Frd. Techni Cal Commi Meeteng Held on 17.2

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पत्र व्यवहार

Reg Minutes of 3 rol. Technical Committee Meeting Sild on 17-2-2014 at 11.00 A.M. at Vikas Saday, T.N.A.

- New Delhe-



DELHI DEVELOPMENT AUTHORITY (MASTER PLAN SECTION) 6th Floor Vikas Minar, New Delhi Telephone No.23370507

IN

F.01(03)2014/MP/ 48,

Date 4.02.2014

A telephonic massage has been received to Director (Plg.)MPR&TC I Committee from the office of VC, DDA on 13.02.2014 that evening, the meeting of Technical Committee is to be convened on Monday dated 17.02.2014 at 11:00 AM in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, INA, New Delhi- 110023.

Accordingly, a Meeting Notice alongwith Index and Agendas for the Technical Committee meeting are placed opposite for signature pl.

(Sudha Rawal) Asstt. Director (MP)-I

dheart /14/02/2014.

Dy. Director (MP)

Director (MPR&Te)

Addl. Commr.(Plg.) MPR&AP

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P.T.O.

The 3rd meeting of Technical Committee was held on 17.02.2014 at 11.00 AM. The Draft Minutes of the Meeting placed opposite at (page 28/-39/c)

(Sudha Rawal) 'Asstt. Qirector (MP)-I

Dy. Director (MR)

Director (MPR&TO) त्ली विकास प्राधिकरण



The 3rd meeting of Technical Committee was held on 17.02.2014 at 11.00 AM. The Draft Minutes of the Meeting placed opposite at (page 28/c- 30/c)

(Sudha Rawal)
Asstt. Director (MP)-I

Asstt. Director (MP)-I Dy. Director (MP) Director (MPR&T रिक्त अयुक्त (गोजना) missioner (Pla) M. putup fair minutus.

18/2/14



The 3rd meeting of Technical Committee was held on 17.02.2014 at 11.00 AM. The Fair Minutes of the Meeting placed opposite for signature please.

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(Sudha Rawal) Asstt. Director (MP)-I

Dy. Director (MP)

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Minutes of the Technical Committee Item No. 10/2014.
Meeting Held on 13.2. 2014,

AGENDA FOR TECHNICAL COMMITTEE, DDA

Proposal: Relaxation for Residential Component and consideration of the frontage of the Plot on Jai Singh road instead of Parliament Street in r/o construction of Police Head Quarter & Police Station-Parliament Street, New Delhi.

F.8(1) 2014-MP

1. BACK GROUND

The Delhi Police has submitted a proposal for construction of Police Head Quarters and Police Station at Parliament Street, New Delhi vide scheme no. 0133/2013 dtd. 11.10.2013. The shortcomings in the proposal have been intimated to Delhi Police Authority vide letter dtd. 05.12.2013. (Annexure- A)

J. ten no 10/2014

Sudhakul 1410212.

The proposal consist of construction of Police Head Quarters and Police Station after demolition of all the existing structures except retaining the structures of Police Station Building, front colonnade, forecourt barracks & office around the central courtyard and also residential bungalow towards Ashoka Road which have been approved by HCC, being Heritage Structures Grade-II for retention. At site demolition work of non-Heritage Structures are in progress, which have been approved by the NDMC vide order dated 11.07.2013.

2. DEVELOPMENT CONTROL NORMS AS PER MPD -2021

1.	Land use of plot	Govt. Office	
2.	Location of Plot	Adjacent to Sardar Patel Bhawan, bounded by Parliament Street on East, Ashoka Road on South, Jai Singh Road on West and Delhi Co-Operative Society Office & Service Road on North. (Site Plan enclosed as	
3.	Total Plot Area	Annexure-B) 8.092 acres or 32,746.88 sq. mt.	
4.	Permissible Ground Coverage	30% of Plot area i.e. 9824.064 sq. mt	
5.	Existing Ground Coverage	3553.154 sqm. i.e. 10.85 %	
6.	Available Ground Coverage for proposed construction	6270.91 sq. mt. i.e. 19.15%	

