre	1	3,00,000	3,00,000	
	14. Burial ground / Cemetery	1	10,000	10,000	
	15. Religious Centre	1	40,000	40,000	
	16. Science Centre		As per requirement		

LOP - Layout Plan

ZP - Zonal Plan

Note:

\* Size of hospital will be restricted upto 1.5 ha. in residential area, with preference to plot having three side open and having minimum 18 m ROW on one side. Total floor area of the hospital shall be governed as per the total number of beds allowed in it.]

In addition, the following facilities shall also be provided at city level:

Facilities	No.	Area (in ha)
1. University Campus	4 sites in Urban Extension	Up to 20.0
a) Academic incl. Administration		
b) Residential		
c) Sports & Cultural Activities		
d) Parks & Landscape		
2. District office and battalion	1 for each administrative zone	1.0
3. Police Lines		2.0
4. District Jail	1	25 lakh population
5. Police Training Institute/ College	City level (To be located in fringe area)	5.0
6. Police Firing Range		Up to 10.0
7. Police Camp		Up to 10.0
8. Interstate Bus Terminus (ISBT)	As per requirement	10.0

<sup>1</sup> Added vide S.O. 2893(E) dated 23-09-2013

3.0 Delhi Urban Area - 2021

Item No 6014  
Sudheer  
22.09.2014  
A.D. M.P.T.

MPD-2021 modified upto 31/03/2014

Draft for observation / discussion

4. District Population- 5,00,000	1. Hospital <sup>1</sup> [A- (501-beds-& above)]	1	25,000-45,000	25,000-45,000	•	•
	2. Hospital <sup>2</sup> [B- (201-beds-to 500-beds)]	2	15,000-25,000	30,000-50,000	•	•
	3. Veterinary Hospital for pet animals & birds	1	2,000	2,000	•	•
	4. Vocational Training Centre: (ITI / Polytechnic / Vocational Training Institute / Management Institute / Teacher Training Institute etc.) Research and Development Centre	1	4000	4000	•	•
	5. School for Mentally Challenged		2,000	4,000	•	•
	6. School for Physically Challenged	2	2,000	4,000	•	•
	7. General College	1	As per the UGC norms			
	8. Professional College (Engineering)	1	As per the AICTE-norms			•
	9. Police Station	2	<sup>3</sup> [10,000 7,500-10,000]	20,000 15,000-20,000]	•	•
	10. Fire Station (5 to 7 km radius)	3	10000	30000	•	•
	11. Old Age Home	1	1000	1000	•	•
	12. Care Centre for Physically/ Mentally Challenged	1	1,000	1,000	•	•
	13. Working women-men hostel	1	1,000	1,000	•	•
	14. Adult Education Centre	1	1000	1,000	•	•
	15. Orphanage/ Children's Centre (one each)	1	1,000	1,000	•	•
	16. Electric sub-station 220 KV	1	29,600	29,600	•	•
	17. District Centre	1	4,00,000	4,00,000	•	•
	18. Service Market	1	60,000	60,000	•	•
	19. Bus Terminal	1	2,000	2,000	•	•
	20. Bus Depot	1	4,000	4,000	•	•
	21. District park			2,90,000		
	a. Park	1	2,50,000			
	b. Multipurpose ground / Park	1	40,000			
	22. District Sports Centre	1	30,000-1,00,000	30,000-1,00,000		•

<sup>1-2</sup> Deleted vide S.O. 2893(E) dated 23-09-2013

<sup>3</sup> Modified vide S.O. 2894(E) dated 23-09-2013

Table modified vide S.O. 2895(E) dated 23-09-2013

Itu No. 60/14  
Sachin  
22.09.2014



# Minutes of the Technical Committee Meeting Held on 24.09.2014. ITEM NO. 62/14/1

**SUBJECT : PLANS FOR CONSTRUCTION OF DR. AMBEDKAR INTERNATIONAL CENTRE FOR M/O SOCIAL JUSTICE & EMPOWERMENT AT PLOT-A, INSTITUTIONAL AREA, DR. RAJENDRA PRASAD ROAD, NEW DELHI.**

## 1. Background:

The Ministry of Social Justice & Empowerment, Department of Social Justice & Empowerment, Govt. of India has submitted a proposal vide Scheme no. 0075/2014 dated 09.07.2014 for construction of Dr. Ambedkar International Centre at Plot-A, Institutional Area, Dr. Rajendra Prasad Road, New Delhi. This Plot-A in question is a part of Redevelopment Plan of this Institutional area prepared by CPWD which was approved by Competent Authority, NDMC vide order dated 01.11.2007.

The proposal is for the relaxation of the proposed Central Atrium (free of Ground Coverage & FAR) and relaxation of floor to floor height; for the consideration of the Technical Committee, DDA.

## 2. Approved Development Control Norms as per Redevelopment Plan of Institutional Area, Dr. Rajendra Prasad Marg.

S. No.	Particulars	Details.
1.	Land use	Public semi Public
2	Location of the Plot	The plot is part of the Institutional Area and is bounded by Dr. Rajendra Prasad Road, Janpath Road & Raisina Road.
3	Ground coverage	25%
4	FAR	100
5	Maximum Height (Gr. + four storied)	20 mts., allowing 6 mts. above roof slab for mummy/lift.
6	Height	Podium - 1.2 mt. ; Ground floor- 4.0mt.; Other floor - 3.6 mt.
7	Building form shall be restricted to within the envelope lines.	As per drawing
8	Compulsory Setbacks	a) Front setback • 24 mt. along the major roads Dr. Rajendra Prasad & Raisina Road. • At least 75% of built volume must be along this line. • Out of 24 mt. setback 15 mt. shall be continuous landscaped promenade & 9 mt. shall be fenced with M.S. grill as / approved design and should be suitably landscaped. This area should not have any parking, ramps, service structures or equipment. It should be hard - green for fire access.
9	Double basement for parking and services.	As per drawing
10	Ground floor, 1 <sup>st</sup> floor, 2 <sup>nd</sup> floor, 3 <sup>rd</sup> floor, 4 <sup>th</sup> floor shall follow the envelope - control as shown in the drawing.	As per drawing

Item no. 62/14.  
 Successful  
 22.09.2014  
 A.D. M.P.I

11	No parking in the front set back of 24 mt.	As per drawing
12	Mumty / lift machine room etc. shall be setback from the building line on major road by 1.5 times the height of the mumty / lift etc.	As per drawing
13	Exterior finish	Upto 5.4 mt. (lower level should be red sand stone, finish with at least 50% solid surface upto 1 <sup>st</sup> floor level the upper floor should be permanent finish.
14	Parking	2.0 ECS / 100 sq. mt. of floor area or as prescribed under the MPD/BBL.

### 3. Detailed Proposal of Dr. Ambedkar International Centre

The proposal is for the construction of Dr. Ambedkar International Centre consisting of two level basements, ground floor + 3 upper floors. A Central Atrium has been proposed in the centre from ground level to 26 mtr height. The internal height (clear height) of the ground floor has been proposed 5.00 mtrs & 4.25 mtrs at upper floors.

#### Ground Coverage

- The total plot area : 3.25 acres or 13157.06 sqm
- Permissible covered area : 25 % or 3289.26 sqm
- Proposed covered area : 24.85 % or 3269.10 sqm (as given by party)
- Proposed area of Atrium : 828.482 sqm
- Total Ground Coverage including Atrium : 31.25% sqm or 4111.8222 sqm

#### FAR

- Permissible FAR : 100 or 7767.66 sqm
- Proposed FAR : 89 % or 11653.89 sqm (as given by party)
- Proposed area of Atrium : 1078.16 sqm
- Total FAR including Atrium : 96.77 sqm or 12732.055 sqm

### 4. Examination

- (a) In response to the D.O. Letter No. 10-2/2010-BAF/LEN dated 28.08.2014 from Secretary, GOI, M/o Social Justice & Empowerment, Department of Social Justice & Empowerment the DDA vide letter no. F16 (1)2014/MP/325 dated 17.09.2014 requested to Chief Architect, NDMC, to submit an Agenda item along with proper justification and special circumstances for relaxation and consideration for the Technical Committee, DDA which are as under:

- i) Central Atrium
- ii) Floor to Floor Height

- (b) As per provision of MPD-2021, the Atrium is only permissible in the Commercial Centers/ Metropolitan City Centre/ Central Business District and maximum 10% additional ground coverage is allowed and 25% of the utilized ground coverage shall be counted towards FAR.

In this Institutional Building a Central Atrium has been proposed of height 26 mtrs without counting its area towards Ground Coverage & FAR.

- (c) As per clause no. 14.2.2 (Height) of BBL 1983 the maximum height of the rooms in the residential building, office building & shops shall not be more than 4 mtrs measured from the surface of the floor to the lowest point of Ceiling (bottom of slab)

In this Institutional Building the internal height of the ground floor has been proposed 5.00 mtrs and 4.25 mtrs at upper floors.

*Itm no. 62/14.  
22.09.2014  
A.D (M.P.I)*



5. Explanation given by the Party

(a) Central Atrium proposed free of FAR & Ground Coverage & FAR

The building usage is public and large gathering will take place hence a large covered atrium in the centre of the building is required for spill over spaces and good light & ventilation of the building. The Atrium is proposed to be covered with translucent sheet and a dome.

(b) Internal/ floor to floor height of the building

The additional internal floor height is required to accommodate structural members and building services as the building program includes Auditorium & large span areas. The arrangement of proposed internal floor height is not disturbing the overall permissible height of the building i.e. maximum 20 mtrs and the maximum height with mumty/lift which is 26 mtrs. The external height of the building has been proposed same as per redevelopment plan, so that the external aesthetic area of the locality remains unchanged.

6. Justification:

- (a) The Redevelopment Plan of institutional area at Dr. Rajendra Prasad Road was approved on the norms of MPD-2001 i.e. Ground Coverage 25% and FAR 100 and height 20 mtrs. Now, as per MPD-2021 the Development Control Norms of Public Semi-Public have been enhanced i.e. Ground Coverage- 30%, FAR-120, Height-26 mtrs.
- (b) The Atrium may be allowed as permitted in other use premises i.e. Hotel and Commercial buildings as it is a building of National Importance and is being promoted by M/o Social Justice and Empowerment, Govt. of India.
- (c) The total height of the proposed building is within the permissible height of 20 mtrs as per the Redevelopment Plan of this area except the height of Atrium is 26 mtrs; however, it is within the permissible height of MPD-2021.

The clear height of Ground Floor is 5 mtrs and 4.25 mtrs on first floor may be considered as the same is being proposed to be used for auditorium, entrance lobby, AHU, staircase, exhibition Hall, etc.

The clear height of the second & third floor is proposed as 4.25 mtrs may also be considered otherwise party has to reduce the height to bring it within the permissible limits.

7. Recommendation

The above Comprehensive Agenda is submitted to DDA, Technical Committee for consideration in response to DDA letter no. F16(1)2014/MP/325 dated 17.09.2014 and on the request of Secretary, Ministry of Social Justice & Empowerment, Department of Social Justice & Empowerment, Govt. of India for the relaxation for the following:

- (a) The proposed Central Atrium may be permitted on the same line as allowed in commercial building and hotels.
- (b) The total height of the proposed building including Atrium upto a height of 26 mtrs and the clear height of ground floor 5 mtrs and 4.25 mtrs on first floor may be considered. The clear height of the second & third floor is proposed as 4.25 mtrs may also be considered otherwise the height is to be reduced within the permissible limits.

(A.M. ATHALE)  
CHIEF ARCHITECT  
PALIKA KENDRA; NDMC  
NEW DELHI

P.T. Q

Item no. 62/14.  
Sudhakar  
22.09.2014.  
A.D.M.P.D.

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

No: CA/BP/Dr. Ambedkar International Centre, New Delhi/D-1590-92 Date: 22 Sept 2014

Sh. Rajesh Kumar,  
Dy. Director (MP),  
DDA, 6th Floor,  
Vikas Minar,  
New Delhi

SUBJECT: PLANS FOR CONSTRUCTION OF DR. AMBEDKAR  
INTERNATIONAL CENTRE FOR M/O SOCIAL JUSTICE &  
EMPOWERMENT AT PLOT- A, INSTITUTIONAL AREA,  
DR. RAJENDRA PRASAD ROAD, NEW DELHI.

Ref: - 1. DDA's Letter No. F16 (1)2014/MP/325 dated 17.09.2014  
2. M/o Social Justice & Empowerment Letter No. 10-2/2010-DAF/LEN  
dated 28.08.2014

Sir,

This is with reference to your above referred letter and subject cited above, please find enclosed herewith a set of Agenda for the Technical Committee- DDA with respect to relaxation of Central Atrium and floor to floor height in respect of proposed Dr. Ambedkar International Centre at Plot-A, Institutional Area, Dr. Rajendra Prasad Road, New Delhi. Please find enclosed herewith the following items/documents which have been submitted by the party vide scheme no. 0075/2011 dated 09.07.2014 regarding the subject cited above:

1. Comprehensive Agenda.
2. Two sets of plans containing 12 nos. of sheets in each set.
3. Soft Copy of the Proposal in CD form.
4. Request letter of Secretary M/o Social Justice & Empowerment Letter No. 10-2/2010-DAF/LEN dated 28.08.2014

You are therefore, requested to examine the case and send your comments/N.O.C. at the earliest so that further necessary action can be taken, accordingly.

  
(A.M.ATHALE)  
CHIEF ARCHITECT

Copy To.

1. Sh. G. K. Dwivedi (Director), M/o Social Justice & empowerment, Government of India, 15 Janpath, New Delhi.
2. Ar. Rahul Tyagi, R T & Associates Pvt. Ltd., A-47, 48 Sectors -67, Noida, Uttar Pradesh- 201301.

CHIEF ARCHITECT

*Subyuna B  
Rajendra*

*Itanno. 62/14,  
3rd floor  
22/09/2014  
A.D. (M.P.)*



# DECISION

"The proposal was presented by Chief Architect (NDMC). It was informed that this plot in question is a part of Rajendra Prasad Road Institutional area prepared by CPWD which was approved by competent authority NDMC vide order dated 01.11.2007. The Ministry of Social Justice & empowerment is requesting for relaxation in central Atrium and in the floor to floor height of Ground & First Floor.

After detailed deliberation, Technical Committee decided the following:

1. Atrium is permitted as per MPD-2021, Chapter 17.0 Development Code; General Notes under Sub-Clause 8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES; vide gazette notification S.O. 678(E) dt. 04.03.2014 by Ministry of Urban Development, Govt. of India.
2. As mentioned by Chief Architect, NDMC, the redevelopment plan has not been approved by Technical Committee. Further, the relaxation of the internal clear height of ground floor 5 m and 4.5 m on first floor is within the purview of concerned Local Bodies as part of approval of building plans. However, in view of the public building of National importance, the Technical Committee agreed to the proposal of NDMC, for internal clear heights as a special case.



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

No: CA/BP/Dr. Ambedkar International Centre, New Delhi/D-1590-92 Date: 22, Sept 2014

Sh. Rajesh Kumar,  
Dy. Director (MP),  
DDA, 6th Floor,  
Vikas Minar,  
New Delhi

SUBJECT: PLANS FOR CONSTRUCTION OF DR. AMBEDKAR  
INTERNATIONAL CENTRE FOR M/O SOCIAL JUSTICE &  
EMPOWERMENT AT PLOT- A, INSTITUTIONAL AREA,  
DR. RAJENDRA PRASAD ROAD, NEW DELHI.

Ref: - 1. DDA's Letter No. F16 (1)2014/MP/325 dated 17.09.2014  
2. M/o Social Justice & Empowerment Letter No. 10-2/2010-DAF/LEN  
dated 28.08.2014

Sir,

This is with reference to your above referred letter and subject cited above, please find enclosed herewith a set of Agenda for the Technical Committee- DDA with respect to relaxation of Central Atrium and floor to floor height in respect of proposed Dr. Ambedkar International Centre at Plot-A, Institutional Area, Dr. Rajendra Prasad Road, New Delhi. Please find enclosed herewith the following items/documents which have been submitted by the party vide scheme no. 0075/2011 dated 09.07.2014 regarding the subject cited above:

1. Comprehensive Agenda.
2. Two sets of plans containing 12 nos. of sheets in each set.
3. Soft Copy of the Proposal in CD form.
4. Request letter of Secretary M/o Social Justice & Empowerment Letter No. 10-2/2010-DAF/LEN dated 28.08.2014

You are therefore, requested to examine the case and send your comments/N.O.C. at the earliest so that further necessary action can be taken, accordingly.

  
(A.M.ATHALE)  
CHIEF ARCHITECT

Copy To.

1. Sh. G. K. Dwivedi (Director), M/o Social Justice & empowerment,  
Government of India, 15 Janpath, New Delhi.
2. Ar. Rahul Tyagi, R T & Associates Pvt. Ltd., A-47, 48 Sectors -67,  
Noida, Uttar Pradesh- 201301.

CHIEF ARCHITECT

*Subyuu B  
Rajendra*

*Itano. 62/14,  
Sudhakar  
22/09/2014  
A.D. (M.P.)*



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Annexure 1

Reply to the observations raised by NDMC vide their letter No. CA/BP/Dr A.I.C, New delhi/D-1355-56 dated 07.08.2014

Sr. No.	Shortcomings	As PER NDMC bye-laws / Redevelopment plan of Dr. Rajendra Prasad Road	Provisions made in drawings / plans submitted to NDMC	Relaxation required by Ministry of social justice and Empowerment, Govt of India.	Remarks
1.	SETBACKS and BUILDING PROFILE	Towards		Towards	
a	The setbacks as specified in the Re-Development Plans of Dr Rajendra Prasad Road are not followed.	Dr. Rajender Prasad Road - 24 mtrs (minimum) Janpath	Dr. Rajender Prasad Road - 24 mtrs Janpath - 29 mtrs.	Nil	NO change The proposed setback in plans is considered as 29 mtrs which is more than the prescribed set back of minimum 24 mtrs in redevelopment plan of CPWD/NDMC for Rajendra Prasad Road. Moreover, there is also no other reference building than this building on Janpath, hence, there will be also no alignment issue to match with other buildings. Hence, the approval to maintain the set back of 29 mtrs at Janpath as per our proposed drawings/plans may be permitted.
c		Meridian Hotel side - 21 mtrs (minimum)	Meridian Hotel side - 21 mtr	Nil	NO change

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B. D. Singh  
22/08/2014  
(I.D. (M.P.I.))

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d		Plot B	Plot B - 12 mtrs (minimum)		- 24 mtrs.	Nil	The proposed setback in plans is considered as 24 mtrs which is more than the prescribed set back of minimum 12 mtrs in redevelopment plan of CPWD/NDMC for Dr. Rajendra Prasad Road. Moreover, there is also no other reference building than this building on Janpath, hence, there will be also no alignment issue to match with other buildings. Also the off set of 24 mtrs. in place of minimum 12 mtrs. is required to accommodate Ramp for basement. Hence, the approval to maintain the set back of 24 mtrs. as per our proposed drawings/plans may be accorded.
2.	INTERNAL HEIGHT					Nil	NO change
a	The internal heights as specified in the Re-Development Plans of Dr Rajendra Prasad Road are not followed:	Podium	1.2 mtrs.		Podium 1.2 mtrs.	Add G/F Height	The additional internal floor heights is required to accommodate structural members and Building services as the building programme includes auditoriums and large span areas. The arrangement of proposed internal floor heights is also not disturbing the over all permissible height of the building i.e. maximum height 20 mtr and the maximum height with mummy/lift 26 mtr. It is further assured that external height of the building shall be kept same as per Redevelopment Plan, so that the external aesthetic of the area / locality
b		Gr. Floor	4.0 mtrs		Gr.Floor - 5.25 mtrs.	1.2 mtrs	
c		Other floors	3.6 mtrs		Other Floors - 4.5 mtrs.	Addl. Other floors Height of 0.8 mtr each floor	

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Sudhakar  
28/09/2014  
A.D.C.M.P.) I



				shall also remain unchanged. Hence, the approval to maintain the internal height system as per our proposed drawings/plans may be accorded.
d	Max height Mumty /lift	20 mtrs 6 mtrs		NO Change. Total height of the building is as per the Redevelopment plan.
3.	ATRIUM	Maximum 10 % additional ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25 % of the utilized ground coverage shall be counted towards FAR.  10 % of Ground Coverage = 328 sq mtrs (approx)	The proposed area to be utilized for Atrium is 1000 sq mtr.	The areas of Atrium above 25% of the utilized ground coverage i.e. approximate 678 sq mtr. is considered in FAR, as per bye-laws. Further, it is intimated that the building usage is public and large gatherings will take place hence a large Covered Atrium in the centre of the building is required for spill over spaces and good light and ventilation of the building. This atrium shall be covered with a translucent sheet and a dome. Relaxation may be given for covering the atrium.

Item no. 62/14

Sudhakar

22/09/2014.

A.D.(M.P.) I.

-36-

सुधीर भार्गव  
SUDHIR BHARGAVA

सचिव  
SECRETARY

Tel.: 23382653, Fax: 23385180  
E-mail: secy@sj&e.nic.in

73/1A/HA/14/14  
2-a-14



सत्यमेव जयते

भारत सरकार  
सामाजिक न्याय और अधिकारिता मंत्रालय  
सामाजिक न्याय और अधिकारिता विभाग  
शास्त्री भवन, नई दिल्ली-110 001

Government of India  
Ministry of Social Justice and Empowerment  
Deptt. of Social Justice and Empowerment  
Shastri Bhawan, New Delhi-110 001

D.O. No. 10-2/2010-DAF/LEN

August 28, 2014

Dear Smt. Srivastava,

Please recollect our telephonic conversation regarding setting up of 'Dr Ambedkar International Centre' on Janpath, New Delhi. The project has been conceptualised and approved by a High Level Committee and assigned to NBCC for design and execution. A project-monitoring committee (PMC) has been constituted with Secretary SJ&E as Chairman to monitor and review the project.

2. The concept of the building has already been approved by DUAC in the meeting held on 18.6.2014 and is now under examination of the NDMC. In the last meeting of the PMC it was pointed out by reps of NDMC that, besides the Delhi building bylaws, the plot allotted to Dr Ambedkar Foundation is governed by 'Redevelopment plan of Dr Rajendra Prasad Road' also.

3. I would like to inform you that, the building has been planned as a public place with facilities for conferences and seminars etc. This has resulted in adopting certain features and spaces that are in slight variance with the control norms. Details are enclosed. It may be seen that only following two deviations need your attention and approval:-

(i) Central atrium. The building has a central open atrium. At roof level it is proposed to cover it with a light transparent sheet. It will help maintain a good ambience and prevent dust and bird menace from entering the building. It is requested that relaxation may be given to cover the atrium. The atrium will not be utilised for any other purpose.

(ii) Floor to floor height. As per the redevelopment plan, height of ground floor is restricted to 4.00 M and that of upper floors to 3.60 M. This being a public building with large spans and open spaces the ground floor height has been kept at 5.250 M and upper floor at 4.50 M. This increase in height will help obtain a reasonably good clear height between floors. Over all height of the building will be restricted to that mentioned in the redevelopment plan.

Chairman  
C.A.  
P.S. Singh  
P.N. Singh

संयोजक प्रोजेक्टिंग अनुभाग  
आयसी सं० 1384  
29 AUG 2014  
नगर पालिका परिषद, नई दिल्ली

परिपत्र सं० 736  
29/8/14

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- 37 -

: 2 :

4. In view of the national importance of the project, may I request you to please have the necessary permissions granted for deviations. These will in no way affect or violate any bylaw but will go a long way in giving value addition to the facility.

I look forward for an early response.

With regards,

Yours sincerely

*Sudhir*  
(Sudhir Bhargava)

Shri Jalaj Srivastava,  
Chairman,  
New Delhi Municipal Council,  
Palika Kendra,  
New Delhi-110001

Item no. 62/14

*Sudhir*

22.09.2014

A.D.(M.P.) I

Encl : As above

Minutes of the Technical Committee Meeting  
Held on 24.9.2014-

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Item No:

63/14/TC

Sub: Inclusion of Artists as Professional & provision of Day Care Centre/ Car Homes/ Senior Resident Homes, Service Kiosks for elderly in Residential Areas under Chapter-15 Mixed Use Regulations.

File No: F.20(27)/2014-MP

## 1.0 Background

1.1 Chief Vigilance Officer, DDA has forwarded the suggestions for modifications regarding Inclusion of Artists as Profession & provision of Day Care Centre/ Care Homes/ Senior Resident Homes, Service Kiosks for elderly in Residential Areas under Chapter-15 Mixed Use Regulations as part of MPD-2021 Review exercise.

[Ltr No 63/2014  
Sudhakar  
22.02.2014] 1.2 The above suggestions were discussed in the Senior Officers meeting under the Chairmanship of Vice Chairman, DDA held on 14.07.2014 and further in the 14<sup>th</sup> meeting of Advisory Group held on 11.08.2014 under the Chairmanship of Hon'ble Lt. Governor, Delhi. As per the minutes of the 14<sup>th</sup> meeting of Advisory Group these suggestions to be further discussed in the Technical Committee. The minutes of the meeting are reproduced below:

*"Chairman suggested that the laid down norms be followed for such policy issues/modification in MPD-2021."*

## 2.0 Examination

During the discussion in 14<sup>th</sup> meeting of Advisory Group held under the Chairmanship of Hon'ble L.G. Delhi on 11.08.2014, it was decided that these suggestions to be discussed in the Technical Committee. The suggestions are given below:

1. Recognition of painters/ sculptors/artists at par with others professionals as mentioned in Chapter 15 related to "Mixed Use Regulations"; clause No. 15.8 Professional Activity in MPD-2021.
2. Regarding Provision of following facilities for Senior citizens under clause No. 15.7 of Chapter 15.0 under Mixed use Regulation:
  - a) Day Care Centre for Elderly in residential areas like Creches
  - b) Care Homes for the Elderly in the Residential areas
  - c) Senior Residents Living Homes
  - d) Service Kiosks in Residential areas



### 3.0 Proposal

In view of the above examination following modifications are proposed in MPD-2021:

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
<b>Chapter 15.0 MIXED USE REGULATIONS</b>		
<b>15.8 PROFESSIONAL ACTIVITY</b>		
	(i) Professional activities shall mean those activities involving services based on professional skills namely Doctor, Lawyer, Architect, and Chartered Accountant, Company secretary, Cost and Works Accountant, Engineer, Town Planner, Media professionals and Documentary Film maker <sup>1</sup> [and Management Professionals.*]	(i) Professional activities shall mean those activities involving services based on professional skills namely Doctor, Lawyer, Architect, and Chartered Accountant, Company secretary, Cost and Works Accountant, Engineer, Town Planner, Media professionals and Documentary Film maker <sup>1</sup> [and Management Professionals.*] <b>and Artists.</b>

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	3	3
<b>Chapter 15.0 MIXED USE REGULATIONS</b>		
<b>15.7 OTHER ACTIVITY</b>		
	<p>15.7.1 Subject to the general conditions given in para 15.4 and additional conditions given in para 15.7.3, the following public and semi-public activities shall also be permitted in the residential plots abutting roads of minimum ROW prescribed in 15.7.2, whether or not the road is notified as mixed use street:</p> <p>a).....</p> <p>h)....</p>	<p>15.7.1 Subject to the general conditions given in para 15.4 and additional conditions given in para 15.7.3, the following public and semi-public activities shall also be permitted in the residential plots abutting roads of minimum ROW prescribed in 15.7.2, whether or not the road is notified as mixed use street:</p> <p>a).....</p> <p>h)....</p> <p>Addition of new S.no i. after S.No h.</p> <p><i>i. Day- Care Centre/ Care Homes for Senior Citizens and Senior Residents Living Homes.</i></p>

<sup>1</sup> Added vide S.O.1135 (E) dated 14-05-2008

Sued  
 22/9/2014  
 JLG  
 63  
 20/14  
 A.D.M.P.I

CHAPTER 13.0 SOCIAL INFRASTRUCTURE

Table 13.27 Socio-Cultural and Community Facilities

No Provision		Addition of New Sl. No. 26 in Table 13.27			
Sl. No.	Use Premises	Definitions	Activities Permitted		
26	Service Kiosk	A premise having facilities for providing trained service personnel; masons, carpenters, plumbers/ domestic helps.	Kiosk and related facilities.		

Sushil  
22/09/2014

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3

Chapter 4.0 SHELTER

Table 4.2 Infrastructure Requirement for layout at Residential Neighbourhood level

					Addition of S.No at 12; the existing S.no from 12 to 18 to be renumbered as from S.no 13 to 19.				
S.No.	Use Premises	No. of units	Unit Area (ha.)	Total land (ha.)	S.No.	Use Premises	No. of units	Unit Area (ha.)	Total land (ha.)
(c)	Other Community Facilities	--	As per standard norms (in LSC)		(c)	Other Community Facilities	--	As per standard norms (in LSC)	
	6. Milk Booth					6. Milk Booth			
	7. Banquet Hall	1	0.08-0.20	0.08-0.20		7. Banquet Hall	1	0.08-0.20	0.08-0.20
	8. Religious Building	2	0.04	0.08		8. Religious Building	2	0.04	0.08
	9. Housing Area	2	0.5	1.0		9. Housing Area	2	0.5	1.0
	10. Play ground	1	1.0	1.0		10. Play ground	1	1.0	1.0
	11. Neighbourhood Play area	2	0.02-0.03	0.04-0.06		11. Neighbourhood Play area	2	0.02-0.03	0.04-0.06
	11. Anganwari	2	0.02-0.03	0.04-0.06		11. Anganwari	2	0.02-0.03	0.04-0.06
						12. Service Kiosks	1	0.001	0.001



#### 4.0 Recommendation

The above suggestions in para 3.0 are placed before Technical Committee for discussion and appropriate decision.

### DECISION

The proposal was presented by Director (Plg) MPR&TC. After detailed deliberations Technical Committee recommended the proposal for the modification in MPD-2021 with an area of 0.005 hec for service kiosks for further processing under section 11A of DD Act 1957

Action: Director (Plg) MPR

Slw no 63/2014  
Sudhakar  
A.P.M.P.I  
22/8/2014



# Minutes of the Technical Committee Meeting Held on 24.9.2014

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Item No.

61/14/TC

Sub: Proposed change of land use of an area measuring 4191 sq.m. (1.0356 acres) from 'Residential' to 'Government (Govt. Office)' opposite CGO Complex, opening on Road to JLN Stadium, New Delhi for the proposed National Investigation Agency (NIA) Headquarter Building, falling in Planning, Zone-D.

File No. F.20 (26)2014/MP

## 1.0 Background

1.1 L & DO, MOUD, GOI vide letter F. No. L-IIA/11(947)/189 dated 25.08.2014 addressed to VC, DDA wherein L & DO has requested DDA to give comments on the issue of increase in FAR for the construction of National Investigating Agency (NIA) Headquarters Office building, opposite CGO Complex, opening on Road at JLN Stadium, New Delhi

1.2 A letter No. K-13011/27/2014-DD-I dated 03.09.2014 has been received from Ministry of Urban Development (MOUD), GOI enclosing therewith letter F. No. L-IIA/11(947)/188 dated 25.08.2014 received from Land & Development Office (L & DO) addressed to MOUD, GOI regarding the change of land use in respect of land measuring 4191 sq.m. (1.0356 acres) land opposite CGO Complex, opening on Road at JLN Stadium, New Delhi to Ministry of Home Affairs for the construction of the National Investigation Agency (NIA) Headquarter Building. L & DO vide letter dated 25.08.2014 has requested MOUD that necessary action for the change of land use from 'Bus Terminal' to 'Govt. Office' in respect of the said land may be taken.

1.3 Further, a letter No. E-8/2/2011/NIA(P)9946 dated 08.08.2014 has been received from Inspector General, NIA Headquarters, Ministry of Home Affairs, Govt. of India wherein it has been requested to permit increase the permissible FAR to 500 (permissible FAR, as per MPD-2021 is 200) and ground coverage to 50% (permissible Ground coverage, as per MPD-2021 is 30%) in respect of the land allotted to the NIA to enable the NIA to cater to its future requirements.

## 2.0 Examination

2.1 The site under reference falls in Planning, Zone-D and outside the 'Lutyens Bungalow Zone (LBZ)'.

2.2 As per MPD-2021, the land use of the site under reference is 'Residential' & as per approved Zonal Development Plan of Zone 'D' prepared under MPD-2001, the land use of the site under reference is 'Transportation (Bus Terminal)'.

2.3 As per L&DO allotment letter dated 23.12.2013, land measuring 4191 sq.m. (1.0356 acres) land opposite CGO Complex, opening on Road to JLN Stadium, New Delhi was allotted to Ministry of Home Affairs for the construction of the National Investigation Agency (NIA) Headquarter Building on usual terms and conditions.

Contd.....

Item no. 61/14,  
Sudheer  
22.09.2014  
A.D.M.P-I



- 2.4 As per table 8.2 of MPD-2021, the Development Control Norms for the 'Government Office' as per MDP-2021 area are as under:

Category	Ground Coverage	FAR	Height (m)	Parking Standard ECS/100 sq.m. of floor area	Activities permitted
Integrated Office Complex	30	200	NR, subject to approval of AAI, Fire Department and other statutory bodies	1.8	Government Offices, Watch And Ward Residence/ Residential Maintenance Staff (Maximum 5% of FAR, Retail Shop Of Chemist, Book and stationery, Consumer Store, Canteen, Post Office, Bank Extension Counter etc. - Public sector Undertaking/ Commercial Offices (restricted to 10% of the total floor area)

- 2.5 As per table 17.1 iv) of MPD-2021, Technical Committee may relax setbacks, ground coverage and height in special circumstances.
- 2.6 There is no provision in the Master Plan of Delhi-2021 regarding allowing increase in FAR in Government Buildings. However, para v) 3.3.2 of MPD-2021- (Guidelines for Redevelopment Schemes), states that to incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible along with the provisions given in paras 3.3.3.1. A. of MPD-2021-(Influence Zone along MRTS and major Transport Corridor).

### 3.0 Proposal

#### 3.1 Change of land use:

As communicated by MOUD, GOI vide letter dated 03.09.2014 & L & DO letter dated 25.08.2014, the land use in respect of an area measuring 4191 sq.m. (1.0356 acres) opposite CGO Complex, opening on Road to JLN Stadium, New Delhi, falling in Planning, Zone-D, may be changed from 'Residential' to 'Government (Govt. Office)' for the proposed National Investigation Agency (NIA) Headquarter Building' under Section 11A of DD Act, 1957. The boundary description of the same is as follows (Refer location map at Annexure 'A'):

It is no. 6/14  
22.08.2014  
J.D.(M.D.)

Location	Area	Land use as per MPD-2021/ ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Proposed National Investigation Agency (NIA) Headquarter Building, opposite CGO Complex, opening on Road to JLN Stadium, New Delhi, falling in Planning, Zone-'D'	4191 sq.m. (1.0356 acres)	As per MPD-2021 - 'Residential'	'Government (Govt. Office)'	North: DJB Pragati Vihar Pumping Station South: L & DO Land & 13.5 m wide Road East: JLN Stadium Marg (45.0 wide m) West: Residential Staff Quarters & Existing Twin Barrels
		As per approved Zonal Development Plan of Zone-D prepared under MPD-2001- 'Transportation (Bus terminal)'	'Government (Govt. Office)'	

### 3.2 Increase in Ground Coverage

The request of NIA w.r.t. Increase in maximum ground coverage to 50% from 30%, if required, can be considered by the Technical Committee. In order to increase the maximum ground coverage to 50% from 30%, the same will be brought to the Technical Committee of DDA by the concerned local body i.e. NDMC with justification, during the processing of the Building plans by NDMC.

### 3.3 Increase in FAR

There is no provision in the Master Plan of Delhi-2021 regarding allowing 500 FAR in Government Office land use category. However, enhanced FAR may be possible to this plot since the plot is located approximately within 500 m from the Metro Station near Dayal Singh College, Lodhi Road, New Delhi. The Technical Committee may take a view in respect of para 2.6 above.

### 4.0 Recommendation

Proposal as given in para 3.0 above may be considered by the Technical Committee so that the proposed change of land may be processed further under Section 11A of DD Act, 1957.

## DECISION

The proposal was presented by Director (Plg) Zone-D after detailed deliberation Technical Committee recommended the proposal of change of land use of an area measuring 4191 sqmt (1.0356 acres) from 'Residential' to 'Govt. Office' opposite CGO complex for proposed National Investigation Agency at HQ Bldg. for further processing under section 11A of DD Act 1957. The request for increasing the maximum ground coverage upto 50% from 30% was agreed by Technical Committee provided that the proposal shall be brought to the Technical Committee of DDA by concerned local body during the processing of bldg. plan by North Delhi, Municipal Corporation.



*Handwritten signature and date 14/10/14*

*Itu no. 61/14  
Sudheer  
22.09.2014  
A. Q. M. P. J*







F.1 (12) 2014/MP/ 354

Date: 13.10.2014

Sub: Minutes of the 12<sup>th</sup> Technical Committee held on 24-09-2014

Item No. 59/2014

**Confirmation of Minutes**

The Minutes of the 11<sup>th</sup> Technical Committee meeting held on 02.09.2014 were circulated to all the members. The observation have been received for Item No. 53/2014 and 56/2014 which are as follows:

Item No. 53/2014

Chief Town Planner (SDMC) vide letter no. TP/G/SDMC/2014/5388 dated 18.09.2014 and Addl. Commr. (Plg) Infrastructure & UC vide note No. F.3 (2) 2006/MP/Vol.I/ dated 19.09.2014 have raised some observations. Chief Town Planner (SDMC) informed that the entire land is govt. /local bodies land and therefore, the change of land use may be processed. Accordingly the minutes of the Item No. 53/2014 have been modified which are as under:-

*"The proposal was presented by Chief Town Planner (SDMC), after detailed deliberation the Technical Committee agreed for the proposal of the redevelopment plan of Parda Bagh" Considering the decision already taken in MCD and recommended the proposal for Change of land use under section 11-A of DD Act 1957.*

Action Dir. (Plg) Zone A & B  
Chief Town Planner (NDMC)

Item No. 56/2014

- i) Addl. Commr. (MP&UE) has requested for modification in the minutes for item NO. 56/2014 stating that, there are no provision for relaxation of set back from preceeding to preceeding category in residential – plot/ plotted housing in MPD-2021. Therefore, it will require modification in the Master Plan – 2021. Accordingly minutes for item no. 56/2014 has been modified which are as under.

*"The proposal was presented by Director (Plg) MP after detailed deliberation Technical Committee recommended the proposal for further processing under section 11 of DD Act 1957 for modification in MPD-2021."*

Action: Director (Plg) MP

The minutes of the 11<sup>th</sup> Technical Committee meeting held on 02.09.2014 were confirmed with above modifications.



Item No. 60/2014

**Part Lay out Plan of Integrated passenger Terminal at Karkari More, Anand Vihar. Planning Zone E for Integrated passenger Terminal-Cum-Bus Depot with the Bus Terminal Facility and its circulation.**

**F5(01)/2014/MP**

The proposal was presented by Director (Plg)UTTIPEC after detailed discussion and deliberation, Technical Committee agreed to the proposal as stated in the para-3 of the agenda along with following observations: -

- i) Entire land measuring 6.6 hecets ( i.e. 16.33 acres) land including the land earmarked for IPT-cum-Bus Depot with Bus Terminal facility (5.67 ha)and area reserved for mandatory parking of all IPT Modes (0.94 Ha) to be allotted to Transport Department.
  - a. The Transport Deptt. will prepare a detailed Integrated Development Plan comprising of Integrated Passenger Terminal (IPT) cum Bus Depot with Bus Terminal Facility and parking of all IPT Modes and area required for Second Entry to Railway Station in consultation with Northern Railways.
  - b. The provision of mandatory parking for all IPT modes (i.e. 15% of the total area) be planned in the Integrated Plan and the flexibility in placing the parking be allowed in the design of the total complex. This proposal was agreed by Northern Railway Transport Department, GNCTD & DTC who were present in the meeting.
- ii) Land Management Wing will provide details of the land free from all encroachments and encumbrances to Land Disposal wing for allotment of land to GNCTD on top priority.

**Action: Secretary (Transport Department) GNCTD,  
Commissioner (LM), Commissioner (LD), Director (Plg) UTTIPEC**

Item No. 61/2014

**Proposed change of land used of an area measuring 4191 sqmt (1.0356 acres) from 'Residential' to 'Government (Govt. Office)' opposite CGO Complex, opening on road to JLN Stadium, New Delhi for the proposed National Investigation Agency (NIA) Headquarter Building, falling in Planning Zone - D.**

**F20(26)/2014/MP**

The proposal was presented by Director (Plg)Zone-D after detailed deliberation Technical Committee recommended the proposal of change of land use of an area measuring 4191 sqmt (1.0356 acres) from 'Residential' to 'Govt. Office' opposite CGO complex for proposed National Investigation Agency at HQ Bldg. for further processing under section 11A of DD Act 1957. The request for increasing the maximum ground coverage upto 50% from 30% was agreed by Technical Committee provided that the proposal shall be brought to the Technical Committee of DDA by concerned local body during the processing of bldg. pian by North Delhi, Municipal Corporation.

**Action: Director (Plg.) Zone -D**

**Item No. 62/2014**

**Plans for construction of Dr. Ambedkar International Centre for M/O Social Justice & Empowerment at Plot- A, Institutional Area, Dr. Rajendra Prasad Road, New Delhi.  
F16(01)/2014/MP**

"The proposal was presented by Chief Architect (NDMC). It was informed that this plot in question is a part of Rajendra Prasad Road Institutional area prepared by CPWD which was approved by competent authority NDMC vide order dated 01.11.2007. The Ministry of Social Justice & empowerment is requesting for relaxation in central Atrium and in the floor to floor height of Ground & First Floor.

After detailed deliberation, Technical Committee decided the following:

1. Atrium is permitted as per MPD-2021, Chapter 17.0 Development Code; General Notes under Sub-Clause 8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES; vide gazette notification S.O. 678(E) dt. 04.03.2014 by Ministry of Urban Development, Govt. of India.
2. As mentioned by Chief Architect, NDMC, the redevelopment plan has not been approved by Technical Committee. Further, the relaxation of the internal clear height of ground floor 5 m and 4.5 m on first floor is within the purview of concerned Local Bodies as part of approval of building plans. However, in view of the public building of National importance, the Technical Committee agreed to the proposal of NDMC, for internal clear heights as a special case.

**Action: Director (Plg) Zone-D  
Chief Architect, SDMC**

**Item No. 63/2014**

**Inclusion of Artists as professional & provision of Day Care Centre / Care Homes / Senior Resident Homes, service kiosks for elderly in Residential Areas under Chapter – 15, Mixed Use Regulations.  
F20(27)/2014/MP**

The proposal was presented by Director (Plg) MPR&TC. After detailed deliberations Technical Committee recommended the proposal for the modification in MPD-2021 with an area of 0.005 hec for service kiosks for further processing under section 11A of DD Act 1957

**Action: Director (Plg) MPR**

**Other Item**

Technical Committee was informed that Sh. P.M. Parate, Commissioner (Plg) is superannuating on 30.09.2014. The Technical Committee appreciated his participation and contribution in the meetings.

The meeting ended with vote of thanks to the Chair.

  
(I.P. PARATE)

**Director (Plg.) MPR & TC**

**Copy to:**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA



List of participants of 12<sup>th</sup> meeting for the year 2014 of Technical Committee on 24.09.2014

**DELHI DEVELOPMENT AUTHORITY**

S/Sh. /Ms.

1. Vice Chairman, DDA
2. Vishnu Mohan, OSD to VC, office
3. Engineer Member, DDA
4. Sunil Gulati, Chief Vigilance Officer, DDA
5. P.M. Parate, Commissioner (Plg), DDA
6. R.K. Jain, Addl. Commissioner (Plg) UE,MP&LP, DDA
7. S.P. Pathak, Addl. Commissioner (Plg) AP&MPR, DDA
8. Partha Dhar, Addl. Commissioner (Plg) DDA
9. Savita Bhandari, Addl. Commissioner (Plg) Land Scape, DDA
10. Sushil Kumar, Sr. Executive /CC-10, DDA
11. Vinod Dhar, Chief Architect Land, DDA
12. A.K. Suneja, Exe. Engineer / ED – 5, DDA
13. I.P. Parate, Director (MPR)TC, DDA
14. S. Das, Director (Plg) Zone – D, DDA
15. T.K. Mondal, Director (Plg) AP-I, DDA
16. Dr. K. Srirangan, Director (Plg) UTTIPEC, DDA
17. Manju Paul, Director (Plg) VC, Sectt
18. N.R. Arvind, Dy. Director (Plg), DDA
19. Surjit Jaradhana, Dy. Director (Building)
20. R. K. Saini, Asst. Director (Plg) UTTIPEC, DDA
21. Sakshi Walia, Asstt. Director (Plg) Zone –D, DDA
22. Rajnish Tyagi, AE/ ED-5, DDA

**OTHER ORGANIZATION**

S/Sh. /Ms.

1. Shamsher Singh, Chief Town Planner, Town Planning department, SDMC
2. P.K. Aggarwal –CE, Northern Railway
3. A.M. Athare, CA (NDMC)
4. A.K. Chawla, Dy. CGM (C) DTC
5. Anupama, Manager (DIMTS)
6. Sushil Kumar, Dy. Architect (NDMC)
7. Ravinder Soni , ACP/Traffic, Delhi Police,
8. Rakesh Chaudhary, JGM/C, IRSDC
9. Vijay Kumar, JE/D&D/CE/MRTS, Northern Railway
10. Subh Kumar, PW, Transport Department



F.1 (12) 2014/MP/ 354

Date: 13.10.2014

Sub: Minutes of the 12<sup>th</sup> Technical Committee held on 24-09-2014

Item No. 59/2014

**Confirmation of Minutes**

The Minutes of the 11<sup>th</sup> Technical Committee meeting held on 02.09.2014 were circulated to all the members. The observation have been received for Item No. 53/2014 and 56/2014 which are as follows:

Item No. 53/2014

Chief Town Planner (SDMC) vide letter no. TP/G/SDMC/2014/5388 dated 18.09.2014 and Addl. Commr. (Plg) Infrastructure & UC vide note No. F.3 (2) 2006/MP/Vol.I/ dated 19.09.2014 have raised some observations. Chief Town Planner (SDMC) informed that the entire land is govt. /local bodies land and therefore, the change of land use may be processed. Accordingly the minutes of the Item No. 53/2014 have been modified which are as under:-

*"The proposal was presented by Chief Town Planner (SDMC), after detailed deliberation the Technical Committee agreed for the proposal of the redevelopment plan of Parda Bagh" Considering the decision already taken in MCD and recommended the proposal for Change of land use under section 11-A of DD Act 1957.*

Action Dir. (Plg) Zone A & B  
Chief Town Planner (NDMC)

Item No. 56/2014

- i) Addl. Commr. (MP&UE) has requested for modification in the minutes for item NO. 56/2014 stating that, there are no provision for relaxation of set back from preceeding to preceeding category in residential – plot/ plotted housing in MPD-2021. Therefore, it will require modification in the Master Plan – 2021. Accordingly minutes for item no. 56/2014 has been modified which are as under.

*"The proposal was presented by Director (Plg) MP after detailed deliberation Technical Committee recommended the proposal for further processing under section 11 of DD Act 1957 for modification in MPD-2021."*

Action: Director (Plg) MP

The minutes of the 11<sup>th</sup> Technical Committee meeting held on 02.09.2014 were confirmed with above modifications.