King

7.	Permissible FAR	200 i. e. 65,497.76 sq. mt.	
8.	Existing FAR	6067.581 sq. mt. i.e. 18.49	
9.	Available FAR for proposed construction	59430.179 sq. mt. i.e. 181.51	
10.	Height	 NR as per MPD-2021 As per clause no. 6.4.3 (vi) of Zonal Development Pan of Zone-D there is a height restriction of 21.5 mtrs (70 feet) for plots on Parliament Street / Mahadev Road. 	
11.			
12.	Residence	Watch and Ward Residence / Residential maintenance staff (maximum 5% of FAR).	

Item no .10/2014 Sudwfy/14/02/2014. A.D. (M.P.) I

3. Detail Proposal of Delhi Police Head Quarter & Police Station.

Proposed Building to be Constructed:

- (a) Headquarter Office Building: The office building consist of two basements for parking & services, ground + 17 upper floors.
- (b) Residential Building: It consists of Stilt for parking & Entrance lobby + 7 upper floors for residential purpose.
- (c) Engineering Block / ESS: It consist of ground & first floor for Electric Sub-station, DG room, Meter room, HT panel room, Office etc.
- (f) Petrol Pump: The existing Petrol Pump / Dispenser have been proposed to be relocation near engineering block.

The Existing Building to be Retained:

- (a) Existing Police Station: It consists of ground & floor to be retained.
- (b) Existing Residential Block: It consists of ground & first floor to be renovated and will function as common security screening for all visitors entering to Police Headquarter Building.

The above existing Police Station and existing Residential Bungalow towards Ashoka Road are being retained as it is listed as Heritage Structures Grade-II as per notification of Govt. of NCT of Delhi.

- As per Clause no. 6.4.3 (vi) Zonal Development Plan of Zone-D there is a height restriction of 21.5 mtrs (70 feet) for plots on Parliament Street / Mahadev Road, whereas, the proposal is for 71.55 height for Police Headquarter Office Building and 23.25mts height for residential building.
- Party has proposed 12 Nos. DU's for their Staff measuring 207.66 sq. mt. (2234.48 sq. ft.) per Dwelling Unit.

4. Examination

- a) A Letter dtd. 26.12.2013 was sent to DDA for consideration of above cited proposal.
- b) A meeting notice was received from Asstt. Director (Plg.), DDA vide no. F.8(1)2014/MP/D-8 dated 13.01.2014 to discuss the proposal of Delhi Police Head Quarter Building w.r.t. permissible building height, residential component and entry and exit to the premises.
- c) A meeting was held with The Commissioner (Planning), DDA on 16/01/2014 wherein it was asked to submit the proposal in Comprehensive Agenda Form along with justification indicating the location of plot, Report and Drawings for the relaxation of residential component and consideration of the frontage of the plot on Jai Singh Road instead of Parliament Street for the construction of Police Head Quarters & Police Station at Parliament Street.
- d) As per provision of MPD-2021 for Govt. Land Use, maximum 5% of FAR can be used for Watch and Ward Residence / Residential maintenance staff, whereas, 12 Nos. Dwelling Unit (flats) has been proposed as Staff Quarters having an area of 207.66 sq. mt. (2234.48 sq. ft.) for each flat.
- e) As per Clause no. 6.4.3 (vi) Zonal Development Pan of Zone-D there is a height restriction of 21.5 mtrs (70 feet) for plots on Parliament Street / Mahadev Road, whereas, Police Headquarter Office Building consisting of Ground + 17 upper floors has been proposed upto height of 71.55 mts and Residential Building consisting of Stilt, ground + 6 upper floors upto a height of 23.25 mts.

Sudharful / 14/02/2014.

A.D. M. P. I.

5. <u>Justification in r/o change of Frontage of the plot from</u> Parliament Street to Jai Singh Road.