Item No. 60/2014

**Part Lay out Plan of Integrated passenger Terminal at Karkari More, Anand Vihar. Planning Zone E for Integrated passenger Terminal-Cum-Bus Depot with the Bus Terminal Facility and its circulation.**

**F5(01)/2014/MP**

The proposal was presented by Director (Plg)UTTIPEC after detailed discussion and deliberation, Technical Committee agreed to the proposal as stated in the para-3 of the agenda along with following observations: -

- i) Entire land measuring 6.6 hecets ( i.e. 16.33 acres) land including the land earmarked for IPT-cum-Bus Depot with Bus Terminal facility (5.67 ha)and area reserved for mandatory parking of all IPT Modes (0.94 Ha) to be allotted to Transport Department.
  - a. The Transport Deptt. will prepare a detailed Integrated Development Plan comprising of Integrated Passenger Terminal (IPT) cum Bus Depot with Bus Terminal Facility and parking of all IPT Modes and area required for Second Entry to Railway Station in consultation with Northern Railways.
  - b. The provision of mandatory parking for all IPT modes (i.e. 15% of the total area) be planned in the Integrated Plan and the flexibility in placing the parking be allowed in the design of the total complex. This proposal was agreed by Northern Railway Transport Department, GNCTD & DTC who were present in the meeting.
- ii) Land Management Wing will provide details of the land free from all encroachments and encumbrances to Land Disposal wing for allotment of land to GNCTD on top priority.

**Action: Secretary (Transport Department) GNCTD,  
Commissioner (LM), Commissioner (LD), Director (Plg) UTTIPEC**

Item No. 61/2014

**Proposed change of land used of an area measuring 4191 sqmt (1.0356 acres) from 'Residential' to 'Government (Govt. Office)' opposite CGO Complex, opening on road to JLN Stadium, New Delhi for the proposed National Investigation Agency (NIA) Headquarter Building, falling in Planning Zone - D.**

**F20(26)/2014/MP**

The proposal was presented by Director (Plg)Zone-D after detailed deliberation Technical Committee recommended the proposal of change of land use of an area measuring 4191 sqmt (1.0356 acres) from 'Residential' to 'Govt. Office' opposite CGO complex for proposed National Investigation Agency at HQ Bldg. for further processing under section 11A of DD Act 1957. The request for increasing the maximum ground coverage upto 50% from 30% was agreed by Technical Committee provided that the proposal shall be brought to the Technical Committee of DDA by concerned local body during the processing of bldg. plan by North Delhi, Municipal Corporation.

**Action: Director (Plg.) Zone -D**

**Item No. 62/2014**

**Plans for construction of Dr. Ambedkar International Centre for M/O Social Justice & Empowerment at Plot- A, Institutional Area, Dr. Rajendra Prasad Road, New Delhi.  
F16(01)/2014/MP**

"The proposal was presented by Chief Architect (NDMC). It was informed that this plot in question is a part of Rajendra Prasad Road Institutional area prepared by CPWD which was approved by competent authority NDMC vide order dated 01.11.2007. The Ministry of Social Justice & empowerment is requesting for relaxation in central Atrium and in the floor to floor height of Ground & First Floor.

After detailed deliberation, Technical Committee decided the following:

1. Atrium is permitted as per MPD-2021, Chapter 17.0 Development Code; General Notes under Sub-Clause 8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES; vide gazette notification S.O. 678(E) dt. 04.03.2014 by Ministry of Urban Development, Govt. of India.
2. As mentioned by Chief Architect, NDMC, the redevelopment plan has not been approved by Technical Committee. Further, the relaxation of the internal clear height of ground floor 5 m and 4.5 m on first floor is within the purview of concerned Local Bodies as part of approval of building plans. However, in view of the public building of National importance, the Technical Committee agreed to the proposal of NDMC, for internal clear heights as a special case.

**Action: Director (Plg) Zone-D  
Chief Architect, SDMC**

**Item No. 63/2014**

**Inclusion of Artists as professional & provision of Day Care Centre / Care Homes / Senior Resident Homes, service kiosks for elderly in Residential Areas under Chapter – 15, Mixed Use Regulations.  
F20(27)/2014/MP**

The proposal was presented by Director (Plg) MPR&TC. After detailed deliberations Technical Committee recommended the proposal for the modification in MPD-2021 with an area of 0.005 hec for service kiosks for further processing under section 11A of DD Act 1957

**Action: Director (Plg) MPR**

**Other Item**

Technical Committee was informed that Sh. P.M. Parate, Commissioner (Plg) is superannuating on 30.09.2014. The Technical Committee appreciated his participation and contribution in the meetings.

The meeting ended with vote of thanks to the Chair.

  
(I.P. PARATE)

**Director (Plg.) MPR & TC**

**Copy to:**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA



List of participants of 12<sup>th</sup> meeting for the year 2014 of Technical Committee on 24.09.2014

**DELHI DEVELOPMENT AUTHORITY**

S/Sh. /Ms.

1. Vice Chairman, DDA
2. Vishnu Mohan, OSD to VC, office
3. Engineer Member, DDA
4. Sunil Gulati, Chief Vigilance Officer, DDA
5. P.M. Parate, Commissioner (Plg), DDA
6. R.K. Jain, Addl. Commissioner (Plg) UE,MP&LP, DDA
7. S.P. Pathak, Addl. Commissioner (Plg) AP&MPR, DDA
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9. Savita Bhandari, Addl. Commissioner (Plg) Land Scape, DDA
10. Sushil Kumar, Sr. Executive /CC-10, DDA
11. Vinod Dhar, Chief Architect Land, DDA
12. A.K. Suneja, Exe. Engineer / ED – 5, DDA
13. I.P. Parate, Director (MPR)TC, DDA
14. S. Das, Director (Plg) Zone – D, DDA
15. T.K. Mondal, Director (Plg) AP-I, DDA
16. Dr. K. Srirangan, Director (Plg) UTTIPEC, DDA
17. Manju Paul, Director (Plg) VC, Sectt
18. N.R. Arvind, Dy. Director (Plg), DDA
19. Surjit Jaradhana, Dy. Director (Building)
20. R. K. Saini, Asst. Director (Plg) UTTIPEC, DDA
21. Sakshi Walia, Asstt. Director (Plg) Zone –D, DDA
22. Rajnish Tyagi, AE/ ED-5, DDA

**OTHER ORGANIZATION**

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1. Shamsher Singh, Chief Town Planner, Town Planning department, SDMC
2. P.K. Aggarwal –CE, Northern Railway
3. A.M. Athare, CA (NDMC)
4. A.K. Chawla, Dy. CGM (C) DTC
5. Anupama, Manager (DIMTS)
6. Sushil Kumar, Dy. Architect (NDMC)
7. Ravinder Soni , ACP/Traffic, Delhi Police,
8. Rakesh Chaudhary, JGM/C, IRSDC
9. Vijay Kumar, JE/D&D/CE/MRTS, Northern Railway
10. Subh Kumar, PW, Transport Department



F.1 (12) 2014/MP/ 354

Date: 13.10.2014

Sub: Minutes of the 12<sup>th</sup> Technical Committee held on 24-09-2014

Item No. 59/2014

**Confirmation of Minutes**

The Minutes of the 11<sup>th</sup> Technical Committee meeting held on 02.09.2014 were circulated to all the members. The observation have been received for Item No. 53/2014 and 56/2014 which are as follows:

Item No. 53/2014

Chief Town Planner (SDMC) vide letter no. TP/G/SDMC/2014/5388 dated 18.09.2014 and Addl. Commr. (Plg) Infrastructure & UC vide note No. F.3 (2) 2006/MP/Vol.I/ dated 19.09.2014 have raised some observations. Chief Town Planner (SDMC) informed that the entire land is govt. /local bodies land and therefore, the change of land use may be processed. Accordingly the minutes of the Item No. 53/2014 have been modified which are as under:-

*"The proposal was presented by Chief Town Planner (SDMC), after detailed deliberation the Technical Committee agreed for the proposal of the redevelopment plan of Parda Bagh" Considering the decision already taken in MCD and recommended the proposal for Change of land use under section 11-A of DD Act 1957.*

Action Dir. (Plg) Zone A & B  
Chief Town Planner (NDMC)

Item No. 56/2014

- i) Addl. Commr. (MP&UE) has requested for modification in the minutes for item NO. 56/2014 stating that, there are no provision for relaxation of set back from preceeding to preceeding category in residential – plot/ plotted housing in MPD-2021. Therefore, it will require modification in the Master Plan – 2021. Accordingly minutes for item no. 56/2014 has been modified which are as under.

*"The proposal was presented by Director (Plg) MP after detailed deliberation Technical Committee recommended the proposal for further processing under section 11 of DD Act 1957 for modification in MPD-2021."*

Action: Director (Plg) MP

The minutes of the 11<sup>th</sup> Technical Committee meeting held on 02.09.2014 were confirmed with above modifications.



Item No. 60/2014

**Part Lay out Plan of Integrated passenger Terminal at Karkari More, Anand Vihar. Planning Zone E for Integrated passenger Terminal-Cum-Bus Depot with the Bus Terminal Facility and its circulation.**

**F5(01)/2014/MP**

The proposal was presented by Director (Plg)UTTIPEC after detailed discussion and deliberation, Technical Committee agreed to the proposal as stated in the para-3 of the agenda along with following observations: -

- i) Entire land measuring 6.6 hecets ( i.e. 16.33 acres) land including the land earmarked for IPT-cum-Bus Depot with Bus Terminal facility (5.67 ha)and area reserved for mandatory parking of all IPT Modes (0.94 Ha) to be allotted to Transport Department.
  - a. The Transport Deptt. will prepare a detailed Integrated Development Plan comprising of Integrated Passenger Terminal (IPT) cum Bus Depot with Bus Terminal Facility and parking of all IPT Modes and area required for Second Entry to Railway Station in consultation with Northern Railways.
  - b. The provision of mandatory parking for all IPT modes (i.e. 15% of the total area) be planned in the Integrated Plan and the flexibility in placing the parking be allowed in the design of the total complex. This proposal was agreed by Northern Railway Transport Department, GNCTD & DTC who were present in the meeting.
- ii) Land Management Wing will provide details of the land free from all encroachments and encumbrances to Land Disposal wing for allotment of land to GNCTD on top priority.

**Action: Secretary (Transport Department) GNCTD,  
Commissioner (LM), Commissioner (LD), Director (Plg) UTTIPEC**

Item No. 61/2014

**Proposed change of land used of an area measuring 4191 sqmt (1.0356 acres) from 'Residential' to 'Government (Govt. Office)' opposite CGO Complex, opening on road to JLN Stadium, New Delhi for the proposed National Investigation Agency (NIA) Headquarter Building, falling in Planning Zone - D.**

**F20(26)/2014/MP**

The proposal was presented by Director (Plg)Zone-D after detailed deliberation Technical Committee recommended the proposal of change of land use of an area measuring 4191 sqmt (1.0356 acres) from 'Residential' to 'Govt. Office' opposite CGO complex for proposed National Investigation Agency at HQ Bldg. for further processing under section 11A of DD Act 1957. The request for increasing the maximum ground coverage upto 50% from 30% was agreed by Technical Committee provided that the proposal shall be brought to the Technical Committee of DDA by concerned local body during the processing of bldg. plan by North Delhi, Municipal Corporation.

**Action: Director (Plg.) Zone -D**

**Item No. 62/2014**

**Plans for construction of Dr. Ambedkar International Centre for M/O Social Justice & Empowerment at Plot- A, Institutional Area, Dr. Rajendra Prasad Road, New Delhi.  
F16(01)/2014/MP**

"The proposal was presented by Chief Architect (NDMC). It was informed that this plot in question is a part of Rajendra Prasad Road Institutional area prepared by CPWD which was approved by competent authority NDMC vide order dated 01.11.2007. The Ministry of Social Justice & empowerment is requesting for relaxation in central Atrium and in the floor to floor height of Ground & First Floor.

After detailed deliberation, Technical Committee decided the following:

1. Atrium is permitted as per MPD-2021, Chapter 17.0 Development Code; General Notes under Sub-Clause 8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES; vide gazette notification S.O. 678(E) dt. 04.03.2014 by Ministry of Urban Development, Govt. of India.
2. As mentioned by Chief Architect, NDMC, the redevelopment plan has not been approved by Technical Committee. Further, the relaxation of the internal clear height of ground floor 5 m and 4.5 m on first floor is within the purview of concerned Local Bodies as part of approval of building plans. However, in view of the public building of National importance, the Technical Committee agreed to the proposal of NDMC, for internal clear heights as a special case.

**Action: Director (Plg) Zone-D  
Chief Architect, SDMC**

**Item No. 63/2014**

**Inclusion of Artists as professional & provision of Day Care Centre / Care Homes / Senior Resident Homes, service kiosks for elderly in Residential Areas under Chapter – 15, Mixed Use Regulations.  
F20(27)/2014/MP**

The proposal was presented by Director (Plg) MPR&TC. After detailed deliberations Technical Committee recommended the proposal for the modification in MPD-2021 with an area of 0.005 hec for service kiosks for further processing under section 11A of DD Act 1957

**Action: Director (Plg) MPR**

**Other Item**

Technical Committee was informed that Sh. P.M. Parate, Commissioner (Plg) is superannuating on 30.09.2014. The Technical Committee appreciated his participation and contribution in the meetings.

The meeting ended with vote of thanks to the Chair.

  
(I.P. PARATE)

**Director (Plg.) MPR & TC**

**Copy to:**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA



List of participants of 12<sup>th</sup> meeting for the year 2014 of Technical Committee on 24.09.2014

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F.1 (12) 2014/MP/ 354

Date: 13.10.2014

Sub: Minutes of the 12<sup>th</sup> Technical Committee held on 24-09-2014

Item No. 59/2014

**Confirmation of Minutes**

The Minutes of the 11<sup>th</sup> Technical Committee meeting held on 02.09.2014 were circulated to all the members. The observation have been received for Item No. 53/2014 and 56/2014 which are as follows:

Item No. 53/2014

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Action Dir. (Plg) Zone A & B  
Chief Town Planner (NDMC)

Item No. 56/2014

- i) Addl. Commr. (MP&UE) has requested for modification in the minutes for item NO. 56/2014 stating that, there are no provision for relaxation of set back from preceeding to preceeding category in residential – plot/ plotted housing in MPD-2021. Therefore, it will require modification in the Master Plan – 2021. Accordingly minutes for item no. 56/2014 has been modified which are as under.

*"The proposal was presented by Director (Plg) MP after detailed deliberation Technical Committee recommended the proposal for further processing under section 11 of DD Act 1957 for modification in MPD-2021."*

Action: Director (Plg) MP

The minutes of the 11<sup>th</sup> Technical Committee meeting held on 02.09.2014 were confirmed with above modifications.



Item No. 60/2014

**Part Lay out Plan of Integrated passenger Terminal at Karkari More, Anand Vihar. Planning Zone E for Integrated passenger Terminal-Cum-Bus Depot with the Bus Terminal Facility and its circulation.**

**F5(01)/2014/MP**

The proposal was presented by Director (Plg)UTTIPEC after detailed discussion and deliberation, Technical Committee agreed to the proposal as stated in the para-3 of the agenda along with following observations: -

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**Action: Secretary (Transport Department) GNCTD,  
Commissioner (LM), Commissioner (LD), Director (Plg) UTTIPEC**

Item No. 61/2014

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**F20(26)/2014/MP**

The proposal was presented by Director (Plg)Zone-D after detailed deliberation Technical Committee recommended the proposal of change of land use of an area measuring 4191 sqmt (1.0356 acres) from 'Residential' to 'Govt. Office' opposite CGO complex for proposed National Investigation Agency at HQ Bldg. for further processing under section 11A of DD Act 1957. The request for increasing the maximum ground coverage upto 50% from 30% was agreed by Technical Committee provided that the proposal shall be brought to the Technical Committee of DDA by concerned local body during the processing of bldg. plan by North Delhi, Municipal Corporation.

**Action: Director (Plg.) Zone -D**

**Item No. 62/2014**

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**F16(01)/2014/MP**

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**Action: Director (Plg) Zone-D  
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**Item No. 63/2014**

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**Action: Director (Plg) MPR**

**Other Item**

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(I.P. PARATE)

**Director (Plg.) MPR & TC**

**Copy to:**

1. Vice Chairman, DDA
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3. Finance Member, DDA



List of participants of 12<sup>th</sup> meeting for the year 2014 of Technical Committee on 24.09.2014

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

F.1 (12) 2014/MP/ 354

Date: 23.10.2014

Sub: Minutes of the 12<sup>th</sup> Technical Committee held on 24-09-2014

Item No. 59/2014

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Action: Director (Plg) MP

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**Action: Secretary (Transport Department) GNCTD,  
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"The proposal was presented by Chief Architect (NDMC). It was informed that this plot in question is a part of Rajendra Prasad Road Institutional area prepared by CPWD which was approved by competent authority NDMC vide order dated 01.11.2007. The Ministry of Social Justice & empowerment is requesting for relaxation in central Atrium and in the floor to floor height of Ground & First Floor.

After detailed deliberation, Technical Committee decided the following:

1. Atrium is permitted as per MPD-2021, Chapter 17.0 Development Code; General Notes under Sub-Clause 8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES; vide gazette notification S.O. 678(E) dt. 04.03.2014 by Ministry of Urban Development, Govt. of India.
2. As mentioned by Chief Architect, NDMC, the redevelopment plan has not been approved by Technical Committee. Further, the relaxation of the internal clear height of ground floor 5 m and 4.5 m on first floor is within the purview of concerned Local Bodies as part of approval of building plans. However, in view of the public building of National importance, the Technical Committee agreed to the proposal of NDMC, for internal clear heights as a special case.

**Action: Director (Plg) Zone-D  
Chief Architect, SDMC**

**Item No. 63/2014**

**Inclusion of Artists as professional & provision of Day Care Centre / Care Homes / Senior Resident Homes, service kiosks for elderly in Residential Areas under Chapter – 15, Mixed Use Regulations.  
F20(27)/2014/MP**

The proposal was presented by Director (Plg) MPR&TC. After detailed deliberations Technical Committee recommended the proposal for the modification in MPD-2021 with an area of 0.005 hec for service kiosks for further processing under section 11A of DD Act 1957

**Action: Director (Plg) MPR**

**Other Item**

Technical Committee was informed that Sh. P.M. Parate, Commissioner (Plg) is superannuating on 30.09.2014. The Technical Committee appreciated his participation and contribution in the meetings.

The meeting ended with vote of thanks to the Chair.



(I.P. PARATE)

**Director (Plg.) MPR & TC**

**Copy to:**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA



List of participants of 12<sup>th</sup> meeting for the year 2014 of Technical Committee on 24.09.2014

**DELHI DEVELOPMENT AUTHORITY**

S/Sh. /Ms.

1. Vice Chairman, DDA
2. Vishnu Mohan, OSD to VC, office
3. Engineer Member, DDA
4. Sunil Gulati, Chief Vigilance Officer, DDA
5. P.M. Parate, Commissioner (Plg), DDA
6. R.K. Jain, Addl. Commissioner (Plg) UE,MP&LP, DDA
7. S.P. Pathak, Addl. Commissioner (Plg) AP&MPR, DDA
8. Partha Dhar, Addl. Commissioner (Plg) DDA
9. Savita Bhandari, Addl. Commissioner (Plg) Land Scape, DDA
10. Sushil Kumar, Sr. Executive /CC-10, DDA
11. Vinod Dhar, Chief Architect Land, DDA
12. A.K. Suneja, Exe. Engineer / ED – 5, DDA
13. I.P. Parate, Director (MPR)TC, DDA
14. S. Das, Director (Plg) Zone – D, DDA
15. T.K. Mondal, Director (Plg) AP-I, DDA
16. Dr. K. Srirangan, Director (Plg) UTTIPEC, DDA
17. Manju Paul, Director (Plg) VC, Sectt
18. N.R. Arvind, Dy. Director (Plg), DDA
19. Surjit Jaradhana, Dy. Director (Building)
20. R. K. Saini, Asst. Director (Plg) UTTIPEC, DDA
21. Sakshi Walia, Asstt. Director (Plg) Zone –D, DDA
22. Rajnish Tyagi, AE/ ED-5, DDA

**OTHER ORGANIZATION**

S/Sh. /Ms.

1. Shamsher Singh, Chief Town Planner, Town Planning department, SDMC
2. P.K. Aggarwal –CE, Northern Railway
3. A.M. Athare, CA (NDMC)
4. A.K. Chawla, Dy. CGM (C) DTC
5. Anupama, Manager (DIMTS)
6. Sushil Kumar, Dy. Architect (NDMC)
7. Ravinder Soni , ACP/Traffic, Delhi Police,
8. Rakesh Chaudhary, JGM/C, IRSDC
9. Vijay Kumar, JE/D&D/CE/MRTS, Northern Railway
10. Subh Kumar, PW, Transport Department



F.1 (12) 2014/MP/ 354

Date: 13.10.2014

Sub: Minutes of the 12<sup>th</sup> Technical Committee held on 24-09-2014

Item No. 59/2014

**Confirmation of Minutes**

The Minutes of the 11<sup>th</sup> Technical Committee meeting held on 02.09.2014 were circulated to all the members. The observation have been received for Item No. 53/2014 and 56/2014 which are as follows:

Item No. 53/2014

Chief Town Planner (SDMC) vide letter no. TP/G/SDMC/2014/5388 dated 18.09.2014 and Addl. Commr. (Plg) Infrastructure & UC vide note No. F.3 (2) 2006/MP/Vol.I/ dated 19.09.2014 have raised some observations. Chief Town Planner (SDMC) informed that the entire land is govt. /local bodies land and therefore, the change of land use may be processed. Accordingly the minutes of the Item No. 53/2014 have been modified which are as under:-

*"The proposal was presented by Chief Town Planner (SDMC), after detailed deliberation the Technical Committee agreed for the proposal of the redevelopment plan of Parda Bagh" Considering the decision already taken in MCD and recommended the proposal for Change of land use under section 11-A of DD Act 1957.*

Action Dir. (Plg) Zone A & B  
Chief Town Planner (NDMC)

Item No. 56/2014

- i) Addl. Commr. (MP&UE) has requested for modification in the minutes for item NO. 56/2014 stating that, there are no provision for relaxation of set back from preceeding to preceeding category in residential – plot/ plotted housing in MPD-2021. Therefore, it will require modification in the Master Plan – 2021. Accordingly minutes for item no. 56/2014 has been modified which are as under.

*"The proposal was presented by Director (Plg) MP after detailed deliberation Technical Committee recommended the proposal for further processing under section 11 of DD Act 1957 for modification in MPD-2021."*

Action: Director (Plg) MP

The minutes of the 11<sup>th</sup> Technical Committee meeting held on 02.09.2014 were confirmed with above modifications.



**Item No. 60/2014**

**Part Lay out Plan of Integrated passenger Terminal at Karkari More, Anand Vihar. Planning Zone E for Integrated passenger Terminal-Cum-Bus Depot with the Bus Terminal Facility and its circulation.**

**F5(01)/2014/MP**

The proposal was presented by Director (Plg)UTTIPEC after detailed discussion and deliberation, Technical Committee agreed to the proposal as stated in the para-3 of the agenda along with following observations: -

- i) Entire land measuring 6.6 hecets ( i.e. 16.33 acres) land including the land earmarked for IPT-cum-Bus Depot with Bus Terminal facility (5.67 ha)and area reserved for mandatory parking of all IPT Modes (0.94 Ha) to be allotted to Transport Department.
  - a. The Transport Deptt. will prepare a detailed Integrated Development Plan comprising of Integrated Passenger Terminal (IPT) cum Bus Depot with Bus Terminal Facility and parking of all IPT Modes and area required for Second Entry to Railway Station in consultation with Northern Railways.
  - b. The provision of mandatory parking for all IPT modes (i.e. 15% of the total area) be planned in the Integrated Plan and the flexibility in placing the parking be allowed in the design of the total complex. This proposal was agreed by Northern Railway Transport Department, GNCTD & DTC who were present in the meeting.
- ii) Land Management Wing will provide details of the land free from all encroachments and encumbrances to Land Disposal wing for allotment of land to GNCTD on top priority.