- a) The Frontage of the Plot on Jai Singh Road is more than the frontage on Parliament Street.
- b) The existing Police Station, front Colonnade, forecourt barracks and office around the central courtyard towards Parliament Street are listed as Heritage Structures Grade-II and same has to be retained as per HCC letter dated 07/09/2009 and no construction is permitted over this building. (Annexure-E)
- c) The Vehicular Ingress & Egress to this Plot is not feasible /possible from Parliament Street.
- d) The proposal of Police Head Quarter & Police Station is feasible on the available space towards Jai Singh Road
- e) With the restricted height of 21.50 mts the permissible FAR cannot be achieved.

Iten No. 10/2014 Sudheful /14/02/2014 A.D. (M.P.) I

6. Justification in r/o the Relaxation of Residential Component

- a) The plot allotted by L & D, O, is for Police Head Quarter & Police Station having Govt. Land Use.
- b) The Delhi Police Head Quarter & Police Station is going to functioning round the Clock maintaining safety & security of National Capital of Delhi for which some of senior Officials shall be staying within the Head Quarter Building / Police Station.
- c) The special units of Delhi Police which functions round the clock for which residential accommodation for these officers is required within the Police Station.

7. Delhi Police Authority submitted following documents :-

- a) Lease Plan issued by L&DO, plan no. 2068 showing allotment of area of 8.092 acres to Delhi Police. (Annexure-B)
- b) Allotment Letter issued by L&DO vide No. L-II-21(85)/355 dtd 15.05.2006. (Annexure-C)
- NOC issued by NMA / ASI vide letter No.CA/Delhi/ASI /NOC /2013/53 dated 16.05.2013. (Annexure-D)
- d) NOC from HCC vide No: 6(4)/2009-HCC dated 07/09/2009.
 (Annexure-E)
- e) One set of Drawings consisting of 32 Nos of Sheets. (Annexure-F)
- f) Architectural Report of the Project / Proposal. (Annexure-G)
- g) Power Point Presentation on C. D. (Annexure-H)

8. RECOMMENDATION:

- a) The Frontage of the plot may be considered on Jai Singh Road instead of Parliament Street so that there shall be no height restriction as imposed in clause no. 6.3.4 (vi) of Zonal Development Plan to achieve permissible FAR for the construction of Police Head Quarter and Police Station.
- b) The Residential component may be considered for relaxation considering their requirement and request received from Delhi Police Authority in respect of construction of 12 DU's having a covered area of area of 207.66 sq. mt. (2234.48 sq. ft.) for each DU.

Item No. 10/2014 Shal /14/02/2014 A.D. (M.P)-I

(A.M. ATHALE)
CHIEF ARCHITECT
NDMC
NEW DELHI

Kom Constant DECISION

"The proposal regarding the consideration of the frontage of the plot of the proposed Delhi Police Headquarter Office building at Parliament Street, New Delhi was presented by Chief Architect, NDMC. The observations of the Technical Committee are as follows:

- The Technical Committee agreed for the proposed location of entry and exit from Jai Singh Road instead of the Parliament Street since the Parliament Street Police Station, which has been declared as heritage building shall remain, as it is and there will not be any approach from this side to the Police Headquarter.
- 2. General Circulation Plan including parking plan for the visitors parking should be clearly indicated within the complex and no parking shall be permitted on the adjacent streets.
- 3. The visitor's parking shall be separate from the parking of the Police staff for security reasons.
- 4. Possibility of increase in Road R/W of the lane between 'State Bank of India' and the proposed building to 18 m may be explored in order to make it a two way.
- 5. Regarding the residential component of the premise, the MPD-2021 norms specified in Table 8.2 of the Master Plan for 'Govt. office' shall be followed.

The Technical Committee approved the proposal, as per the agenda placed by NDMC with the above observations".