**Action: Secretary (Transport Department) GNCTD,  
Commissioner (LM), Commissioner (LD), Director (Plg) UTTIPEC**

**Item No. 61/2014**

**Proposed change of land used of an area measuring 4191 sqmt (1.0356 acres) from 'Residential' to 'Government (Govt. Office)' opposite CGO Complex, opening on road to JLN Stadium, New Delhi for the proposed National Investigation Agency (NIA) Headquarter Building, falling in Planning Zone - D.**

**F20(26)/2014/MP**

The proposal was presented by Director (Plg)Zone-D after detailed deliberation Technical Committee recommended the proposal of change of land use of an area measuring 4191 sqmt (1.0356 acres) from 'Residential' to 'Govt. Office' opposite CGO complex for proposed National Investigation Agency at HQ Bldg. for further processing under section 11A of DD Act 1957. The request for increasing the maximum ground coverage upto 50% from 30% was agreed by Technical Committee provided that the proposal shall be brought to the Technical Committee of DDA by concerned local body during the processing of bldg. plan by North Delhi, Municipal Corporation.

**Action: Director (Plg.) Zone -D**

**Item No. 62/2014**

**Plans for construction of Dr. Ambedkar International Centre for M/O Social Justice & Empowerment at Plot- A, Institutional Area, Dr. Rajendra Prasad Road, New Delhi.**

**F16(01)/2014/MP**

"The proposal was presented by Chief Architect (NDMC). It was informed that this plot in question is a part of Rajendra Prasad Road Institutional area prepared by CPWD which was approved by competent authority NDMC vide order dated 01.11.2007. The Ministry of Social Justice & empowerment is requesting for relaxation in central Atrium and in the floor to floor height of Ground & First Floor.

After detailed deliberation, Technical Committee decided the following:

1. Atrium is permitted as per MPD-2021, Chapter 17.0 Development Code; General Notes under Sub-Clause 8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES; vide gazette notification S.O. 678(E) dt. 04.03.2014 by Ministry of Urban Development, Govt. of India.
2. As mentioned by Chief Architect, NDMC, the redevelopment plan has not been approved by Technical Committee. Further, the relaxation of the internal clear height of ground floor 5 m and 4.5 m on first floor is within the purview of concerned Local Bodies as part of approval of building plans. However, in view of the public building of National importance, the Technical Committee agreed to the proposal of NDMC, for internal clear heights as a special case.

**Action: Director (Plg) Zone-D  
Chief Architect, SDMC**

**Item No. 63/2014**

**Inclusion of Artists as professional & provision of Day Care Centre / Care Homes / Senior Resident Homes, service kiosks for elderly in Residential Areas under Chapter – 15, Mixed Use Regulations.**

**F20(27)/2014/MP**

The proposal was presented by Director (Plg) MPR&TC. After detailed deliberations Technical Committee recommended the proposal for the modification in MPD-2021 with an area of 0.005 hec for service kiosks for further processing under section 11A of DD Act 1957

**Action: Director (Plg) MPR**

**Other Item**

Technical Committee was informed that Sh. P.M. Parate, Commissioner (Plg) is superannuating on 30.09.2014. The Technical Committee appreciated his participation and contribution in the meetings.

The meeting ended with vote of thanks to the Chair.

  
(I.P. PARATE)

**Director (Plg.) 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. 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 12<sup>th</sup> meeting for the year 2014 of Technical Committee on 24.09.2014

**DELHI DEVELOPMENT AUTHORITY**

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3. Engineer Member, DDA
4. Sunil Gulati, Chief Vigilance Officer, DDA
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8. Rakesh Chaudhary, JGM/C, IRSDC
9. Vijay Kumar, JE/D&D/CE/MRTS, Northern Railway
10. Subh Kumar, PW, Transport Department





F.1 (12) 2014/MP/

Date: .09.2014

Sub: Minutes of the 12<sup>th</sup> Technical Committee held on 24-09-2014

Item No. 59/2014

**Confirmation of Minutes**

The Minutes of the 11<sup>th</sup> Technical Committee meeting held on 02.09.2014 were circulated to all the members. The observation have been received for Item No. 53/2014 and 56/2014 which are as follows:

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*"The proposal was presented by Chief Town Planner (SDMC), after detailed deliberation the Technical Committee agreed for the proposal of the redevelopment plan of Parada Bagh" Considering the decision already taken in MCD and recommended the proposal for Change of land use under section 11-A of DD Act 1957.*

Action Dir. (Plg) Zone A & B  
Chief Town Planner (NDMC)

Item No. 56/2014

- i) Addl. Commr. (MP&UE) has requested for modification in the minutes for item NO. 56/2014 stating that, there are no provision for relaxation of set back from proceeding to proceeding category in residential – plot/ plotted housing in MPD-2021. Therefore, it will require modification in the Master Plat – 2021. Accordingly minutes for item no. 56/2014 has been modified which are as under.

*"The proposal was presented by Director (Plg) MP after detailed deliberation Technical Committee recommended the proposal for further processing under section 11 of DD Act 1957 for modification in MPD-2021."*

Action: Director (Plg) MP

The minutes of the 11<sup>th</sup> Technical Committee meeting held on 02.09.2014 were confirmed with above modifications.

Item No. 60/2014

Part Lay out Plan of Integrated passenger Terminal at Karkari More, Anand Vihar. Planning Zone E for Integrated passenger Terminal-Cum-Bus Depot with the Bus Terminal Facility and its circulation.

F5(01)/2014/MP

The proposal was presented by Director (Plg) UTIPEC after detailed discussion and deliberation, Technical Committee agreed to the proposal as stated in the para-3 of the agenda along with following observations: -

- i) Entire land measuring 6.6 hec ( i.e. 16.33 acres) land including the land earmarked for IPT-cum-Bus Depot with Bus Terminal facility (5.67 ha) and area reserved for mandatory parking of all IPT Modes (0.94 Ha) to be allotted to Transport Department.
  - a. The Transport Deptt. will prepare a detailed Integrated Development Plan comprising of Integrated Passenger Terminal (IPT) cum Bus Depot with Bus Terminal Facility and parking of all IPT Modes and area required for Second Entry to Railway Station in consultation with Northern Railways.
  - b. The provision of ~~M~~andatory parking for all IPT ~~M~~odes (i.e. 15% of the total area) be planned in the Integrated Plan and the flexibility in placing the parking be allowed in the design of the total complex. This proposal was agreed by Northern Railway Transport Department, GNCTD & DTC who were present in the meeting.
- ii) Land Management Wing will provide details of the land free from all encroachments and encumbrances to Land Disposal wing for allotment of land to GNCTD on top priority.

**Action: Secretary (Transport Department) GNCTD,  
Commissioner (LM), Commissioner (LD), Director (Plg) UTIPEC**

**Item No. 61/2014**


**Proposed change of land used of an area measuring 4191 sqmt (1.0356 acres) from 'Residential' to 'Government (Govt. Office)' opposite CGO Complex, opening on road to JLN Stadium, New Delhi for the proposed National Investigation Agency (NIA) Headquarter Building, falling in Planning Zone - D.  
F20(26)/2014/MP**

The proposal was presented by Director (Plg) Zone-D after detailed deliberation Technical Committee recommended the proposal of change of land use of an area measuring 4191 sqmt (1.0356 acres) from 'Residential' to 'Govt. Office' opposite CGO complex for proposed National Investigation Agency at HQ Bldg. for further processing under section 11A of DD Act 1957. The request ~~for~~ increase ~~in~~ the maximum ground coverage upto 50% from 30% was agreed by Technical Committee provided that the proposal shall be brought to the Technical Committee of DDA by concerned local body during the processing of bldg. plan by North Delhi, Municipal Corporation.

**Action: Director (Plg.) Zone -D**

**Item No. 62/2014**

**Plans for construction of Dr. Ambedkar International Centre for M/O Social Justice & Empowerment at Plot- A, Institutional Area, Dr. Rajendra Prasad Road, New Delhi.  
F16(01)/2014/MP**

 "The proposal was presented by Chief Architect (NDMC). It was informed that this plot in question is a part of Rajendra Prasad Road Institutional area prepared by CPWD which was approved by competent authority NDMC vide order dated 01.11.2007. The Ministry of Social Justice & empowerment is requesting for relaxation in central Atrium and in the floor to floor height of Ground & First Floor.



After detailed deliberation, Technical Committee decided the following:

1. Atrium is permitted as per MPD-2021, Chapter 17.0 Development Code; General Notes under Sub-Clause 8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES; vide gazette notification S.O. 678(E) dt. 04.03.2014 by Ministry of Urban Development, Govt. of India.
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**Action: Director (Plg) Zone-D**  
**Chief Architect, SDMC**

**Item No. 63/2014**

**Inclusion of Artists as professional & provision of Day Care Centre / Care Homes / Senior Resident Homes, service kiosks for elderly in Residential Areas under Chapter – 15, Mixed Use Regulations.**

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The proposal was presented by Director (Plg) MPR&TC. After detailed deliberations Technical Committee recommended the proposal for the modification in MPD-2021 with an area of 0.005 hec for service kiosks for further processing under section 11A of DD Act 1957

**Action: Director (Plg) MPR**

**Other Item**

Technical Committee was informed that Sh. P.M. Parate, Commissioner (Plg) is superannuating on 30.09.2014. The Technical Committee appreciated his participation and contribution in the meetings.

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
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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)

Annexure -A

List of participants of 12<sup>th</sup> meeting for the year 2014 of Technical Committee on 24.09.2014

**DELHI DEVELOPMENT AUTHORITY**

S/Sh. /Ms.

1. Vice Chairman, DDA
2. Vishnu Mohan, OSD to VC, office
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**OTHER ORGANIZATION**

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8. Rakesh Chaudhary, JGM/C, IRSDC
9. Vijay Kumar, JE/D&D/CE/MRTS, Northern Railway
10. Subh Kumar, PW, Transport Department

13

Director (Plg.) MPR/TC,  
D.D.A. Vikas Minar W. Delhi-4  
Dy.No. 756  
Dated. 22/9/14



Office of the AC (Infra & UC) DDA  
Vikas Minar, New Delhi-110002  
Dy. No. 1261  
Date. 22/9/14

DELHI DEVELOPMENT AUTHORITY  
OFFICE OF ADDL.COMMR.(PLG.)INFRA & UC  
4<sup>TH</sup> FLOOR:VIKAS MINAR:NEW DELHI.

DD (MP)'S Office

Diary No. 1731

Date. 22/9/14

No.F.3(2)2006/MP/Vol.I/

Sub: Redevelopment Plan of Parda Bagh : Change of Land use.

This refers to the minutes for the Item No.53/2014(i.e. Redevelopment Plan of Parda Bagh: Change of Land use) as discussed in Technical Committee meeting on 02.09/2014, which was issued vide Circulation F.1(11)2014/MP/321, dated 11.9.2014. In this regard, it is to point out that the decision of the Committee has not been reflected properly in the said minutes.

The proposal was from North MCD for change of land use of certain Pockets, which remain part of Parda Bagh Redevelopment Plan. MCD, while presenting the proposal clarified that the Shops and Residential provision under consideration were allotted by the Ministry of Rehabilitation and under the direction of MOUD the change of land use had been processed. MCD also confirmed that the nature and extent of present occupation over there was consulted with MOUD and after detailed survey & confirmation, the Redevelopment Plan was initiated by it subject to change of land use to be processed by DDA. As the aspects relating to details of ownership and activities have been dealt by the local Authority and the proposal has been formulated in accordance through several internal review and consultation, DDA has limited role and only to pursue CLU under Section 11-A of DD Act, so that Redevelopment Plan can be implemented.

After detailed deliberation in the meeting, VC, DDA has approved the change of land use as recommended in the proposals, so that the same can further be processed towards seeking approval from the Authority. It is thus requested that the minutes be accordingly rectified and issuance of the same be made soonest possible.

for putting up in TC meeting  
on 24<sup>th</sup> Sep.

Director(Plg.)MPR&TC

*[Signature]*  
19/9/14

Dy. Dir(MP)

*[Signature]*  
19/9/14  
(Partha Dhar)

Addl. Commr. (Plg.) Infra & UC



Director (Plg.) MPR/TP  
D.D.A. Vikas Minar N. 23-24  
Dy. No. 749  
Dated 18/9/14

DD (MP)'S Office  
Diary No. 1713  
Date 19/9/14

**SOUTH DELHI MUNICIPAL CORPORATION  
TOWN PLANNING DEPARTMENT**

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

No. TP/W/SPMC/2014/5388

Dated:- 18/9/14

To,

Mrs. I.P. Parate,  
Director (Plg.) MPR & Technical Committee,  
Delhi Development Authority,  
Master Plan Section, 6<sup>th</sup> Floor,  
Vikas Minar, I.P. Estate,  
New Delhi-110002.

Sub: Minutes of the Technical Committee held on 02.09.2014.

In the above meeting Redevelopment Plan of Perda Bagh was discussed vide Item No. 53/2014 and the plan was approved by the Technical Committee. As per the discussion in the meeting it was to be taken to authority along with proposed change of landuse as envisaged in the plan. The details of the area and ownership are already available in the proposal which also include the properties allotted by DDA. It is requested that the minutes may kindly be attended and the proposal may be placed before the authority.

*Shamsher Singh*  
(Shamsher Singh)  
Chief Town Planner

SHAMSHER SINGH  
Chief Town Planner

Copy To:

1. P.S. to Vice Chairman, DDA, Vikas Sadan, INA, New Delhi-23.

*for info*  
*Shamsher Singh*  
18/9/14

*Dy. Dir (MP)*

Put up in file  
*Shamsher Singh*  
19/9/14  
UTI

**DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION**

F.1(12)/2014/MP/330

Date 23.09.2014

**MEETING NOTICE**

The 12<sup>th</sup> Technical Committee meeting of DDA will be held under the Chairmanship of Vice Chairman, DDA on Wednesday dated 24.09.2014 at 03:00 PM in the Conference Hall at B-Block, 1<sup>st</sup> 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)
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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   | Director (UTTIPEC), Chief Engineer, (MRTS)          | 60/2014 |
|     | C.E.O (IRSDC),                                      | 60/2014 |
|     | Commissioner-Cum-Secretary, (Transport Department), | 60/2014 |
|     | Chief Engineer (East Zone), DDA                     | 60/2014 |
| II  | Director (Plg) Zone - D                             | 62/2014 |
| III | Chief Architect (NDMC)                              | 63/2014 |

**N.O.O**

1. Chief Security officer, Vikas Sadan, DDA, INA, New Delhi-23.
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



**DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION**

F.1(12)/2014/MP/330

Date 23.09.2014

**MEETING NOTICE**

The 12<sup>th</sup> Technical Committee meeting of DDA will be held under the Chairmanship of Vice Chairman, DDA on Wednesday dated 24.09.2014 at ~~03:00~~ 2.30 P.M. PM in the Conference Hall at B-Block, 1<sup>st</sup> 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)
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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   | Director (UTTIPEC), Chief Engineer, (MRTS)          | 60/2014 |
|     | C.E.O (IRSDC),                                      | 60/2014 |
|     | Commissioner-Cum-Secretary, (Transport Department), | 60/2014 |
|     | Chief Engineer (East Zone), DDA                     | 60/2014 |
| II  | Director (Plg) Zone - D                             | 62/2014 |
| III | Chief Architect (NDMC)                              | 63/2014 |

**INDEX****12<sup>th</sup> Technical Committee Meeting to be held on 24.09.2014**

<b>S. NO.</b>	<b>ITEM NO.</b>	<b>SUBJECT</b>	<b>PAGE NO.</b>
<b>1.</b>	<b>59/2014</b>	Confirmation of the 11 <sup>th</sup> Technical Committee meeting held on 02.09.2014 <b>F1(11)/2014/MP</b>	<b>1-6</b>
<b>2.</b>	<b>60/2014</b>	Part Lay out Plan of Integrated passenger Terminal at Karkari More, Anand Vihar. Planning Zone E for Integrated passenger Terminal-Cum-Bus Depot with the Bus Terminal Facility and its circulation <b>F5(01)/2014/MP</b>	<b>7-24</b>
<b>3.</b>	<b>61/2014</b>	Proposed change of land used of an area measuring 4191 sqmt (1.0356 acres) from 'Residential' to 'Government (Govt. Office)' opposite CGO Complex, opening on road to JLN Stadium, New Delhi for the proposed National Investigation Agency (NIA) Headquarter Building, falling in Planning Zone - D <b>F20(26)/2014/MP</b>	<b>25-28</b>
<b>4.</b>	<b>62/2014</b>	Plans for construction of Dr. Ambedkar International Centre For M/O Social Justice & Empowerment at Plot A, Institutional Area, Dr. Rajendra Prasad Road, New Delhi. <b>F16(01)/2014/MP</b>	<b>29-37</b>
<b>5.</b>	<b>63/2014</b>	Inclusion of Artists as professional & provision of Day Care Centre / Car Homes / Senior Resident Homes, service kiosks for elderly in Residential Areas under Chapter - 15, Mixed Use Regulations. <b>F20(27)/2014/MP</b>	<b>38-41</b>





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

F.1 (11) 2014/MP/321

Date: 11.09.2014

Sub: Minutes of the 11<sup>th</sup> Technical Committee held on 02-09-2014

Item No. 48/2014

**Confirmation of Minutes**

The Minutes of the 10<sup>th</sup> 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 10<sup>th</sup> Technical Committee meeting held on 12.08.2014 were confirmed.

Item No. 49/2014

**Proposed change of land use of an area measuring 18452.0 sqm from 'Recreational (District Park)' to 'Transportation (Metro Station)', at Netaji Subhash Place, Pitampura, Zone - H. F20(08)/2012/MP**

The proposal was presented by Director (Plg.) Zone F & H. After detailed deliberations Technical Committee recommended the proposal of change of land use of an area measuring 18452.0 sqm from 'Recreational (District Park)' to 'Transportation (Metro Station)', at Netaji Subhash Place, Pitampura, Zone - H for further processing under Section 11A of DD Act, 1957.

**Action: Director (Plg.) Zone F&H**



Item No. 50/2014

Proposed change of land use of an area measuring 1015 sqm (0.1015 Ha) from 'Residential' to 'Public & Semi Public Facilities', located in Pocket-III, Rouse Avenue, DDU Marg, New Delhi, falling in Zone - D.

F20 (22)/2014/MP

The proposal was presented by Director (Plg.) Zone D. After detailed deliberations Technical Committee recommended the proposal of change of land use of an area measuring 1015 sqm (0.1015 Ha) from 'Residential' to 'Public & Semi Public Facilities', located in Pocket-III, Rouse Avenue, DDU Marg, New Delhi, falling in Zone - D for further processing under Section 11A of DD Act, 1957.

Action: Director (Plg.), Zone D

Item No. 51/2014

Regarding Development Control Norms of Shops-Cum-Residential Plots designated as Local Shopping Centre in MPD- 2001 / 2021.

F3 (10)/2014/MP

The proposal was presented by Chief Town Planner, SDMC where it was explained that the properties exist on the Commercial/ Mixed Landuse streets are given development control norms of Residential Plots whereas the Shop cum Residential plots are getting the norms of Local Shopping Centre. It was observed that in various court cases the residents have objected to the ongoing commercial activities within the several residential areas of Delhi, where there is an acute shortage of parking. The representative of Delhi Traffic Police opined that giving enhanced FAR to this category will further create chaos in these areas from Traffic/ Circulation point of view. Considering the observations Technical Committee decided to discuss this matter separately by the Senior Officers of DDA with MCD. The item was deferred.

Action: Chief Town Planner, SDMC  
Director (Plg.) MP

Item No. 52/2014

Request for change of land use of "Relocation Scheme of Tyre Market, Rani Jhansi Road, Gaushala Marg" located at Sanjay Gandhi Transport Nagar, Ph. I affected due to widening of Kishan Ganj RUB.

F3 (14)/2008/MP

The proposal was presented by Chief Town Planner, SDMC where it was explained that the Tyre shop owners at Rani Jhansi Road have been relocated adjacent to Sanjay Gandhi Transport Nagar. Due to widening of Kishan Ganj RUB. The scheme has been already implemented on land hold by North DMC, the Technical Committee observed that such changes / reduction of green areas can be examine as part of Local Area Plan as and when prepared by North DMC. The item was deferred.

Action: Chief Town Planner, SDMC  
Director (Plg.) MP



Item No. 53/2014

Redevelopment Plan of Parda Bagh-Change of land use

F3 (2)/2006/MP/Vol.I

The proposal was presented by Chief Town Planner, SDMC. After detailed deliberations, Technical Committee agreed for the proposal of the Redevelopment Plan of Parda Bagh subject to that the separate Change of Landuse cases will be put up wherein the ownership of land will be clearly mentioned for further processing under Section 11A of DD Act, 1957.

Action: Chief Town Planner, SDMC  
Director (Plg.) Zone A & B

Item No. 54/2014

Preparation of Redevelopment Plan / Scheme for special area in MPD-2021

F3 (2)/2006/MP/Pt.I.

The proposal was presented by Chief Town Planner, SDMC and their consultant. The salient points of the proposal, provisions of Master Plan of Delhi/ Zonal Development Plan for Special Area and various amendments required were explained.

After Detailed deliberations the Technical Committee, in principle approved the Redevelopment Plan for Special Area with the following conditions:

1. In order to avoid any legal complications, the Redevelopment Plan for Special Area to be placed in Public Domain should display following-  
*"In case of any discrepancy in land use, Road Right of Way etc. of Redevelopment Plan for Special Area, the land use / Road Right of Way Indicated in MPD / ZDP will prevail".*
2. Individual cases of change of Landuse will be examined and shall be placed before Technical Committee in following categories:
  - i. Where processing under Section 11 A of DD Act, 1957 is required by Issue of Public Notice for inviting objections / suggestions.
  - ii. Where the landuses are permitted as part of approval of Layout Plan or as a special permission from the Authority in Sub/ Clause 8(2)- Permission of use premises in Use Zones of MPD-2021.

In view of letter from MoUD, GOI dated 08.03.2010 (while approving the Zonal Plans) the ownership of land / status may also be included the agenda.

Action: Chief Town Planner, SDMC  
Director (Plg.) Zone A & B  
Convener, INTACH, (Delhi Chapter)

Inscription of Delhi as World Heritage City- Prof. A.G.K. Menon from INTACH, on behalf of GNCTD informed that the Imperial City of Shahjahanabad is being considered for the World Heritage Zone by UNESCO and suggested that the Shahajahababad may be separated from Special Area Plan and dealt separately with Special Development Control Norms. The members of the Technical Committee observed that-



1. MPD has recognized the importance of Walled City and has proposed separate policies and two separate Zonal Development Plans for Zone- A- Walled City and other than Walled City area.
2. The Concerned local body has separate policy for sanction of Building Plans. However, North DMC can bring proposal for modification in Building Bye Laws before the Committee constituted for its revision.

Action: Chief Town Planner, SDMC / North DMC

Item No. 55/2014

Proposed change of land use of an area 17.0 Ha from 'Agricultural /Green Belt & Water body to 'Recreational (District Park) in respect of Sunder Nursery near Humayun's Tomb, in Zone -D New Delhi.

F20 (23)/2014/MP

The proposal was presented by Director (Plg.) Zone D. After detailed deliberations Technical Committee recommended the proposal of change of land use of an area 17.0 Ha from 'Agricultural /Green Belt & Water body to 'Recreational (District Park) in respect of Sunder Nursery near Humayun's Tomb, in Zone -D New Delhi for further processing under Section 11A of DD Act, 1957.

Action: Director (Plg) Zone D

Item No. 56/2014

Relaxation of setbacks from preceding to preceding category of the Residential Plot - Plotted Housing

F3 (19)/2014/MP

The proposal was presented by Director (Plg.) MP. After detailed deliberations it was decided that the Master Plan provisions be retained and any relaxation regarding setback shall be considered by the Technical Committee on case to case basis as per MPD-2021.

Action: Director (Plg) MP

Item No. 57/2014

Proposed modification in MPD- 2021 about School Plot area and parking norms

F9 (11)/1999/MP

The proposal was presented by Director (Plg.) MP. After detailed deliberations the Technical Committee decided that the Space Standards for all categories of schools as proposed by Education Department, GNCTD shall be the minimum size for the school plot. The other Development Control Norms shall remain same as given in MPD-2021, whereas the parking standards in case of Governmental schools shall be at the rate of 1 ECS/ 100 sqm of the area. The matter will be processed for suitable modification in MPD-2021 under section 11 A of DD Act, 1957.