14- ANNEXURE-A'
INTIMATION LETTER

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

No :-CA/BP/Police Head Quartes, Sansad Marg, New Delhi/D- Dt. 05/12/2013

Sh. V.A. Gupta Dy. Commissioner of Police Land & Building Cell, M.S.O. Building, I.P.Estate, New Delhi

Subject: - New Scheme of plans in r/o construction of Police Head Quarters & Police Station at Parliament Street, New Delhi

With reference to your building application on above said subject received vide scheme no 0133/2013 dated 11 10 2013, it is to intimate that as per the orders of the Competent Authority, NDMC dated 03 12 2013, you are required to comply with the following shortcomings within 60 days for further necessary action

En No. 10/2014.

The case shall be referred to MOUD for consideration w.r.t. the frontage of plot on Jai Singh Road instead of Parliament Street

The residential component have to be within the provision of MPD-2021 and requires modification on the drawings: otherwise the proposal shall require clearance from DDA Technical Committee.

3. The Shortcomings/corrections of drawings will be intimated w.r.t ground coverage, FAR, height of the building, ECS, setbacks, etc. only after receiving NOC from DDA Technical Committee wirlt residential component, frontage of the plot, height of the building

4 The proposal will be referred to HCC, DUAC and Delhi Fire Service only after receiving NOC from DDA Technical Committee.

5. Submission of NOC from L&DO, w.r.t. any dues as mentioned in the conditions of letter of allotment.

6 Submission of an affidavit / undertaking that the proposed basement outside the building profile will be flushed to the surrounding ground level and will be so designed that it shall be able to take the load of fire tender.

7. Submission of an affidavit/undertaking that the municipal water will not be use for construction activity / work.

8 Submission of 2 sets of HCC Performa.

9 Submission of two sets of Delhi Fire Service Performa

10. Submission of NOC from Ministry of Environment and Forest.

11. Submission of NOC from Chief Engineer (Electrical), NDMC wirlt, the proposed ESS

12 Submission of NOC from Tree Cutting Officer as some of the trees are falling in the proposed building profile and needs to be cut.

13 Submission of NOC from DCP license for the proposed petrol pump.

14 Submission of 1 set of structure drawing duly signed by the applicant and the structural engineer.

15. Submission of 2 sets of photographs of the site showing the existing building to be retained / site of size of 8"x 10"duly signed by the applicant / Architect

> (A. M. ATHALET CHIEF ARCHITECT

Copy to:-Ar. Vivek Kumar Pathak 1112 Vishal Tower, District Centre Janak Puri



T. N. MOHAN, IPS

REQUEST CETTER

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DECEPT DOLICE D.O. NO. 11.871 L & B. Cell PM.

विशेष आयुक्त पुलिस DH - II) (संचालन) देर 9 - 12-13

दिल्ली पुलिस मुख्यालय

इन्द्रप्रस्थ एस्टेट, नई दिल्ली-110002 SPECIAL COMMISSIONER OF POLICE (OPERATIONS)

DELHI POLICE HEADQUARTERS INDRAPRASTHA ESTATE, NEW DELHI-110002

Respected Sir,

Kindly refer to earlier DO No. 1101/P.Sec./Spl. CP/Ops dt. 11.11.2013 regarding proposed Delhi Police Headquarter Building at Jai Singh road, New Delhi-110001. As mentioned earlier, Delhi Police is envisaging the construction of Police Head Quarter Building on a Plot measuring 8.092 acres (3.27 Hect) on Jai Singh Road. This plot is contiguous one, in which, there is an existing heritage building of Police Station Parliament Street and the office of DCP New Delhi Distt. This portion of the heritage building falls on Parliament Street, which shall remain intact, as it is not a part of the redevelopment plan. The frontage of the plot on this side is also very small i.e. 75m (245 feet) only. The sanctity of this heritage building will be preserved as it is.

The proposed PHQ building will have a frontage on Jai Singh Road with emergency access from Parliament Street side. The entry and exit gates for this proposed Head quarter Building will also be on Jai Singh Road. The frontage of the plot on the Jai Singh Road is above 275m (902 feet) wide and most suitable for the proposed Head Quarter Building.