Action: Director (Plg) MP  
Director, Education, GNCTD



Item No. 58/2014

Proposed Change of Landuse from "Recreational" to "Public Semi Public"(Public & Semi Public Facilities) of land area of Pkt. -A measuring 1124.42 sqm and Pkt.-B measuring 11154.077sqm on Yamuna Bank, Near ISBT, Bela Road, New Delhi.  
F20 (25)2014/MP

The proposal was presented by Director (Plg.) Zone E&O. After detailed deliberations Technical Committee recommended the proposal of change Landuse from "Recreational" to "Public Semi Public"(Public & Semi Public Facilities) of land area of Pkt. -A measuring 1124.42 sqm and Pkt.-B measuring 11154.077sqm on Yamuna Bank, Near ISBT, Bela Road, New Delhi for further processing under Section 11A of DD Act, 1957, subject to conditions that the clearance/ NOC from Yamuna Standing Committee & National Green Tribunal (NGT) shall be taken by the Revenue Department, GNCTD.

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 11<sup>th</sup> meeting for the year 2014 of Technical Committee on 02.09.2014

**DELHI DEVELOPMENT AUTHORITY**

S/Sh./Ms.

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. T. Stindhi, Pr. Commissioner (Plg), DDA
4. P.M. Parate, Commissioner (Plg), DDA
5. S.N. Gupta, Commissioner (LM & IL), DDA
6. R.K. Jain, Addl. Commissioner (Plg) UE, MP&LP, DDA
7. S.P. Pathak, Addl. Commissioner (Plg) AP&MPR, DDA
8. Partha Dhar, Addl. Commissioner (Plg) DDA
9. I.P. Parate, Director (MPR)TC, DDA
10. S.B. Khodankr, Director (Plg)MP, DDA
11. P.K. Uttarwar, Director (Plg) Dwarka, DDA
12. S. Das, Director (Plg) Zone - D, DDA
13. A.K. Manna Director (Plg), DDA
14. T.K. Mondal, Director (Plg) AP-I, DDA
15. Manju Paul, Director (Plg) VC, Sectt
16. H.K. Bharti, Director (Plg) F & H, DDA
17. Rita Grover, Dy. Director (Plg) C & G, DDA
18. Shashi Dureja, Dy. Director (Plg) A & B, DDA
19. Uttam Prakash Gupta, Dy. Director (Plg) MP-I, DDA
20. Prem Bharti, Asstt. Director (Plg) Zone A&B, DDA
21. Sashi Wala Asstt. Director (Plg) Zone -D, DDA
22. Sanjay Kujur, (Plg) Asstt., DDA
23. Amit Kumar Plg. Asstt. Zone - D, DDA

**OTHER ORGANIZATION**

S/Sh./Ms.

1. Samsher Singh, Chief Town Planner, Town Planning department, SDMC
2. P. Dinesh, Sr. Town Planner North MCD (NDMC)
3. Tahir Hussain, OSD Estate (Education Deptt.)
4. Binay Bhushan, Add. Director (Education Deptt.)
5. Manoj Jain, Dy. Secretary (Tourism)
6. A.G.K INTACH, Deptt. of Tourism
7. Ravinder Soni, ACP/Traffic, Delhi Police,
8. M.P. Sharma, AE/ L&DO



Subject: - Part Lay out plan of Integrated Passenger Terminal at Karkari Mor, Anand Vihar. Planning Zone – E for Integrated Passenger Terminal-cum-Bus Depot with Bus Terminal Facility and its Circulation.

File No. F5 (01)2014/MP/

1.0 BACKGROUND:

1.1 The Honble High Court in Contempt case CCP No. 474 of 2013 in WP(C) No.5481 of 2011 titled as Anand Arya & Anr. V/s D. Diptivilasa & Anr. passed an order on 01.05.2014 for the allotment of alternative land by DDA to DTC for the development of bus depot in lieu of millennium bus depot in Zone-O. In this order the Hon'ble High Court directed DDA to relocate the Millennium Bus Depot in various sites and in particular with respect to IPT Karkari Mor, Anand Vihar as additional land within six months time (Refer Annexure 'A')

1.2 In this matter, a meeting was held on 31.03.2014 at Raj Niwas under the chairmanship of Hon'ble L.G. Delhi in which it was decided that "The Karkari Mor site of 42 acres of land does not require land use change and is already earmarked for "Transport." It was decided that the proper circulation plan for all modes including access / exit to the Depot-cum-Terminal site as well as the "Integrated Passenger Terminal" must be prepared by Planning Wing of DDA in consultation with Northern Railway and GNCTD and submitted to UTTIPEC for approval. This site would be provided to Transport Department / DTC. (Refer Annexure 'B')

1.3 A D.O. letter No. Sr. Mgr. (C)/PMC/14/370 dated 02.09.2014 has also been received from Chair Person-cum-Managing Director, Delhi Transport Corporation, wherein the Chairperson of DTC has requested the DDA to hand over the physical possession of the land to DTC/ Transport Department on the basis of total station survey being carried out by DDA / UTTIPEC. (Refer Annexure 'C')

2.0 EXAMINATION:

2.1 In the approved Zonal Development Plan of planning Zone –'E', approximately an area measuring 80 Ha. is earmarked for Integrated Passenger Terminal, out of which 57 Ha. of land is with Railways for Anand Vihar Railway Passenger Terminal, 10 Ha. of land with Transport Department, GNCTD for ISBT, 10 Ha., land is under consideration for preparation of Part LOP for IPT cum Bus Depot with Terminal facility and remaining area in linear form across the Railway Terminal and same is covered by dense / thickly grown trees/ bushes.

Item No. 60/14  
Sushant  
22.09.2014  
A.D.(M.P.I.)

- 2.2 The pocket which is identified for relocation of Millennium Bus Dept. at Karkari Mor. is part of overall Integrated Passenger Terminal of Anand Vihar & situated across the Railway Line in the North West side of the IPT having an area measuring 10.0 Ha. approximately (24.70 Acre) out of which 2.18 Ha (5.38 Acre) of land already utilized by the MCD for Jagriti Pumping Station as the same was allotted to MCD by the Lands department of DDA in file no. F.23(11)/78/LSB (Instl.). As per the approved Zonal Development Plan of Planning Zone-E, this pocket of Integrated Passenger Terminal has been planned on 24 M Road R/W which is further linked with 30m Road R/W known as BHARTENDU HARISH CHANDRA MARG through proposed 36 m Road R/W which is under implementation by the Office of CE (EZ), DDA.

It is observed that the road and circulation network need to be further strengthened in this case. Hence there is a need to develop a new link to decongest the existing Vikas Marg and provide additional Entry/Exit to the Railway Terminal at Anand Vihar by extending the proposed Zonal Plan Road 24 m RoW along Railway line from road no. 56 to 57 and beyond up to Marginal Bund Road.

- 2.3 The site in question is a triangular piece of land behind Deepak Memorial Hospital presently approachable from North West side via existing Kutcha Road which is proposed as 18 M. road R/W as per the LOP of Institutional Area near Deepak Memorial Hospital. The existing SPS Jagriti Pumping Station and Delhi Jal Board Office are situated in the west, Nallah along road no. 57 in the south and railway line in the east (Refer Annexure 'D'). It is further observed that in the east side of this pocket along the Railway Line and existing Nallah thickly populated Kiker trees / bushes have covered an area of 1.49 Ha. approximately and there are about 56 number fully grown un planned scattered trees exists. Thus, cutting of trees may be involved in this case while developing this site as IPT cum Bus Depot with Bus Terminal site.

- 2.4 The land use of site in question as per MPD-2021 and Zonal Development Plan of Planning Zone-'E' is "Transportation" (Integrated Passenger Terminals). As per provisions of MPD-2021, (table 12.7), the following Development control norms & activities permitted for IPT and Bus Terminal / Bus Depot:

Sl No.	Use Premises	Activities Permitted	Area under Operation (%)	Area under Building (%)	FAR	Floor Area can be utilizes for Passenger accommodation
1.	Rail Terminal/ Integrated Passenger Terminal Metropolitan Passenger Terminal	All facilities related to Railway, Passengers, operations, goods handling, passengers change over facilities, including watch	70	30	100	15%

Item No. 60/14.  
 Stand  
 22.09.2014  
 A.D. M.P.(E)



		& ward, Hotel, Night shelter and Hotel				
2.	Bus Terminal / Bus Depot	All facilities related to Bus & Passengers Parking including watch & ward, Soft drink & Snack Stall, Administrative Office, Other Offices, Night Shelter and Hotel etc.	50	50	100	25%

*It is 60/14  
Siddhant  
22.09.2014  
A.D.(M.P.S)*

The above provision of MPD-2021 indicates that the activities related to Bus depots / Bus Terminal is not mentioned at all in IPT Use premises. However, keeping in view the scarcity of land for Depot./Terminal in Zone E and as per Master Plan / Zonal Plan and the land use of this pocket is Transportation, an affidavit was filed in Hon'ble High Court by the DDA that the detailed Layout Plan including Circulation Plan of IPT Anand Vihar indicating Depot-Cum-Terminal site is to be prepared and approved by UTTIPEC in consultation with GNCTD & Northern Railway.

- 2.5. The total station survey of this site has been provided by the Office of the Executive Engineer / ED-5, DDA, according to which the available area at site is 7.82 Ha. (19.32 Acre) for consideration. As per Total Station Survey (TSS), some part of the land has been encroached by few cluster of jhuggies temporary dairies, mandir and factory. (Refer Annexure 'E') for which action needs to be taken by the Land Management Department, DDA to provide this land free from encumbrances for allotment. In this regard, a note has already been sent to Land Management Department to provide the action taken report w.r.t. removal of unauthorized encroachment at the earliest vide note F.5(55)/14//UTTIPEC/Pt.I/D-32 on 27.8.2014. As a follow up action a reminder has also been sent vide note F5(55)14/UTTIPEC/Pt.I/D-34 dated 4.9.14, however, as on date, status of Action taken report has not been received by the Planning Department / UTTIPEC.
- 2.6. As per the planning record i.e. Layout plan / General Development Plan of an area measuring 5.00 Acre was allotted to MCD for setting up of Jagriti Pumping Station. However, as per total station survey, the MCD have the possession of land measuring 5.38 Acre thus there is a need to check the record by the land department to confirm the allotted area and if the MCD have in their possession an excess area then the cost of same needs to be charged by DDA. Further to confirm the actual area handed over to MCD in this case, a note has already been sent by the UTTIPEC to Land Branch on

20.5.2014 to provide the copy of the possession Plan along with the copy of the allotment letter to planning department so that the information can be incorporated while preparing the Lay out plan of this site, however, report has not been received.

Further, it is observed that although the Dy. Dir. (NL) - I vide his letter no. F.4(49) 2014/CRC/EZ/NL-I/DDA/275 dated 9.4.2014 has informed that about 100 bigha & 17 biswa land is available at site and is placed at the disposal of DDA which can be utilized in accordance with the approval of Planning department as per the utilization plan. (Refer Annexure 'F'). Accordingly, the allotment & acquisition status of this land has been sought in this case vide note dated 27.8.2014 & 4.9, 2014 and yet to be received.

- 2.7 As per MPD-2021, table no. 3.3 (Hierarchy of Urban Development) the area norms for Bus depot at District level is 0.40 Hac. and at Zonal level is as per requirements. (Refer Annexure 'G') therefore the site under reference needs to be develop as a Zonal Level facility.

3.0 Proposal:-

In Compliance to Hon'ble High Court directions dated 1.5.2014 and decision of Hon'ble L.G. dated 31.03.14, the land use of the site as per Master Plan / Zonal Plan being Transportation and considering the scarcity of land, part Lay out plan of IPT-cum-Bus Depot with Terminal & Circulation at Karkari Mor at Anand Vihar has been proposed. Further, keeping in view of the site constraints, this area has been planned with the following key features:

3.1 Proposed Connectivity:

- Desired Entry to the site shall be from the Bhartendu Harish Chandra Marg through proposed 36 m Road R/W which is under implementation by the Office of CE (EZ), DDA, till the work is completed, the existing Kuchha road adjacent to the Cremation Ground and Nallah shall be used to access the site.
- The proposed 24 m Road R/W Zonal Plan road to be further extended up to Road No. 57 and beyond if possible in near future.
- 18 m wide new Link is also being proposed to connect with Road No. 57 at ground level over the Nalla with the proposed 18 m. road as per approved Layout Plan of Institutional area.
- Provision of exclusive 7.5 m wide ramp / elevated road on both sides of proposed extension of 24 m wide Row for left-in and left-out is proposed to the site. If Transport Department and Railway Department desired to construct a Multi Level Facility on this IPT site, this proposed left-in and left out facility shall smoothen the entry and exit from the Road no 57 (adjacent to existing ROB) by taking the advantage of level difference between the site and Road no. 57.
- 15% of the area i.e. 0.94 Ha is reserved for parking of Intermediate Public Transport modes i.e. Auto/TSR/Taxi/Cycle Rickshaw/parking for two wheelers etc for integration with Railway station, Bus Depot cum Terminal, IPT modes for seamless travel between all the modes.

It is No. 60/14  
Sd/-  
22.9.2014  
A.D. (M.P.)



With the above connectivity proposals, the schemes has been prepared with following breakup:-

**Area Statement:**

S.NO	DESCRIPTION	AREA (IN HA.)
	TOTAL SCHEME AREA	10.00
1	AREA PROPOSED FOR IPT CUM BUS DEPOT WITH TERMINAL FACILITY	5.67
2	AREA RESERVED FOR MANDATORY PARKING OF IPT MODES ( i.e: AUTO/ TSR/TAXI/CYCLE RICKSHAW/ PARKING FOR TWO WHEELERS ETC.)	0.94
3	EXISTING JAGRUTI PUMPING STATION	2.18
4	AREA UNDER ROAD AND CIRCULATION	1.21
	TOTAL AREA	10.00

**3.2 The above proposal have been prepared subject to following:-**

- As per the record of planning department land allotted to Jagriti pumping station is 5.0 acre whereas as per T.S.S report, the area under the possession is 5.38 acre. Hence charging for excess area measuring 0.38 acre to be examined by the Lands Department of DDA.
- The existing disused channel has been realigned in this scheme for the implementation of the proposed Zonal Plan Road 24.00m RoW as per zonal development of zone 'E'.
- The existing kutchra road in between nalah and cremation ground has been closed for creating better connectivity/ circulation and thus, the area available their on i.e: 382.86 sq.m may be utilized for parking of cremation ground visitors. In lieu of this 18.00 m wide new link has been proposed to connect with road no. 57 (at ground level) and to be constructed over the nalah to provide an additional access to the site to decongest Bhartendu Harish Chandra Marg.
- Considering the site constraints, the status of land provided by Dy Dir (NL) 1 wide letter no. F-4 (49) 2014 /CRL/EZ/NL-I/DDA/275 on 09-04-14 needs to be further verified by Land Department for working out exact quantum of land along with dimensions and boundaries etc. on the ground for implementation of this scheme.
- Any clearances / NOC'S if required from the statuary bodies may be taken up by the implementing agencies.
- Cutting of trees if any required in the scheme area, the necessary permission and mandatory re-plantation be obtained by the implementing agencies.
- Proposed new link to decongest the existing Vikas Marg and also to provide additional Entry/Exit to the Railway Terminal at Anand Vihar by extending the proposed Zonal Plan Road 24 m RoW along Railway line from road no. 56 to 57 and

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beyond up to Marginal Band Road requires amendment in the approved Zonal plan of Planning Zone E.

- As there is a level difference at t-junction of road no. 57 and proposed 24.00m wide r/w the land required for construction of ramp for left in, left out provisions shall be made available by the Transport department, Railways and I&FC. However, the detailed design of this T- Junction shall be worked out by the Road Owning Agency/ Project Implementing agency and its subsequent approval of UTTIPEC.
- The propose scheme needs to be suitably incorporated in the development of Railway Station / Terminal for integration by the Northern Railways.

### 3.3 Development Control Norms:

- i. Applicable Development Control Norms of the IPT cum Bus Depot with Bus terminal Facility shall be of Integrated Passenger Terminal as the use premise has already defined in the ZDP as well as in Master Plan.
- ii. Any amendment to Development Controls norms processed as part of Master Plan may be applicable to the site. If, the site u/r falls in Transit Oriented Development and the applicable DC norms of the use zone may be allowed.
- iii. In case of any relaxation required by the implementing agency the same may be obtained from the TC, DDA.

### 4.0 Recommendation:

The proposal as stated at Para 3 above is placed before the consideration of Technical Committee.

### 5.0 Follow-up Action:

5.1 After the approval of the Technical Committee, the approved plan along with the agenda and minutes shall be forwarded to concerned department for the follow up of following actions:

- i. The status of the approved plan shall be intimated to the DDA's Panel Lawyer for apprising the Hon'ble High Court.
- ii. CLD, DDA for allotment / handing over the possession of land as per procedure in compliance of Hon'ble High Court Order.
- iii. CLM, DDA to made available the land free from all encumbrances and verification of land status.
- iv. Chief Engineer (East Zone) for demarcation of approved scheme and taking up the proposed Zonal Plan / Layout Plan Roads as shown in the approved plan as per procedure on priority and the demarcated land shall be made available to the Transport Department for immediate functioning of IPT cum Bus Depot with Bus Terminal Facility.

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- v. Transport Department; shall appoint a consultant for preparation of world Class IPT cum Bus Depot with Bus Terminal Facility with smooth integration, Detailed Design of facility with seamless travel between all modes of transportation with the proposed development of Anand Vihar Railway Terminal, proposed TOD Pilot Project at Karkadooma Metro Station area.
- vi. Director (Plg.) Zone 'E' for taking up the proposed new additional linkages for the amendment in the approved Zonal Development Plan of zone 'E'.
- vii. Town Planning Department of EDMC for information and necessary action if any.

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22.09.2014  
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Director(Plg.),  
UTTIPEC

  
Dy. Director(Plg.)-I,  
UTTIPEC

  
Asstt. Director(Plg.)  
UTTIPEC

Additional affidavit in terms of the orders passed on 07.03.2014 has been filed.

Counsel for the DDA states at the Bar that two alternative sites have so far been identified, one of them is at Rohini, Phase-V, measuring 8.0 hectares (20 acres) approximately. All the requirements of the change of land use for this site shall be duly processed and the site handed over within

four months. As regards the second site, which is Institute of Driving and

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Traffic Research (IDTR) at Sarai Kale Khan measuring 7.657 acres, he states that land use of this site shall be changed from ?Public and Semi-Public to Transportation? and the site handed over, also in four months.

Counsel further submits that the DDA has been further instructed by the Lt. Governor, who happens to be the Chairman of the DDA to grant working permission to the DTC on both sites right away whilst awaiting the change of land use.

On certain apprehensions being voiced by counsel for the DTC with regard to access to the Rohini site, Mr. Bansal clarifies, on instructions, that DSIDC has been asked to provide appropriate link for access to that site and that in any event, proper access to the said site shall be made available by the DDA to the DTC within four months notwithstanding the contents of the communication dated 28.03.2014 sent by the Director (Planning), Rohini Zone, MandN, DDA, to the Additional Commissioner (Planning) of the DDA itself.

In addition, a further decision is stated to have been taken with regard to a site at Karkari Mor, part of which is also being made available to the DTC; and for this purpose, the appropriate circulation plan is being framed in consultation with UTIPEC, GNCTD and Northern Railways. Mr. Bansal also states that the entire process in this behalf shall take about six months.

At the same time, counsel for the petitioner has expressed some apprehensions with regard to the approach being adopted by the respondents, in that they appear to be changing their minds midway with regard to identification and allocation of sites. She submits that if

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is allowed to happen in future also, then no effective result is  
so likely to be

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seen in the foreseeable future.

Mr. Bansal points out that this apprehension is unfounded since the  
millennium park site which she feels was originally identified was, in  
fact, only one of the possible sites, and ultimately, the sites mentioned  
above have now been finally identified and these are final and not  
expected to change.

Under the circumstances, list this matter for further consideration  
on 14th July, 2014.

The respondents to file up-to-date status report in the matter at  
least one week before the next date of hearing, with a copy to the  
counsel for the petitioner.

SUDERSHAN KUMAR MISRA, J

MAY 01, 2014

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Sudh  
22.08.2014  
A.D.M.P.5

01/17 19:02

FS(01)2014/MD

P.001/003

Annexure 'B'



सत्यमेव जयते

राज निवास  
दिल्ली-११००५४  
RAJ NIWAS  
DELHI-110054

1531-L  
31/4/14

9/4/14

Please find enclosed herewith minutes of the meeting held on 31.03.2014 at 2.00 noon at Raj Niwas under the Chairmanship of Hon'ble Lt. Governor regarding allotment of alternative land to DTC for development of Bus Depot in lieu of Millennium Bus Depot. The same is being forwarded for information and necessary action.

Comm. (Plg.)-I's Office

Diary No. 5-579

Date 4/4/14

(Swati Sharma)

Adtl. Secretary to LG

Encl - As above.

1. Chief Secretary, GNCTD
  2. Vice Chairman, DDA.
  3. Principal Secretary (Finance), GNCTD
  4. Divisional Commissioner, GNCTD
  5. Secretary (Environment), GNCTD
  6. CMD, Delhi Transport Corporation
  7. Commissioner, Transport, GNCTD
  8. Managing Director, DSIIDC
  9. Managing Director, DMRC
  10. Joint Development Officer, Land & Development Office,  
UD, 6th Floor, A-Wing, Nirman Bhavan, New Delhi.
- O.NO.100(12)/14/RN/246/7271-87 Dated: 2 April, 2014

REC'D (Planning)

3.4.14  
For verification  
21/4/2014

Direct (E2)

- Copy to
- AC (Ops) TDR
- AC (Ops) mphub
- Director (Ops) Rishina
- Director (Ops) Alwala
- Director (Ops) D Zone
- Director (Ops) VTC

File name to be opened as  
"Integrated Passenger Terminal  
(IPT/MPT)"

As given in para 19 action to be  
taken by Planning wing of DDA for  
"proper visualization plan for all  
modes including access/exit to the  
Depot - cum - Terminal & as well as  
the Integrated Passenger Terminal"

B to No 60/14  
22.09.2014  
A.D.M.P-I



MINUTES OF THE MEETING HELD ON 31.03.2014 AT 12.00 NOON AT  
RAJ NIWAS REGARDING ALLOTMENT OF ALTERNATIVE LAND TO  
DTC FOR DEVELOPMENT OF BUS DEPOT IN LIEU OF MILLENNIUM  
BUS DEPOT.

The list of participants is given in the marginal box.

A meeting was held at Raj Niwas on 31.03.2014 at 12.00 noon under the Chairmanship of Hon'ble Lt. Governor regarding allotment of alternative land by DDA to DTC for development of Bus Depot in lieu of Millennium Bus Depot.

PARTICIPANTS

1. Shri S.C. Srivastava, Chief Secretary, GNCTD
2. Shri Balvinder Kumar, Vice Chairman, DDA
3. Dr. M.M. Rathi, Secretary (Finance), GNCTD
4. Shri Bhagwan Prasad, Divisional Commissioner, GNCTD
5. Ms. Debashree Mukharjee, CMD, DTC
6. Shri Amit Yadav, MD, DS/IDC
7. Shri Gyanesh Bhanu, Commissioner (Tpt.), GNCTD
8. Shri T. Srinidhi, Pr. Commissioner, DDA
9. Shri Varsen Kumar, CGM, DTC
10. Shri R.K. Sharma, CGM, DTC
11. Shri A. Chowla, Dy. CGM (C), DTC
12. Ms. Roshni Deswal, Addl. Commissioner (Tpt.), GNCTD
13. Shri Akhilesh Mishra, Addl. Secretary (Env.), GNCTD
14. A. Savita Bhattacharya, Addl. Commr. (LS), DDA
15. Shri S.P. Pathak, Addl. Commr. (Plg.), DDA
16. Shri P.M. Parate, Addl. Commr. (Plg.), DDA
17. Shri S.P. Pathak, Addl. Commissioner (Plg.), DDA
18. Shri Sanjeev Mittal, Director (Land), DDA
19. Shri Vinod Sakle, Director (Plg.), DDA
20. Shri P.S. Chauhan, Chief Engineer, DMRC

Lt. Governor's Secretariat

1. Principal Secretary to LG
2. Addl. Secretary to LG (SS)
3. Media Advisor to LG

After detailed discussions on the matter, the following was decided:

- i) Allotment letter in respect of 10 acres of land at Narela to DTC for shifting of Institute of Driving & Traffic Research (IDTR) will be issued by DDA by 1<sup>st</sup> April, 2014. The Narela site is clear and will not require any land use change.
- ii) Allotment letter in respect of 20 acres of land at Rohini Phase-V to DTC will be issued by DDA for Bus Depot within this week. The site at Rohini Phase-V (10 acres) will not require land use change as the same is already "Transport".
- iii) As regards proposal for Bus Depot land at Millennium Park, Hon'ble Lt. Governor directed that the green area must be retained as green and a development plan in respect of



Millennium Park would be prepared by DDA to ensure its greenery. The proposal was, therefore, not considered. It was decided to look for alternate piece of land at Karkari More.

iv) The Karkari More site of 42 acres of land does not require land use change and is already earmarked for "Transport". It was decided that the proper circulation plan for all modes including access/exit to the Depot-cum-Terminal site as well as the Integrated Passenger Terminal, must be prepared by Planning Wing of DDA in consultation with Northern Railway and GNCTD and submitted to UTTIPEC for approval. This site would be provided to DTC. In this respect, Consultants would be appointed for preparation of the overall plan.

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

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A.D.M.P.S

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DEBASHREE MUKHERJEE I.A.S.  
Chairperson-cum-Managing Director

Delhi Transport Corporation  
(Government of National Capital Territory of Delhi)  
Indraprastha Estate, New Delhi-110002  
Phone : 91-11-23379075  
Fax : 91-11-23370877  
E-mail : cmd\_dtc@yahoo.com

No.Sr.Mgr.(C)/PMC/14/ 370

Dated: 2-9-2014

Dear Sir,

This is with reference to the meeting held in your Chamber on 27.06.2014 regarding finalizing the TOR for the consultancy project for planning the Integrated Passenger Terminal (IPT) and Bus Depot at Karkari More near Anand Vihar. During that meeting, it was agreed that the Circular and Development Plan of the area will be completed in 04 months to meet the court deadlines.

I had a follow up meeting with the officers from DDA, UTTIPEC on 26.08.2014. I was informed during the meeting that the Consultant for this project is yet to be engaged and UTTIPEC will take 06 months after the Consultant is finalized to complete the Circulation Plan and other activities included in the TOR. I was also informed that DDA is carrying a total station survey for land in question and the availability of land is expected to be around 25 acres rather than 42 acres as indicated in the Zonal Master Plan.

Since DTC has to shift 1000 buses from Millennium Depot by 31.10.2014 to the alternate sites handed over by DDA as per High Court's directions, I request you to:

- i) Curtail the time period of preparation of Circulation Plan by UTTIPEC from 06 months to 03 months and
- ii) DDA shall handover physical possession of the land to DTC/Transport Deptt. on the basis of total station survey being carried out by UTTIPEC.

With Regards,

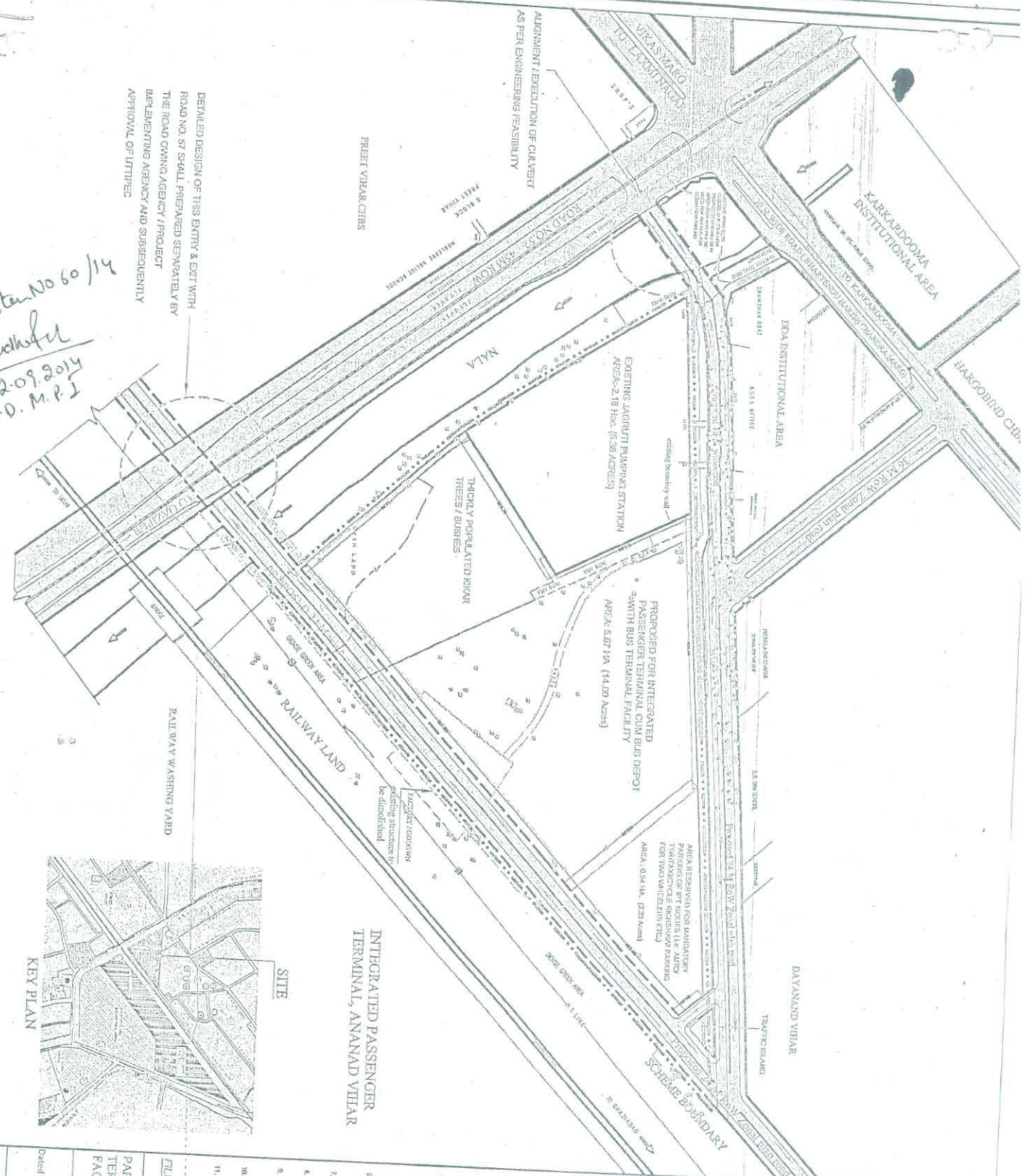
Yours sincerely  
(Debashree Mukherjee)

Sh. Balvinder Kumar, IAS,  
Vice Chairman,  
Delhi Development Authority,  
Vikas Sadan, INA,  
New Delhi



NO.	LOCAL NAME	DESCRIPTION	ACREAGE
1	WOLF RIDGEVIEW HOUSING & RECREATION FACILITY	WOLF RIDGEVIEW HOUSING & RECREATION FACILITY	30.00
2	ADULT RECREATION FACILITY	ADULT RECREATION FACILITY	5.00
3	DOCKSIDE RECREATION FACILITY	DOCKSIDE RECREATION FACILITY	0.50
4	ADULT RECREATION FACILITY	ADULT RECREATION FACILITY	3.20
	TOTAL AREA		40.00

NAME TITLE	ASST. DIRECTOR PLG.	DE. DIRECTOR PLG.	DIRECTOR PLG. UTILITEC
...	...	...	...



DETAILED DESIGN OF THIS ENTRY & EXIT WITH  
ROAD NO. 57 SHALL PREPARED SEPARATELY BY  
THE ROAD OWING AGENCY / PROJECT  
IMPLEMENTING AGENCY AND SUBSEQUENTLY  
APPROVAL OF UTTIPREC

Item No 60/14  
Suckful  
22-09-2014  
A.O. M.P.I

INTEGRATED PASSENGER  
TERMINAL, ANANAD VIHAR

SITE

## KEY PLAN

PART LAYOUT PLAN OF INTEGRATED PASSENGER  
TERMINAL CUM BUS DEPOT WITH BUS TERMINAL  
FACILITY AT ANAND VIHAR, NEW DELHI

FILE NO.: F-5(01)2014/NTP

Dated : 17-09-14

SCALE : 1:2000

PLANNING ASSISTANT

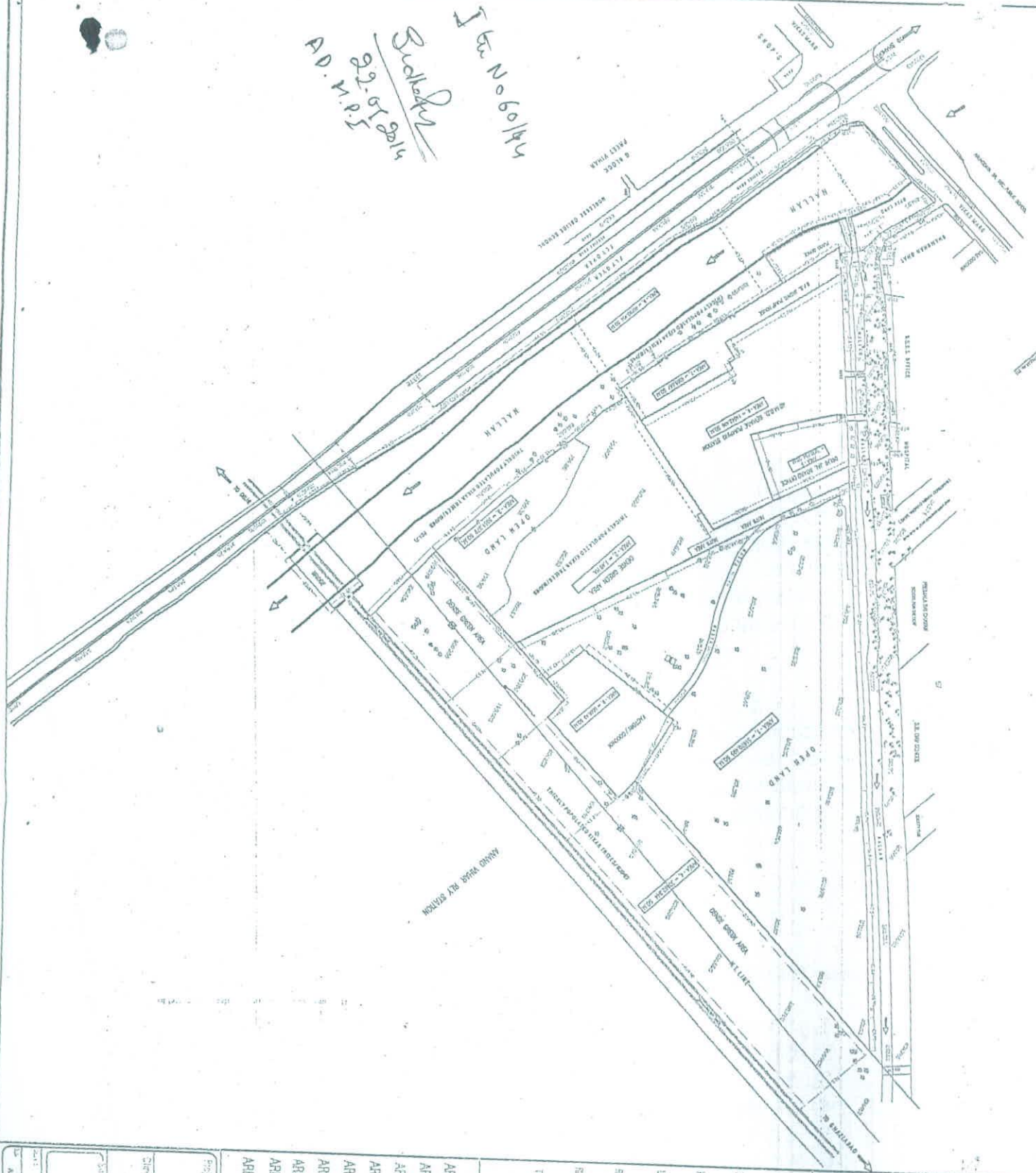
ASST. DIRECTOR  
PLG.

BY DIRECTOR,  
PLC

DIRECTOR



Tr No 60/4/4  
 22.9.2014  
 A.D. N.P. J.



Magnetic North.

NOTE:  
 01. All dimensions are in meters unless otherwise specified.  
 02. Do not change the drawing if it is found to be incorrect.  
 03. All lines are in accordance with the G.T.S. 63rd Edition, 1964, 1968, 1972, 1976, 1980, 1984, 1988, 1992, 1996, 2000, 2004, 2008, 2012, 2016, 2020, 2024, 2028, 2032, 2036, 2040, 2044, 2048, 2052, 2056, 2060, 2064, 2068, 2072, 2076, 2080, 2084, 2088, 2092, 2096, 2100, 2104, 2108, 2112, 2116, 2120, 2124, 2128, 2132, 2136, 2140, 2144, 2148, 2152, 2156, 2160, 2164, 2168, 2172, 2176, 2180, 2184, 2188, 2192, 2196, 2200, 2204, 2208, 2212, 2216, 2220, 2224, 2228, 2232, 2236, 2240, 2244, 2248, 2252, 2256, 2260, 2264, 2268, 2272, 2276, 2280, 2284, 2288, 2292, 2296, 2300, 2304, 2308, 2312, 2316, 2320, 2324, 2328, 2332, 2336, 2340, 2344, 2348, 2352, 2356, 2360, 2364, 2368, 2372, 2376, 2380, 2384, 2388, 2392, 2396, 2400, 2404, 2408, 2412, 2416, 2420, 2424, 2428, 2432, 2436, 2440, 2444, 2448, 2452, 2456, 2460, 2464, 2468, 2472, 2476, 2480, 2484, 2488, 2492, 2496, 2500, 2504, 2508, 2512, 2516, 2520, 2524, 2528, 2532, 2536, 2540, 2544, 2548, 2552, 2556, 2560, 2564, 2568, 2572, 2576, 2580, 2584, 2588, 2592, 2596, 2600, 2604, 2608, 2612, 2616, 2620, 2624, 2628, 2632, 2636, 2640, 2644, 2648, 2652, 2656, 2660, 2664, 2668, 2672, 2676, 2680, 2684, 2688, 2692, 2696, 2700, 2704, 2708, 2712, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2744, 2748, 2752, 2756, 2760, 2764, 2768, 2772, 2776, 2780, 2784, 2788, 2792, 2796, 2800, 2804, 2808, 2812, 2816, 2820, 2824, 2828, 2832, 2836, 2840, 2844, 2848, 2852, 2856, 2860, 2864, 2868, 2872, 2876, 2880, 2884, 2888, 2892, 2896, 2900, 2904, 2908, 2912, 2916, 2920, 2924, 2928, 2932, 2936, 2940, 2944, 2948, 2952, 2956, 2960, 2964, 2968, 2972, 2976, 2980, 2984, 2988, 2992, 2996, 3000, 3004, 3008, 3012, 3016, 3020, 3024, 3028, 3032, 3036, 3040, 3044, 3048, 3052, 3056, 3060, 3064, 3068, 3072, 3076, 3080, 3084, 3088, 3092, 3096, 3100, 3104, 3108, 3112, 3116, 3120, 3124, 3128, 3132, 3136, 3140, 3144, 3148, 3152, 3156, 3160, 3164, 3168, 3172, 3176, 3180, 3184, 3188, 3192, 3196, 3200, 3204, 3208, 3212, 3216, 3220, 3224, 3228, 3232, 3236, 3240, 3244, 3248, 3252, 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3920, 3924, 3928, 3932, 3936, 3940, 3944, 3948, 3952, 3956, 3960, 3964, 3968, 3972, 3976, 3980, 3984, 3988, 3992, 3996, 4000, 4004, 4008, 4012, 4016, 4020, 4024, 4028, 4032, 4036, 4040, 4044, 4048, 4052, 4056, 4060, 4064, 4068, 4072, 4076, 4080, 4084, 4088, 4092, 4096, 4100, 4104, 4108, 4112, 4116, 4120, 4124, 4128, 4132, 4136, 4140, 4144, 4148, 4152, 4156, 4160, 4164, 4168, 4172, 4176, 4180, 4184, 4188, 4192, 4196, 4200, 4204, 4208, 4212, 4216, 4220, 4224, 4228, 4232, 4236, 4240, 4244, 4248, 4252, 4256, 4260, 4264, 4268, 4272, 4276, 4280, 4284, 4288, 4292, 4296, 4300, 4304, 4308, 4312, 4316, 4320, 4324, 4328, 4332, 4336, 4340, 4344, 4348, 4352, 4356, 4360, 4364, 4368, 4372, 4376, 4380, 4384, 4388, 4392, 4396, 4400, 4404, 4408, 4412, 4416, 4420, 4424, 4428, 4432, 4436, 4440, 4444, 4448, 4452, 4456, 4460, 4464, 4468, 4472, 4476, 4480, 4484, 4488, 4492, 4496, 4500, 4504, 4508, 4512, 4516, 4520, 4524, 4528, 4532, 4536, 4540, 4544, 4548, 4552, 4556, 4560, 4564, 4568, 4572, 4576, 4580, 4584, 4588, 4592, 4596, 4600, 4604, 4608, 4612, 4616, 4620, 4624, 4628, 4632, 4636, 4640, 4644, 4648, 4652, 4656, 4660, 4664, 4668, 4672, 4676, 4680, 4684, 4688, 4692, 4696, 4700, 4704, 4708, 4712, 4716, 4720, 4724, 4728, 4732, 4736, 4740, 4744, 4748, 4752, 4756, 4760, 4764, 4768, 4772, 4776, 4780, 4784, 4788, 4792, 4796, 4800, 4804, 4808, 4812, 4816, 4820, 4824, 4828, 4832, 4836, 4840, 4844, 4848, 4852, 4856, 4860, 4864, 4868, 4872, 4876, 4880, 4884, 4888, 4892, 4896, 4900, 4904, 4908, 4912, 4916, 4920, 4924, 4928, 4932, 4936, 4940, 4944, 4948, 4952, 4956, 4960, 4964, 4968, 4972, 4976, 4980, 4984, 4988, 4992, 4996, 5000, 5004, 5008, 5012, 5016, 5020, 5024, 5028, 5032, 5036, 5040, 5044, 5048, 5052, 5056, 5060, 5064, 5068, 5072, 5076, 5080, 5084, 5088, 5092, 5096, 5100, 5104, 5108, 5112, 5116, 5120, 5124, 5128, 5132, 5136, 5140, 5144, 5148, 5152, 5156, 5160, 5164, 5168, 5172, 5176, 5180, 5184, 5188, 5192, 5196, 5200, 5204, 5208, 5212, 5216, 5220, 5224, 5228, 5232, 5236, 5240, 5244, 5248, 5252, 5256, 5260, 5264, 5268, 5272, 5276, 5280, 5284, 5288, 5292, 5296, 5300, 5304, 5308, 5312, 5316, 5320, 5324, 5328, 5332, 5336, 5340, 5344, 5348, 5352, 5356, 5360, 5364, 5368, 5372, 5376, 5380, 5384, 5388, 5392, 5396, 5400, 5404, 5408, 5412, 5416, 5420, 5424, 5428, 5432, 5436, 5440, 5444, 5448, 5452, 5456, 5460, 5464, 5468, 5472, 5476, 5480, 5484, 5488, 5492, 5496, 5500, 5504, 5508, 5512, 5516, 5520, 5524, 5528, 5532, 5536, 5540, 5544, 5548, 5552, 5556, 5560, 5564, 5568, 5572, 5576, 5580, 5584, 5588, 5592, 5596, 5600, 5604, 5608, 5612, 5616, 5620, 5624, 5628, 5632, 5636, 5640, 5644, 5648, 5652, 5656, 5660, 5664, 5668, 5672, 5676, 5680, 5684, 5688, 5692, 5696, 5700, 5704, 5708, 5712, 5716, 5720, 5724, 5728, 5732, 5736, 5740, 5744, 5748, 5752, 5756, 5760, 5764, 5768, 5772, 5776, 5780, 5784, 5788, 5792, 5796, 5800, 5804, 5808, 5812, 5816, 5820, 5824, 5828, 5832, 5836, 5840, 5844, 5848, 5852, 5856, 5860, 5864, 5868, 5872, 5876, 5880, 5884, 5888, 5892, 5896, 5900, 5904, 5908, 5912, 5916, 5920, 5924, 5928, 5932, 5936, 5940, 5944, 5948, 5952, 5956, 5960, 5964, 5968, 5972, 5976, 5980, 5984, 5988, 5992, 5996, 6000, 6004, 6008, 6012, 6016, 6020, 6024, 6028, 6032, 6036, 6040, 6044, 6048, 6052, 6056, 6060, 6064, 6068, 6072, 6076, 6080, 6084, 6088, 6092, 6096, 6100, 6104, 6108, 6112, 6116, 6120, 6124, 6128, 6132, 6136, 6140, 6144, 6148, 6152, 6156, 6160, 6164, 6168, 6172, 6176, 6180, 6184, 6188, 6192, 6196, 6200, 6204, 6208, 6212, 6216, 6220, 6224, 6228, 6232, 6236, 6240, 6244, 6248, 6252, 6256, 6260, 6264, 6268, 6272, 6276, 6280, 6284, 6288, 6292, 6296, 6300, 6304, 6308, 6312, 6316, 6320, 6324, 6328, 6332, 6336, 6340, 6344, 6348, 6352, 6356, 6360, 6364, 6368, 6372, 6376, 6380, 6384, 6388, 6392, 6396, 6400, 6404, 6408, 6412, 6416, 6420, 6424, 6428, 6432, 6436, 6440, 6444, 6448, 6452, 6456, 6460, 6464, 6468, 6472, 6476, 6480, 6484, 6488, 6492, 6496, 6500, 6504, 6508, 6512, 6516, 6520, 6524, 6528, 6532, 6536, 6540, 6544, 6548, 6552, 6556, 6560, 6564, 6568, 6572, 6576, 6580, 6584, 6588, 6592, 6596, 6600, 6604, 6608, 6612, 6616, 6620, 6624, 6628, 6632, 6636, 6640, 6644, 6648, 6652, 6656, 6660, 6664, 6668, 6672, 6676, 6680, 6684, 6688, 6692, 6696, 6700, 6704, 6708, 6712, 6716, 6720, 6724, 6728, 6732, 6736, 6740, 6744, 6748, 6752, 6756, 6760, 6764, 6768, 6772, 6776, 6780, 6784, 6788, 6792, 6796, 6800, 6804, 6808, 6812, 6816, 6820, 6824, 6828, 6832, 6836, 6840, 6844, 6848, 6852, 6856, 6860, 6864, 6868, 6872, 6876, 6880, 6884, 6888, 6892, 6896, 6900, 6904, 6908, 6912, 6916, 6920, 6924, 6928, 6932, 6936, 6940, 6944, 6948, 6952, 6956, 6960, 6964, 6968, 6972, 6976, 6980, 6984, 6988, 6992, 6996, 7000, 7004, 7008, 7012, 7016, 7020, 7024, 7028, 7032, 7036, 7040, 7044, 7048, 7052, 7056, 7060, 7064, 7068, 7072, 7076, 7080, 7084, 7088, 7092, 7096, 7100, 7104, 7108, 7112, 7116, 7120, 7124, 7128, 7132, 7136, 7140, 7144, 7148, 7152, 7156, 7160, 7164, 7168, 7172, 7176, 7180, 7184, 7188, 7192, 7196, 7200, 7204, 7208, 7212, 7216, 7220, 7224, 7228, 7232, 7236, 7240, 7244, 7248, 7252, 7256, 7260, 7264, 7268, 7272, 7276, 7280, 7284, 7288, 7292, 7296, 7300, 7304, 7308, 7312, 7316, 7320, 7324, 7328, 7332, 7336, 7340, 7344, 7348, 7352, 7356, 7360, 7364, 7368, 7372, 7376, 7380, 7384, 7388, 7392, 7396, 7400, 7404, 7408, 7412, 7416, 7420, 7424, 7428, 7432, 7436, 7440, 7444, 7448, 7452, 7456, 7460, 7464, 7468, 7472, 7476, 7480, 7484, 7488, 7492, 7496, 7500, 7504, 7508, 7512, 7516, 7520, 7524, 7528, 7532, 7536, 7540, 7544, 7548, 7552, 7556, 7560, 7564, 7568, 7572, 7576, 7580, 7584, 7588, 7592, 7596, 7600, 7604, 7608, 7612, 7616, 7620, 7624, 7628, 7632, 7636, 7640, 7644, 7648, 7652, 7656, 7660, 7664, 7668, 7672, 7676, 7680, 7684, 7688, 7692, 7696, 7700, 7704, 7708, 7712, 7716, 7720, 7724, 7728, 7732, 7736, 7740, 7744, 7748, 7752, 7756, 7760, 7764, 7768, 7772, 7776, 7780, 7784, 7788, 7792, 7796, 7800, 7804, 7808, 7812, 7816, 7820, 7824, 7828, 7832, 7836, 7840, 7844, 7848, 7852, 7856, 7860, 7864, 7868, 7872, 7876, 7880, 7884, 7888, 7892, 7896, 7900, 7904, 7908, 7912, 7916, 7920, 7924, 7928, 7932, 7936, 7940, 7944, 7948, 7952, 7956, 7960, 7964, 7968, 7972, 7976, 7980, 7984, 7988, 7992, 7996, 8000, 8004, 8008, 8012, 8016, 8020, 8024, 8028, 8032, 8036, 8040, 8044, 8048, 8052, 8056, 8060, 8064, 8068, 8072, 8076, 8080, 8084, 8088, 8092, 8096, 8100, 8104, 8108, 8112, 8116, 8120, 8124, 8128, 8132, 8136, 8140, 8144, 8148, 8152, 8156, 8160, 8164, 8168, 8172, 8176, 8180, 8184, 8188, 8192, 8196, 8200, 8204, 8208, 8212, 8216, 8220, 8224, 8228, 8232, 8236, 8240, 8244, 8248, 8252, 8256, 8260, 8264, 8268, 8272, 8276, 8280, 8284, 8288, 8292, 8296, 8300, 8304, 8308, 8312, 8316, 8320, 8324, 8328, 8332, 8336, 8340, 8344, 8348, 8352, 8356, 8360, 8364, 8368, 8372, 8376, 8380, 8384, 8388, 8392, 8396, 8400, 8404, 8408, 8412, 8416, 8420, 8424, 8428, 8432, 8436, 8440, 8444, 8448, 8452, 8456, 8460, 8464, 8468, 8472, 8476, 8480, 8484, 8488, 8492, 8496, 8500, 8504, 8508, 8512, 8516, 8520, 8524, 8528, 8532, 8536, 8540, 8544, 8548, 8552, 8556, 8560, 8564, 8568, 8572, 8576, 8580, 8584, 8588, 8592, 8596, 8600, 8604, 8608, 8612, 8616, 8620, 8624, 8628, 8632, 8636, 8640, 8644, 8648, 8652, 8656, 8660, 8664, 8668, 8672, 8676, 8680, 8684, 8688, 8692, 8696, 8700, 8704, 8708, 8712, 8716, 8720, 8724, 8728, 8732, 8736, 8740, 8744, 8748, 8752, 8756, 8760, 8764, 8768, 8772, 8776, 8780, 8784, 8788, 8792, 8796, 8800, 8804, 8808, 8812, 8816, 8820, 8824, 8828, 8832, 8836, 8840, 8844, 8848, 8852, 8856, 8860, 8864, 8868, 8872, 8876, 8880, 8884, 8888, 8892, 8896, 8900, 8904, 8908, 8912, 8916, 8920, 8924, 8928, 8932, 8936, 8940, 8944, 8948, 8952, 8956, 8960, 8964, 8968, 8972, 8976, 8980, 8984, 8988, 8992, 8996, 9000, 9004, 9008, 9012, 9016, 9020, 9024, 9028, 9032, 9036, 9040, 9044, 9048, 9052, 9056, 9060, 9064, 9068, 9072, 9076, 9080, 9084, 9088, 9092, 9096, 9100, 9104, 9108, 9112, 9116, 9120, 9124, 9128, 9132, 9136, 9140, 9144, 9148, 9152, 9156, 9160, 9164, 9168, 9172, 9176, 9180, 9184, 9188, 9192, 9196, 9200, 9204, 9208, 9212, 9216, 9220, 9224, 9228, 9232, 9236, 9240, 9244, 9248, 9252, 9256, 9260, 9264, 9268, 9272, 9276, 9280, 9284, 9288, 9292, 9296, 9300, 9304, 9308, 9312, 9316, 9320, 9324, 9328, 9332, 9336, 9340, 9344, 9348, 9352, 9356, 9360, 9364, 9368, 9372, 9376, 9380, 9384, 9388, 9392, 9396, 9400, 9404, 9408, 9412, 9416, 9420, 9424, 9428, 9432, 9436, 9440, 9444, 9448, 9452, 9456, 9460, 9464, 9468, 9472, 9476, 9480, 9484, 9488, 9492, 9496, 9500, 9504, 9508, 9512, 9516, 9520, 9524, 9528, 9532, 9536, 9540, 9544, 9548, 9552, 9556, 9560, 9564, 9568, 9572, 9576, 9580, 9584, 9588, 9592, 9596, 9600, 9604, 9608, 9612, 9616, 9620, 9624, 9628, 9632, 9636, 9640, 9644, 9648, 9652, 9656, 9660, 9664, 9668, 9672, 9676, 9680, 9684, 9688, 9692, 9696, 9700, 9704, 9708, 9712, 9716, 9720, 9724, 9728, 9732, 9736, 9740, 9744, 9748, 9752, 9756, 9760, 9764, 9768, 9772, 9776, 9780, 9784, 9788, 9792, 9796, 9800, 9804, 9808, 9812, 9816, 9820, 9824, 9828, 9832, 9836, 9840, 9844, 9848, 9852, 9856, 9860, 9864, 9868, 9872, 9876, 9880, 9884, 9888, 9892, 9896, 9900, 9904, 9908, 9912, 9916, 9920, 9924, 9928, 9932, 9936, 9940,