Keeping in view the security and operational considerations, Delhi Police would like to keep this plot contiguous and as a homogeneous entity. It also requires to maintain operational/support services from the Parliament Street established.

In view of the above facts, it is felt that the bifurcation or division of a contiguous plot will not technically be a viable proposition as this would seriously Jeopardise the operational and security environment. It is therefore requested that NDMC may kindly reconsider its earlier decision on this subject keeping in view the public nature and the sensitivity of this project and expedite the release of statuary approval of the drawing of the project.

m'a Office Per 112 -1016 4710

Shri Jalaj Shrivastava, Chairman, New Delhi Municipal council,

Palika Kendra, New Delhi-110001

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

D'seter (Fig.)
GIS GIZ Duit
Dy. No. 162
Date S 214

No: CA/BP/Police Headquarters, Parliament Street, New Delhi/D-0230-32 Dated: 09 Feb. 2014

THE COMMISSIONER (PLANNING)

DEANE UNIT,

DELHI DEVELOPMENT AUTHORITY,

GILFLOOR, VIKAS MINAR,

NEW DELHI.

tem No. 10/2014

SUBJECT: Relaxation for Residential Component and consideration of the frontage of the Plot on Jai Singh road instead of Parliament Street in r/o construction of Police Head Quarter & Police Station-Parliament Street, New Delhi.

Sudway /14/02/2014

 This office letter No. CA/BP/Delhi Police Headquarters, Sansad Marg, New Delhi/D-02521-23 dated 26/12/2013

2. DDA letter No. F.8 (1) 2014/MP/D-8. dtd. 13.01.2014.

Sir.

This is with reference to above referred letters and subject cited above, please find enclosed herewith the Comprehensive Agenda in r/o Police Head Querter & Police Station for placing the same before the Technical Committee Meeting, DDA for consideration and necessary action.

You are therefore, requested to examine the case and send your comments/N.O.C. at the earliest.

Сору То.

(A.M.ATHALE) CHIEF ARCHITECT

ACCAP)

Sh. V.A. Gupta
Dy. Commissioner of Police
Land & Building Cell,
M.S.O. Building,
I.P. Estate, New Delhi

QW 5/2/2019

Ar. Vivek Kumar Pathak 1112 Vishal Tower, District, Centre, Janak Puri New Delhi-110058

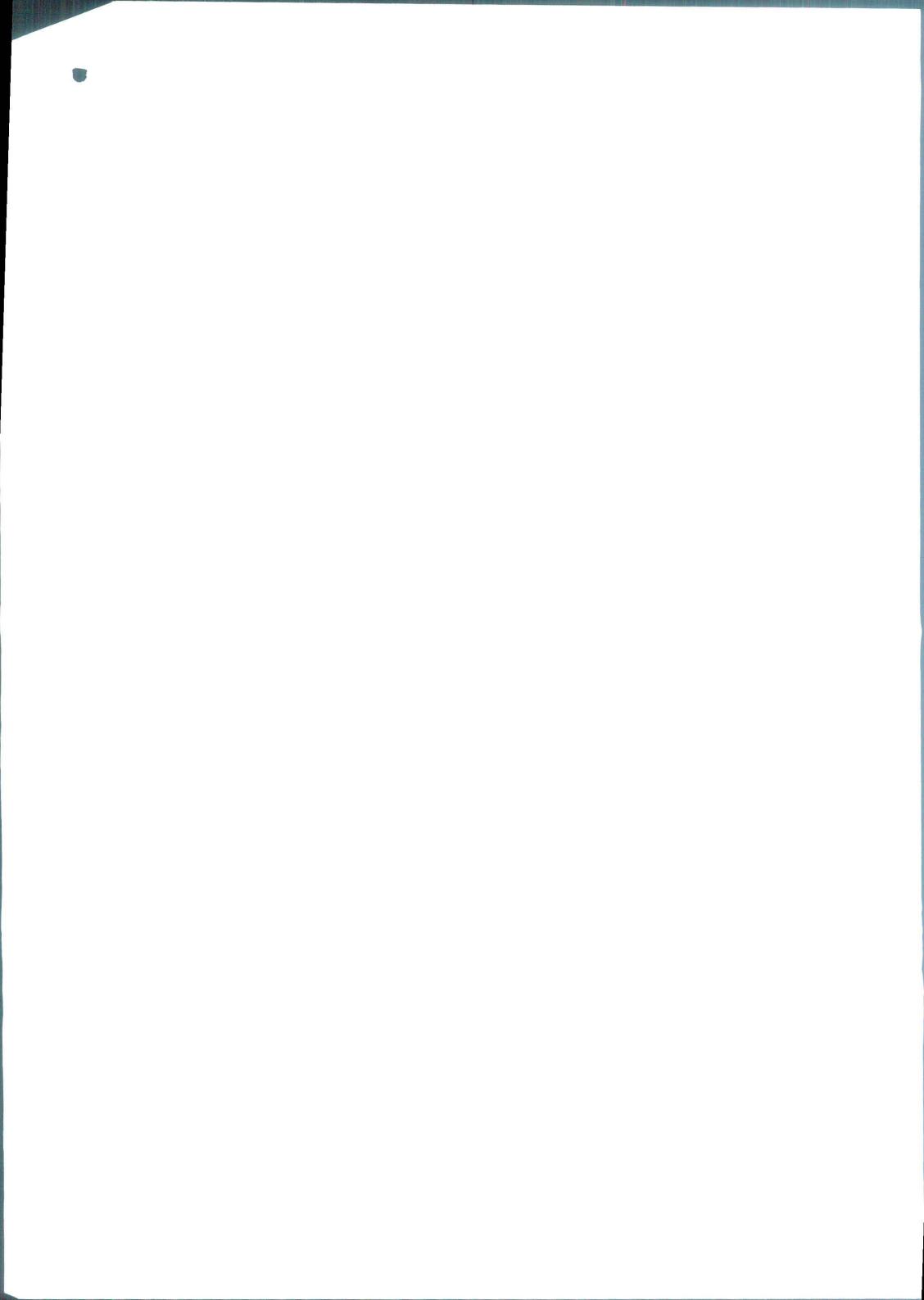
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F. No. F11(1)10/UTTIPEC Held on 17.2.2014 Technical Committee Meeting

DELHI DEVELOPMENT AUTHORITY

AGENDA FOR 3rd TECHNICAL COMMITTEE TO BE HELD ON 17.02.2014

<u>Sub: Layout Plan of TOD Pilot Project at Karkardooma and Allotment of Land for School to Vikramashila Education Society</u>

1.0 BACKGROUND

a) TOD Pilot Project, Karkardooma Metro Station was taken up by UTTIPEC as per the decision of the Governing Body dated 21.05.10, modifying the earlier approved plan for was approved in principle by the 26th Governing Body on 29.10.10.

b) Subsequently, as per the Minutes of the 6th Technical Committee meeting dt. 20.11.2012 for the Item: Proposed TOD Pilot Project at Kadkadooma Station, "the Layout (plan) was approved in principle and it was decided that the project should

c) At the 2nd Technical Committee meeting dated 28.02.13, it was agreed in principle that:

a. To incorporate modified Zonal Plan roads in the Zone 'E' Plan as per the approved layout plan as a special case for TOD Pilot project.

b. Realignment of sewer lines which are to be designed and implemented as part of detailed decentralized infrastructure scheme for the site.

c. However the proposal was to be modified as per the TOD norms and then to be put up for consideration of next TC meeting for <u>relaxation</u> of setbacks, height and ground coverage, etc."

d) At 3rd Technical Committee meeting dated 08.04.2013, it was decided that "...location of school site near Metro Station is not desirable. However, considering the court orders, L.D. Wing may explore possibility for an alternative school site in near vicinity. It was further decided that the complete proposal highlighting the proposed T.O.D. Policy norms etc. shall be put up in the next Technical Committee meeting."

e) At 2nd Technical Committee dated 10.02.2014, this item was deferred after discussion by the Technical Committee with following observations:

i. The proposal for school site to be reworked based on the provisions in MPD- 2021

ii. The officer from Land Disposal Wing to be present for providing status/ clarifications as per Land Disposal Policy.