**DELHI DEVELOPMENT AUTHORITY**  
**OFFICE OF THE DY. DIRECTOR (NL)-I**  
**'A' BLOCK, 3<sup>rd</sup> FLOOR, VIKAS SADAN, INA,**

No. F4(49)2014/CRC/EZ/NL-I/DDA/ 275

Dated: 09/04/2014

To

✓  
The Director(Plg.), DDA,  
UTTIPEC, Vikas Minar,  
New Delhi.

L-362  
16/4/14

Sir,

Please refer to minutes of the meeting, convened by Commissioner (Transport), GNCTD on 19.03.2014 in the conference room at DTC Headquarter (copy of minutes is enclosed herewith) with reference to para 5(iii), LM Department has inspected the site and status of the land in question has been examined. According to the report of Revenue staff about 100 bigha & 17 biswa land is available at site and is placed at the disposal of DDA which can be utilized in accordance with the approval of Planning Department as per utilization plan of the site.

In addition to above, some encroachments in the shape of Jhuggies, workshop had been noticed during the inspection of the site. The LM Department has contemplated action for initiating removal of the encroachments and matter has been referred to Dy. Director (LM) East Zone for removal of the encroachments from site.

✓  
(Paramjeet Singh)  
Dy. Director (NL)-I

Copy for information to :-

1. Sh. Kuldeep Singh Gangar, Special Commissioner (Transport).
2. Chairperson-cum-Managing Director, DTC.
3. Sh. R.K. Kasana, Chief General Manager, DTC.
4. Additional Commissioner (Planning) DTC.
5. Sh. P.M. Parate, Additional Commissioner (Plng.) TB&C/DDA.
- ✓ 6. Dr. K. Sriranjjan, Director (Planning) UTTIPEC, DDA
7. Sh. Tapan K. Mondal, Director (Planning), DDA.
8. Ms. Promita Roy, Dy. Director, UTTIPEC, DDA.
9. Sh. S.K. Meena, Dy. Director (IL)DDA.
10. Sh. Tarsem Kumar, Chief General Manager, DTC.
11. Sh. A.K. Chawla, Dy. Chief General Manager (Civil) DTC.
12. Sh. Subodh Kumar, PCO (DTC Sectt.), Transport Deptt.
13. Dy. Director(LM)East Zone, Barrack No. 6, Vikas Kuttir, I.P. Estate, New Delhi.

(Paramjeet Singh)  
Dy. Director (NL)-I

362 No 60/14  
Sd/-  
22.09.2014  
A.D.N.P.I.  
L-148/DDA(Arch)  
17/4/14



MPD-2021 modified upto 31/03/2014

Draft for observation / discussion

	23. Recreational club	1	5,000	5,000		
	24. Cremation ground	1	4,000	4,000		
5. Zonal / Sub-City Population 10,00,000	1. Medical College	1	As per Medical Council of India/ Regulatory Body			
	2. Nursing and Paramedic Institute	1	2,000	2,000		
	3. Telephone Exchange	1	2,500	2,500		
	4. RSU (Remote Subscribe Unit)	1 for 3 km radius	300	300		
	5. Sub City Wholesale Market	1	1,50,000	1,50,000		
	6. Bus Depot		As per requirement			
	7. Head Post Office & Administration Office	1	2,500	2,500		
	8. Sewage Pumping Station	1	2,500	2,500		
	9. Municipal Office for water & sewerage	1	1,000	1,000		
	10. Sewerage Treatment Plant (180 mld)	1	2,34,000	2,34,000		
	11. City Park			10,80,000		
	a. Park	1	10,00,000			
	b. Multipurpose ground	1	80,000			
	12. Old Age Home	2	1,000	1,000		
	13. Divisional Sports Centre	1	3,00,000	3,00,000		
	14. Burial ground / Cemetery	1	10,000	10,000		
	15. Religious Centre	1	40,000	40,000		
	16. Science Centre		As per requirement			

LOP - Layout Plan

ZP - Zonal Plan

Note:

- \* Size of hospital will be restricted upto 1.5 ha. in residential area, with preference to plot having three side open and having minimum 18 m ROW on one side. Total floor area of the hospital shall be governed as per the total number of beds allowed in it.]

In addition, the following facilities shall also be provided at city level:

Facilities	No.	Area (in ha.)
1. University Campus	4 sites in Urban Extension	Up to 20.0
a) Academic Incl. Administration		
b) Residential		
c) Sports & Cultural Activities		
d) Parks & Landscape		
2. District office and battalion	1 for each administrative zone	1.0
3. Police Lines		2.0
4. District Jail	1   25 lakh population	5.0
5. Police Training Institute/ College	City level (To be located in fringe area)	5.0
6. Police Firing Range		Up to 10.0
7. Police Camp		Up to 10.0
8. Interstate Bus Terminus (ISBT)	As per requirement	10.0

\* Added vide S.O. 2893(E) dated 23-09-2013

3.0 Delhi Urban Area - 2021

Item No 60/4.  
Sudheer  
22.09.2014  
A.D.M.P.-I

-24-

MPD-2021 modified upto 31/03/2014

Draft for observation / discussion

4. District Population- 5,00,000	1. Hospital <sup>1</sup> ['A' (501 beds & above)]	1	25,000-45,000	25,000-45,000	•	•
	2. Hospital <sup>2</sup> ['B' (201 beds to 500 beds)]	2	15,000-25,000	30,000-50,000	•	•
	3. Veterinary Hospital for pet animals & birds	1	2,000	2,000	•	•
	4. Vocational Training Centre: (ITI / Polytechnic / Vocational Training Institute / Management Institute / Teacher Training Institute etc.) Research and Development Centre	1	4000	4000	•	•
	5. School for Mentally Challenged		2,000	4,000	•	•
	6. School for Physically Challenged	2	2,000	4,000	•	•
	7. General College	1	As per the UGC norms			
	8. Professional College (Engineering)	1	As per the AICTE norms			•
	9. Police Station	2	<sup>3</sup> [4,000 7,500-10,000]	20,000 15,000-20,000]	•	•
	10. Fire Station (5 to 7 km radius)	3	10000	30000	•	•
	11. Old Age Home	1	1000	1000	•	•
	12. Care Centre for Physically/ Mentally Challenged	1	1,000	1,000	•	•
	13. Working women-men hostel	1	1,000	1,000	•	•
	14. Adult Education Centre	1	1000	1,000	•	•
	15. Orphanage/ Children's Centre (one each)	1	1,000	1,000	•	•
	16. Electric sub-station 220 KV	1	29,600	29,600	•	•
	17. District Centre	1	4,00,000	4,00,000	•	•
	18. Service Market	1	60,000	60,000	•	•
	19. Bus Terminal	1	2,000	2,000	•	•
	20. Bus Depot	1	4,000	4,000	•	•
	21. District park			2,90,000	•	•
	a. Park	1	2,50,000			
	b. Multipurpose ground / Park	1	40,000			
	22. District Sports Centre	1	30,000-1,00,000	30,000-1,00,000	•	•

<sup>1-2</sup> Deleted vide S.O. 2893(E) dated 23-09-2013

<sup>3</sup> Modified vide S.O. 2894(E) dated 23-09-2013

Table modified vide S.O. 2895(E) dated 23-09-2013

Itu No. 60/14  
Sudhakar  
22.09.2014



Sub: Proposed change of land use of an area measuring 4191 sq.m. (1.0356 acres) from 'Residential' to 'Government (Govt. Office)' opposite CGO Complex, opening on Road to JLN Stadium, New Delhi for the proposed National Investigation Agency (NIA) Headquarter Building, falling in Planning, Zone-D.

File No. F.20 (26)2014/MP

1.0 Background

1.1 L & DO, MOUD, GOI vide letter F. No. L-IIA/11(947)/189 dated 25.08.2014 addressed to VC, DDA wherein L & DO has requested DDA to give comments on the issue of increase in FAR for the construction of National Investigating Agency (NIA) Headquarters Office building, opposite CGO Complex, opening on Road at JLN Stadium, New Delhi

1.2 A letter No. K-13011/27/2014-DD-I dated 03.09.2014 has been received from Ministry of Urban Development (MOUD), GOI enclosing therewith letter F. No. L-IIA/11(947)/188 dated 25.08.2014 received from Land & Development Office (L & DO) addressed to MOUD, GOI regarding the change of land use in respect of land measuring 4191 sq.m. (1.0356 acres) land opposite CGO Complex, opening on Road at JLN Stadium, New Delhi to Ministry of Home Affairs for the construction of the National Investigation Agency (NIA) Headquarter Building. L & DO vide letter dated 25.08.2014 has requested MOUD that necessary action for the change of land use from 'Bus Terminal' to 'Govt. Office' in respect of the said land may be taken.

1.3 Further, a letter No. E-8/2/2011/NIA(P)9946 dated 08.08.2014 has been received from Inspector General, NIA Headquarters, Ministry of Home Affairs, Govt. of India wherein it has been requested to permit increase the permissible FAR to 500 (permissible FAR, as per MPD-2021 is 200) and ground coverage to 50% (permissible Ground coverage, as per MPD-2021 is 30%) in respect of the land allotted to the NIA to enable the NIA to cater to its future requirements.

2.0 Examination

2.1 The site under reference falls in Planning, Zone-D and outside the 'Lutyens Bungalow Zone (LBZ)'.

2.2 As per MPD-2021, the land use of the site under reference is 'Residential' & as per approved Zonal Development Plan of Zone 'D' prepared under MPD-2001, the land use of the site under reference is 'Transportation (Bus Terminal)'.

2.3 As per L&DO allotment letter dated 23.12.2013, land measuring 4191 sq.m. (1.0356 acres) land opposite CGO Complex, opening on Road to JLN Stadium, New Delhi was allotted to Ministry of Home Affairs for the construction of the National Investigation Agency (NIA) Headquarter Building on usual terms and conditions.

Contd.....

Item no. 61/14,  
Sudheer  
22.09.2014  
A.O M.P-I

- 2.4 As per table 8.2 of MPD-2021, the Development Control Norms for the 'Government Office' as per MDP-2021 area are as under:

Category	Ground Coverage	FAR	Height (m)	Parking Standard ECS/100 sq.m. of floor area	Activities permitted
Integrated Office Complex	30	200	NR, subject to approval of AAI, Fire Department and other statutory bodies	1.8	Government Offices, Watch And Ward Residence/ Residential Maintenance Staff (Maximum 5% of FAR, Retail Shop Of Chemist, Book and stationery, Consumer Store, Canteen, Post Office, Bank Extension Counter etc.- Public sector Undertaking/ Commercial Offices (restricted to 10% of the total floor area)

Itay No. 61/14  
 Sushil Kumar  
 22.09.2014  
 A.D.(M.P.)

- 2.5 As per table 17.1 iv) of MPD-2021, Technical Committee may relax setbacks, ground coverage and height in special circumstances.
- 2.6 There is no provision in the Master Plan of Delhi-2021 regarding allowing increase in FAR in Government Buildings. However, para v) 3.3.2 of MPD-2021- (Guidelines for Redevelopment Schemes), states that *to incentivise the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR on individual plots subject to a maximum of 400 shall be permissible along with the provisions given in paras 3.3.3.1. A. of MPD-2021-(influence Zone along MRTS and major Transport Corridor).*

### 3.0 Proposal

#### 3.1 Change of land use:

As communicated by MOUD, GOI vide letter dated 03.09.2014 & L & DO letter dated 25.08.2014, the land use in respect of an area measuring 4191 sq.m. (1.0356 acres) opposite CGO Complex, opening on Road to JLN Stadium, New Delhi, falling in Planning, Zone-D, may be changed from 'Residential' to 'Government (Govt. Office)' for the proposed National Investigation Agency (NIA) Headquarter Building' under Section 11A of DD Act, 1957. The boundary description of the same is as follows (Refer location map at Annexure 'A'):



Location	Area	Land use as per MPD-2021/ ZDP	Land use Changed to	Boundaries
1	2	3	4	5
Proposed National Investigation Agency (NIA) Headquarter Building, opposite CGO Complex, opening on Road to JLN Stadium, New Delhi, falling in Planning, Zone-'D'	4191 sq.m. (1.0356 acres)	As per MPD-2021 - 'Residential'	'Government (Govt. Office)'	<b>North:</b> DJB Pragati Vihar Pumping Station <b>South:</b> L & DO Land & 13.5 m wide Road <b>East:</b> JLN Stadium Marg (45.0 wide m) <b>West:</b> Residential Staff Quarters & Existing Twin Barrels
		As per approved Zonal Development Plan of Zone-D prepared under MPD-2001- 'Transportation (Bus terminal)'	'Government (Govt. Office)'	

### 3.2 Increase in Ground Coverage

The request of NIA w.r.t. increase in maximum ground coverage to 50% from 30%, if required, can be considered by the Technical Committee. In order to increase the maximum ground coverage to 50% from 30%, the same will be brought to the Technical Committee of DDA by the concerned local body i.e. NDMC with justification, during the processing of the Building plans by NDMC.

### 3.3 Increase in FAR

There is no provision in the Master Plan of Delhi-2021 regarding allowing 500 FAR in Government Office land use category. However, enhanced FAR may be possible to this plot since the plot is located approximately within 500 m from the Metro Station near Dayal Singh College, Lodhi Road, New Delhi. The Technical Committee may take a view in respect of para 2.6 above.

### 4.0 Recommendation

Proposal as given in para 3.0 above may be considered by the Technical Committee so that the proposed change of land may be processed further under Section 11A of DD Act, 1957.

Itu no. 61/14  
 Sudheer  
 22.09.2014  
 A. R. M. P. J

Approved  
 20/09/2014  
 R. K. S. D.

DELH.

DEVELOPMENT  
AUTHORITY

PLANNING DEPARTMENT

PROPOSED CHANGE OF LANDUSE OF AN  
AREA MEASURING 4191.00 SQM (100356  
ACRES) FROM 'RESIDENTIAL'

TO 'GOVERNMENT  
(GOVERNMENT OFFICE) FOR NIA  
HEADQUARTER OFFICE BUILDING  
OPPOSITE CGO COMPLEX OPENING ON  
ROAD TO JLN STADIUM, NEW DELHI

BOUNDARY DESCRIPTION

NORTH: DUB PRAGATI VIHAR PUMPING STATION  
SOUTH: L & DO LANG AND 13.0M WIDE ROAD  
EAST: JLN STADIUM MARG (5M R/W)  
WEST: RESIDENTIAL STAFF QUARTERS &  
EXISTING TWIN BARRELS

FILE NO.: F20 (25) 2014-MP

LOCATION MAP

NIA HEADQUARTER OFFICE  
BUILDING, OPPOSITE CGO  
COMPLEX, JLN STADIUM,  
NEW DELHI

Dated: 10/09/2014

NOT TO SCALE

PLANNING, ZONE 'D'

TO NIZAMUDDIN

LODHI ROAD

45M R/W

JAWAHAR LAL NEHRU STADIUM MARG

45M R/W

JLN STADIUM

JAWAHAR LAL NEHRU STADIUM MARG

DAYAL SINGH COLLEGE

DUB PRAGATI VIHAR  
PUMPING STATION

13.5 M R/W

RESIDENTIAL  
QUARTERS

SATYA SAI INSTITUTIONAL

EXISTING TWIN BARRELS

AREA UNDER  
CONSTRUCTION

LAND LAND

13.5 M R/W

PRAGATI VIHAR HOSTEL

13.5 M R/W

NBCC

13.5 M R/W

13.5 M R/W

TO KHAN MARKET

BHISMACH PITAMAH MARG

TO DEFENCE COLONY

TO JOR BAG

Item no. 61/14.

Suvidha

22.4.2014  
A.O. (M.I.)

SAIPARK



SUBJECT : PLANS FOR CONSTRUCTION OF DR. AMBEDKAR INTERNATIONAL CENTRE FOR M/O SOCIAL JUSTICE & EMPOWERMENT AT PLOT- A, INSTITUTIONAL AREA, DR RAJENDRA PRASAD ROAD, NEW DELHI.

1. Background:

F.T.G (1) / 2014-MP

The Ministry of Social Justice & Empowerment, Department of Social Justice & Empowerment, Govt. of India has submitted a proposal vide Scheme no. 0075/2014 dated 09.07.2014 for construction of Dr. Ambedkar International Centre at Plot-A, Institutional Area, Dr. Rajendra Prasad Road, New Delhi. This Plot-A in question is a part of Redevelopment Plan of this Institutional area prepared by CPWD which was approved by Competent Authority, NDMC vide order dated 01.11.2007.

The proposal is for the relaxation of the proposed Central Atrium (free of Ground Coverage & FAR) and relaxation of floor to floor height; for the consideration of the Technical Committee, DDA.

2. Approved Development Control Norms as per Redevelopment Plan of Institutional Area, Dr. Rajendra Prasad Marg.

S. No.	Particulars	Details.
1.	Land use	Public semi Public
2	Location of the Plot	The plot is part of the Institutional Area and is bounded by Dr. Rajendra Prasad Road, Janpath Road & Raisina Road.
3	Ground coverage	25%
4	FAR	100
5	Maximum Height (Gr. + four storied)	20 mts., allowing 6 mts. above roof slab for mummy/lift.
6	Height	Podium - 1.2 mt. ; Ground floor- 4.0mt.; Other floor - 3.6 mt.
7	Building form shall be restricted to within the envelope lines.	As per drawing
8	Compulsory Setbacks	a) Front setback • 24 mt. along the major roads Dr. Rajendra Prasad & Raisina Road. • At least 75% of built volume must be along this line. • Out of 24 mt. setback 15 mt. shall be continuous landscaped promenade & 9 mt. shall be fenced with M.S. grill as / approved design and should be suitably landscaped. This area should not have any parking, ramps, service structures or equipment. It should be hard - green for fire access.
9	Double basement for parking and services.	As per drawing
10	Ground floor, 1 <sup>st</sup> floor, 2 <sup>nd</sup> floor, 3 <sup>rd</sup> floor, 4 <sup>th</sup> floor shall follow the envelope - control as shown in the drawing.	As per drawing

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 Sushil  
 22.09.2014  
 A.D. M.P.I

11	No parking in the front set back of 24 mt.	As per drawing
12	Mumty / lift machine room etc. shall be setback from the building line on major road by 1.5 times the height of the mumty / lift etc.	As per drawing
13	Exterior finish	Upto 5.4 mt. (lower level should be red sand stone, finish with at least 50% solid surface upto 1 <sup>st</sup> floor level the upper floor should be permanent finish.
14	Parking	2.0 ECS / 100 sq. mt. of floor area or as prescribed under the MPD/BBL.

### 3. Detailed Proposal of Dr. Ambedkar International Centre

The proposal is for the construction of Dr. Ambedkar International Centre consisting of two level basements, ground floor + 3 upper floors. A Central Atrium has been proposed in the centre from ground level to 26 mtr height. The internal height (clear height) of the ground floor has been proposed 5.00 mtrs & 4.25 mtrs at upper floors.

#### Ground Coverage

- The total plot area : 3.25 acres or 13157.06 sqm
- Permissible covered area : 25 % or 3289.26 sqm
- Proposed covered area : 24.85 % or 3269.10 sqm (as given by party)
- Proposed area of Atrium : 828.482 sqm
- Total Ground Coverage including Atrium : 31.25% sqm or 4111.8222 sqm

#### FAR

- Permissible FAR : 100 or 7767.66 sqm
- Proposed FAR : 89 % or 11653.89 sqm (as given by party)
- Proposed area of Atrium : 1078.16 sqm
- Total FAR including Atrium : 96.77 sqm or 12732.055 sqm

### 4. Examination

- (a) In response to the D.O. Letter No. 10-2/2010-BAF/LEN dated 28.08.2014 from Secretary, GOI, M/o Social Justice & Empowerment, Department of Social Justice & Empowerment the DDA vide letter no. F16 (1)2014/MP/325 dated 17.09.2014 requested to Chief Architect, NDMC, to submit an Agenda item along with proper justification and special circumstances for relaxation and consideration for the Technical Committee, DDA which are as under:
  - i) Central Atrium
  - ii) Floor to Floor Height
- (b) As per provision of MPD-2021, the Atrium is only permissible in the Commercial Centers/ Metropolitan City Centre/ Central Business District and maximum 10% additional ground coverage is allowed and 25% of the utilized ground coverage shall be counted towards FAR.  
 In this Institutional Building a Central Atrium has been proposed of height 26 mtrs without counting its area towards Ground Coverage & FAR.
- (c) As per clause no. 14.2.2 (Height) of BBL 1983 the maximum height of the rooms in the residential building, office building & shops shall not be more than 4 mtrs measured from the surface of the floor to the lowest point of Ceiling (bottom of slab)  
 In this Institutional Building the internal height of the ground floor has been proposed 5.00 mtrs and 4.25 mtrs at upper floors.

*Itm no. 62114.  
 Submitted  
 22.09.2014  
 A.D (M.P.I)*



5. Explanation given by the Party

(a) Central Atrium proposed free of FAR & Ground Coverage & FAR

The building usage is public and large gathering will take place hence a large covered atrium in the centre of the building is required for spill over spaces and good light & ventilation of the building. The Atrium is proposed to be covered with translucent sheet and a dome.

(b) Internal/ floor to floor height of the building

The additional internal floor height is required to accommodate structural members and building services as the building program includes Auditorium & large span areas. The arrangement of proposed internal floor height is not disturbing the overall permissible height of the building i.e. maximum 20 mtrs and the maximum height with mumty/lift which is 26 mtrs. The external height of the building has been proposed same as per redevelopment plan, so that the external aesthetic area of the locality remains unchanged.

6. Justification:

- (a) The Redevelopment Plan of institutional area at Dr. Rajendra Prasad Road was approved on the norms of MPD-2001 i.e. Ground Coverage 25% and FAR 100 and height 20 mtrs. Now, as per MPD-2021 the Development Control Norms of Public Semi-Public have been enhanced i.e. Ground Coverage- 30%, FAR-120, Height-26 mtrs.
- (b) The Atrium may be allowed as permitted in other use premises i.e. Hotel and Commercial buildings as it is a building of National Importance and is being promoted by M/o Social Justice and Empowerment, Govt. of India.
- (c) The total height of the proposed building is within the permissible height of 20 mtrs as per the Redevelopment Plan of this area except the height of Atrium is 26 mtrs; however, it is within the permissible height of MPD-2021.

The clear height of Ground Floor is 5 mtrs and 4.25 mtrs on first floor may be considered as the same is being proposed to be used for auditorium, entrance lobby, AHU, staircase, exhibition Hall, etc.

The clear height of the second & third floor is proposed as 4.25 mtrs may also be considered otherwise party has to reduce the height to bring it within the permissible limits.

7. Recommendation

The above Comprehensive Agenda is submitted to DDA, Technical Committee for consideration in response to DDA letter no. F16(1)2014/MP/325 dated 17.09.2014 and on the request of Secretary, Ministry of Social Justice & Empowerment, Department of Social Justice & Empowerment, Govt. of India for the relaxation for the following:

- (a) The proposed Central Atrium may be permitted on the same line as allowed in commercial building and hotels.
- (b) The total height of the proposed building including Atrium upto a height of 26 mtrs and the clear height of ground floor 5 mtrs and 4.25 mtrs on first floor may be considered. The clear height of the second & third floor is proposed as 4.25 mtrs may also be considered otherwise the height is to be reduced within the permissible limits.

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Sudhakar  
22.09.2014.  
A.D.M.P.E.

  
(A.M. ATHALE)

CHIEF ARCHITECT  
PALIKA KENDRA; NDMC  
NEW DELHI

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

No. CA/BP/Dr. Ambedkar International Centre, New Delhi/D-1590-92 Date: 22 Sept 2014

Sh. Rajesh Kumar,  
Dy. Director (MP),  
DDA, 6th Floor,  
Vikas Minar,  
New Delhi

SUBJECT: PLANS FOR CONSTRUCTION OF DR. AMBEDKAR  
INTERNATIONAL CENTRE FOR M/O SOCIAL JUSTICE &  
EMPOWERMENT AT PLOT- A, INSTITUTIONAL AREA,  
DR. RAJENDRA PRASAD ROAD, NEW DELHI.

Ref: - 1. DDA's Letter No. F16 (1)2014/MP/325 dated 17.09.2014  
2. M/o Social Justice & Empowerment Letter No. 10-2/2010-DAF/LEN  
dated 28.08.2014

Sir,

This is with reference to your above referred letter and subject cited above, please find enclosed herewith a set of Agenda for the Technical Committee- DDA with respect to relaxation of Central Atrium and floor to floor height in respect of proposed Dr. Ambedkar International Centre at Plot-A, Institutional Area, Dr. Rajendra Prasad Road, New Delhi. Please find enclosed herewith the following items/documents which have been submitted by the party vide scheme no. 0075/2011 dated 09.07.2014 regarding the subject cited above:

1. Comprehensive Agenda.
2. Two sets of plans containing 12 nos. of sheets in each set.
3. Soft Copy of the Proposal in CD form.
4. Request letter of Secretary M/o Social Justice & Empowerment Letter No. 10-2/2010-DAF/LEN dated 28.08.2014

You are therefore, requested to examine the case and send your comments/N.O.C. at the earliest so that further necessary action can be taken, accordingly.

  
(A.M.ATHALE)  
CHIEF ARCHITECT

Copy To.

1. Sh. G. K. Dwivedi (Director), M/o Social Justice & empowerment, Government of India, 15 Janpath, New Delhi.
2. Ar. Rahul Tyagi, R T & Associates Pvt. Ltd., A-47, 48 Sectors -67, Noida, Uttar Pradesh- 201301.

CHIEF ARCHITECT

*Subyuan 87  
Rajendra*

*Itan no. 62/14  
Sudhakar  
22/09/2014  
A.D. (M.P.)*



Reply to the observations raised by NDMC vide their letter No. CA/BP/Dr A.I.C, New delhi/D-1355-56 dated 07.08.2014

Sr. No.	Shortcomings	As PER NDMC bye-laws / Redevelopment plan of Dr. Rajendra Prasad Road	Provisions made in drawings / plans submitted to NDMC	Relaxation required by Ministry of social Justice and Empowerment, Govt of India.	Remarks
1.	SETBACKS and BUILDING PROFILE	Towards		Towards	
a	The setbacks as specified in the Re-Development Plans of Dr Rajendra Prasad Road are not followed.	Dr. Rajender Prasad Road - 24 mtrs (minimum) Janpath - 24 mtrs (minimum)	Dr. Rajender Prasad Road - 24 mtrs Janpath - 29 mtrs.	Nil	NO change The proposed setback in plans is considered as 29 mtrs which is more than the prescribed set back of minimum 24 mtrs in redevelopment plan of CPWD/NDMC for Rajendra Prasad Road. Moreover, there is also no other reference building than this building on Janpath, hence, there will be also no alignment issue to match with other buildings. Hence, the approval to maintain the set back of 29 mtrs at Janpath as per our proposed drawings/plans may be permitted.
c		Meridian Hotel side - 21 mtrs (minimum)	Meridian Hotel side - 21 mtr	Nil	NO change

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Sd/-  
92/08/2014  
(I.P.I.)

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d		Plot B - 12 mtrs (minimum)	Plot B - 24 mtrs.	Nil	The proposed setback in plans is considered as 24 mtrs which is more than the prescribed set back of minimum 12 mtrs in redevelopment plan of CPWD/NDMC for Dr. Rajendra Prasad Road. Moreover, there is also no other reference building than this building on Janpath, hence, there will be also no alignment issue to match with other buildings. Also the off set of 24 mtrs. in place of minimum 12 mtrs. is required to accommodate Ramp for basement. Hence, the approval to maintain the set back of 24 mtrs. as per our proposed drawings/plans may be accorded.
2.	INTERNAL HEIGHT			Nil	NO change
a	The internal heights as specified in the Re-Development Plans of Dr. Rajendra Prasad Road are not followed.	Podium Gr. Floor	Podium 1.2 mtrs. Gr. Floor - 5.25 mtrs.	Addl. Gr. Height 1.2 mtrs	The additional internal floor heights is required to accommodate structural members and Building services as the building programme includes auditoriums and large span areas. The arrangement of proposed internal floor heights is also not disturbing the over all permissible height of the building i.e. maximum height 20 mtr and the maximum height with mummy/lift 26 mtr. It is further assured that external height of the building shall be kept same as per Redevelopment Plan, so that the external aesthetic of the area / locality
b		Other floors	Other Floors - 4.5 mtrs.	Addl. Other floor's Height of 0.8 mtr each floor	
c					

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Sudhakar  
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A.P.C.M.R.(F)



				shall also remain unchanged. Hence, the approval to maintain the internal height system as per our proposed drawings/plans may be accorded.
d	Max height Mumty /lft	20 mtrs 6 mtrs	Max height 20 mtrs Mumty /lft	NO Change. Total height of the building is as per the Redevelopment plan.
3.	ATRIUM	Maximum, 10 % additional ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25 % of the utilized ground coverage shall be counted towards FAR.  10 % of Ground Coverage = 328 sq mtrs (approx)	The proposed area to be utilized for Atrium is 1000 sq mtr.	The areas of Atrium above 25% of the utilized ground coverage i.e. approximate 678 sq mtr. is considered in FAR, as per bye-laws. Further, it is intimated that the building usage is public and large gatherings will take place hence a large Covered Atrium in the centre of the building is required for spill over spaces and good light and ventilation of the building. This atrium shall be covered with a translucent sheet and a dome. Relaxation may be given for covering the atrium.

Item no. 62/14  
Sudhakar  
 22/09/2014  
 A.D.(M.P.) I.

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सुधीर भार्गव  
SUDHIR BHARGAVA

सचिव  
SECRETARY

Tel : 23382653, Fax : 23385180  
E-mail : secy.wa@nic.in

73/1A/HAL(14/14)  
2-9-14



सत्यमेव जयते

भारत सरकार  
सामाजिक न्याय और अधिकारिता मंत्रालय  
सामाजिक न्याय और अधिकारिता विभाग  
शास्त्री भवन, नई दिल्ली-110 001

Government of India

Ministry of Social Justice and Empowerment

Deptt. of Social Justice and Empowerment

Shastri Bhawan, New Delhi-110 001

D.O. No. 10-2/2010-DAF/LEN

August 28, 2014

Dear Shri Shrivastava,

Please recollect our telephonic conversation regarding setting up of 'Dr Ambedkar International Centre' on Janpath, New Delhi. The project has been conceptualised and approved by a High Level Committee and assigned to NBCC for design and execution. A project-monitoring committee (PMC) has been constituted with Secretary SJ&E as Chairman to monitor and review the project.

2. The concept of the building has already been approved by DUAC in the meeting held on 18.6.2014 and is now under examination of the NDMC. In the last meeting of the PMC it was pointed out by reps of NDMC that, besides the Delhi building bylaws, the plot allotted to Dr Ambedkar Foundation is governed by 'Redevelopment plan of Dr Rajendra Prasad Road' also.

3. I would like to inform you that, the building has been planned as a public place with facilities for conferences and seminars etc. This has resulted in adopting certain features and spaces that are in slight variance with the control norms. Details are enclosed. It may be seen that only following two deviations need your attention and approval:-

(i) Central atrium. The building has a central open atrium. At roof level it is proposed to cover it with a light transparent sheet. It will help maintain a good ambience and prevent dust and bird menace from entering the building. It is requested that relaxation may be given to cover the atrium. The atrium will not be utilised for any other purpose.

(ii) Floor to floor height. As per the redevelopment plan, height of ground floor is restricted to 4.00 M and that of upper floors to 3.60 M. This being a public building with large spans and open spaces the ground floor height has been kept at 5.250 M and upper floor at 4.50 M. This increase in height will help obtain a reasonably good clear height between floors. Over all height of the building will be restricted to that mentioned in the redevelopment plan.



सचिव

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Sh. T...

2/9/2014



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: 2 :

4. In view of the national importance of the project, may I request you to please have the necessary permissions granted for deviations. These will in no way affect or violate any bylaw but will go a long way in giving value addition to the facility.

I look forward for an early response.

With regards,

Yours sincerely,

*Sudhir*

(Sudhir Bhargava)

Item no. 62/14

*Sudhir*

22.09.2014

Encl : As above

A.D.(M.P.) I

Shri Jalaj Srivastava,  
Chairman,  
New Delhi Municipal Council,  
Palika Kendra,  
New Delhi-110001

**Sub: Inclusion of Artists as Professional & provision of Day Care Centre/ Car Homes/ Senior Resident Homes, Service Kiosks for elderly in Residential Areas under Chapter-15 Mixed Use Regulations.**

**File No: F.20(27)/2014-MP**

## **1.0 Background**

1.1 Chief Vigilance Officer, DDA has forwarded the suggestions for modifications regarding Inclusion of Artists as Profession & provision of Day Care Centre/ Care Homes/ Senior Resident Homes, Service Kiosks for elderly in Residential Areas under Chapter-15 Mixed Use Regulations as part of MPD-2021 Review exercise.

[Ltr no 63/2014  
Sudhakar  
22-02-2014] 1.2 The above suggestions were discussed in the Senior Officers meeting under the Chairmanship of Vice Chairman, DDA held on 14.07.2014 and further in the 14<sup>th</sup> meeting of Advisory Group held on 11.08.2014 under the Chairmanship of Hon'ble Lt. Governor, Delhi. As per the minutes of the 14<sup>th</sup> meeting of Advisory Group these suggestions to be further discussed in the Technical Committee. The minutes of the meeting are reproduced below:

*"Chairman suggested that the laid down norms be followed for such policy issues/modification in MPD-2021."*

## **2.0 Examination**

During the discussion in 14<sup>th</sup> meeting of Advisory Group held under the Chairmanship of Hon'ble L.G. Delhi on 11.08.2014, it was decided that these suggestions to be discussed in the Technical Committee. The suggestions are given below:

1. Recognition of **painters/ sculptors/artists at par with others professionals** as mentioned in Chapter 15 related to "Mixed Use Regulations"; **clause No. 15.8 Professional Activity in MPD-2021.**
2. Regarding Provision of following facilities for Senior citizens under **clause No. 15.7 of Chapter 15.0 under Mixed use Regulation:**
  - a) Day Care Centre for Elderly in residential areas like Creches
  - b) Care Homes for the Elderly in the Residential areas
  - c) Senior Residents Living Homes
  - d) Service Kiosks in Residential areas



### 3.0 Proposal

In view of the above examination following modifications are proposed in MPD-2021:

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
<b>Chapter 15.0 MIXED USE REGULATIONS</b>		
<b>15.8 PROFESSIONAL ACTIVITY</b>		
	(i) Professional activities shall mean those activities involving services based on professional skills namely Doctor, Lawyer, Architect, and Chartered Accountant, Company secretary, Cost and Works Accountant, Engineer, Town Planner, Media professionals and Documentary Film maker <sup>1</sup> [and Management Professionals.*]	(i) Professional activities shall mean those activities involving services based on professional skills namely Doctor, Lawyer, Architect, and Chartered Accountant, Company secretary, Cost and Works Accountant, Engineer, Town Planner, Media professionals and Documentary Film maker <sup>1</sup> [and Management Professionals.*] <b>and Artists.</b>

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	3	3
<b>Chapter 15.0 MIXED USE REGULATIONS</b>		
<b>15.7 OTHER ACTIVITY</b>		
	<p>15.7.1 Subject to the general conditions given in para 15.4 and additional conditions given in para 15.7.3, the following public and semi-public activities shall also be permitted in the residential plots abutting roads of minimum ROW prescribed in 15.7.2, whether or not the road is notified as mixed use street:</p> <p>a).....</p> <p>h).....</p>	<p>15.7.1 Subject to the general conditions given in para 15.4 and additional conditions given in para 15.7.3, the following public and semi-public activities shall also be permitted in the residential plots abutting roads of minimum ROW prescribed in 15.7.2, whether or not the road is notified as mixed use street:</p> <p>a).....</p> <p>h).....</p> <p>Addition of new S.no i. after S.No h.</p> <p><b>i. Day- Care Centre/ Care Homes for Senior Citizens and Senior Residents Living Homes.</b></p>

<sup>1</sup> Added vide S.O.1135 (E) dated 14-05-2008

*Swadish*  
22/9/2014  
JG 63  
20/14  
AY-M.P.J

CHAPTER 13.0 SOCIAL INFRASTRUCTURE									
Table 13.27 Socio-Cultural and Community Facilities									
	No Provision	Addition of New Sl. No. 26 in Table 13.27							
		<table> <tr> <th>Sl. No.</th><th>Use Premises</th><th>Definitions</th><th>Activities Permitted</th></tr> <tr> <td>26</td><td>Service Kiosk</td><td>A premise having facilities for providing trained service personnel; masons, carpenters, plumbers/ domestic helps.</td><td>Kiosk and related facilities.</td></tr> </table>	Sl. No.	Use Premises	Definitions	Activities Permitted	26	Service Kiosk	A premise having facilities for providing trained service personnel; masons, carpenters, plumbers/ domestic helps.
Sl. No.	Use Premises	Definitions	Activities Permitted						
26	Service Kiosk	A premise having facilities for providing trained service personnel; masons, carpenters, plumbers/ domestic helps.	Kiosk and related facilities.						

Shelved  
22/05/2014

Para/ S. No.	MPD 2021				
	Existing Provisions		Proposed Amendments/Modifications		
1	2		3		
Chapter 4.0 SHELTER					
Table 4.2 Infrastructure Requirement for layout at Residential Neighbourhood level					
	Addition of S.No at 12; the existing S.no from 12 to 18 to be renumbered as from S.no 13 to 19.				
	S.No.	Use Premises	No. of units	Unit Area (ha.)	Total land (ha.)
(c)	Other Community Facilities	6. Milk Booth	--	As per standard norms (in LSC)	
				0.08-0.20	0.08-0.20
				0.04	0.08
				0.5	1.0
				1.0	1.0
				0.02-0.03	0.04-0.06
				0.08-0.20	0.08-0.20
				0.04	0.08
7. Banquet Hall	1	0.08-0.20	0.08-0.20		
8. Religious Building	2	0.04	0.08		
9. Housing Area Play ground	2	0.5	1.0		
10. Neighbourhood Play area	1	1.0	1.0		
11. Anganwari	2	0.02-0.03	0.04-0.06		
12. Service Kiosks	1	0.001	0.001		



**DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION**

F.1(12)/2014/MP/330

Date 23.09.2014

**MEETING NOTICE**

The 12<sup>th</sup> Technical Committee meeting of DDA will be held under the Chairmanship of Vice Chairman, DDA on Wednesday dated 24.09.2014 at 03:00 PM in the Conference Hall at B-Block, 1<sup>st</sup> 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**

- I Director (UTTIPEC), Chief Engineer, (MRTS)  
C.E.O (IRSDC),  
Commissioner-Cum-Secretary, (Transport Department),  
Chief Engineer (East Zone), DDA
- II Director (Plg) Zone - D
- III Chief Architect (NDMC)

For item No.

60/2014  
60/2014  
60/2014  
60/2014  
62/2014  
63/2014

**N.O.O**

1. Chief Security officer, Vikas Sadan, DDA, INA, New Delhi-23.
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

**DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION**

F.1(12)/2014/MP/330

Date 23.09.2014

**MEETING NOTICE**

The 12<sup>th</sup> **Technical Committee meeting of DDA** will be held under the Chairmanship of Vice Chairman, DDA on Wednesday dated **24.09.2014 at 03:00 PM in the Conference Hall at B-Block, 1<sup>st</sup> 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 Director (UTTIPEC), Chief Engineer, (MRTS)        | 60/2014      |
| C.E.O (IRSDC),                                      | 60/2014      |
| Commissioner-Cum-Secretary, (Transport Department), | 60/2014      |
| Chief Engineer (East Zone), DDA                     | 60/2014      |
| II Director (Plg) Zone - D                          | 62/2014      |
| III Chief Architect (NDMC)                          | 63/2014      |

**N.O.O**

1. Chief Security officer, Vikas Sadan, DDA, INA, New Delhi-23.
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



**DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION**

F.1(12)/2014/MP/330

Date 23.09.2014

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

Copy to:

1. Vice Chairman, DDA
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3. Finance Member, DDA
4. Commissioner (Plg.) *23/9/14*
5. Commissioner (LD)
6. Commissioner (LM)
7. Chief Planner, TCPO *23/9/14*
8. Chief Architect, HUPW DDA *23/9/14*
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr.(Plg.) (Infrastructure & UC) *23/9/14 at 11.30 am*
13. Addl. Commr.(Plg.) TB&C, DDA
14. Addl. Commr.(Plg.) UE&P, DDA *23/9/14*
15. Addl. Commr.(Plg.) AP & MPPR *23/9/14*
16. Addl. Commr. (Landscape), DDA *23/9/14*
17. Secretary, DUAC
18. Chief Town Planner, SDMC, NDMC, EDMC
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For item No.

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|     | C.E.O (IRSDC),                                      | 60/2014 |
|     | Commissioner-Cum-Secretary, (Transport Department), | 60/2014 |
|     | Chief Engineer (East Zone), DDA                     | 60/2014 |
| II  | Director (Plg) Zone - D - <i>23/9/14</i>            | 62/2014 |
| III | Chief Architect (NDMC)                              | 63/2014 |

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**Special Invitees**

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|-----|---|---------|
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|     | C.E.O (IRSDC),                                      | 60/2014 |
|     | Commissioner-Cum-Secretary, (Transport Department), | 60/2014 |
|     | Chief Engineer (East Zone), DDA                     | 60/2014 |
| II  | Director (Plg) Zone – D                             | 62/2014 |
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**F.1(12)/2014/MP/**

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