2.0 EXAMINATION:

2.1 <u>Finalization of Layout Plan as per decision of Technical Committee Meeting dated</u> 08.04.13:

- A detailed Review Meeting was held under EM, DDA on 24.06.2013 to discuss various issues regarding the site, new roads and sewer line of the Kadkadooma site. It was decided that:
 - a. Feasibility study of realigned 30M wide Zonal plan road along the railway line approved in principle by TC dt. 28.02.13 to be taken up by DDA in coordination with Railways. DDA would apply for NOC to Railways to take up construction of

the 30M Road on railway Land, after due approval from UTTIPEC. Chief Engineer would conduct a Survey for preparing the feasibility study.

b. Existing 66KV HT Line shall be kept/ maintained at its current location, and the design of the 30m proposed Zonal Plan Road shall be modified accordingly to accommodate the existing HT line as a given site constraint.

c. Existing Sewer line passing within the Kadkadooma site should not be realigned and would be kept at the current position. An open easement of 3.5M (1.75 m from centre line both sides) shall be kept free of building construction. The easement could be used for pedestrian/NMT pathways, open parking or other uses. Buildings could be allowed to span over the easement.

ii) Regarding the decision taken in the TC meeting dated 28.2.13, the TOD Policy has been prepared as part of Master Plan review process, after due deliberation in various Management Action Groups, Advisory Groups, etc. The same is under finalization and yet to be approved.

2.2 Allotment of Land to Vikramashila Education Society for Primary School (Court Case)

- i) The decision of the Technical Committee dt. 08.04.2013 regarding the location of the school site for allotment to Vikramshila Society, was communicated to the Institutional Land Branch, DDA vide letter dated 10.5.2013. Subsequently, I.L. Branch vide letter dated 17.5.2013 has informed UTTIPEC that "no land is available in the near vicinity which could be allotted to the Society for construction of school. The society in this case has already made the full payment of the plot and requesting time and again for handing over the possession of the land. Lands Department has intimated that the allotment in this case has been made as per the directions of Hon'ble Court. of Delhi and approval of Hon'ble L.G. and this may, therefore, be treated as most urgent so as to avoid any undue delay and unwanted litigation".
- ii) In view of the High Court decision conveyed by the Institutional Branch and also the Legal Notice received on behalf of Vikramshilla Education Society, an alternative plot for allotment to Vikramshila Education Society for Primary School, has been identified in the final proposed layout plan and placed with the agenda for approval.

Detail Layout Plan incorporating the examination at 2.1 and 2.2 are provided below:

2.3 <u>Layout Plan for 29.83 Ha Kadkadooma TOD Pilot Project site as per TOD Norms (as per decision of TC)</u>

As per the above decisions, the Layout Plan for Proposed TOD Pilot Project at Karkardooma Metro Station has been prepared and is placed for Approval [Refer drawings and detailed Area Statement at Annexure 'A']. A summary is given below:

a) Area Statement of Layout plan:

	Area (Sq. M)	(Ha)
Overall DDA Land Area	2,98,299	29.83
Existing G.D. Goenka School	6.295	0.63
Primary School Plot for Vikramshila Society	4,200	0.63

	T	Physics in the second	
Developable Site Area for comprehensive TOD Scheme:		2,87,804	28.78
Ground Coverage	32%	(Maximum permissit	
FAR on comprehensive scheme basis	2.0		
Land Area under Mixed-Use Blocks	54%	1,53,185	15.32
Land Area under Utilities	4%	11,113	1.11
Land under Roads and Circulation (incl. Pedestrian only streets)	22%	64,560	6.46
Recreational/ Open Space	20%	58,945	5.89
TOTAL BUILT UP AREA (BuA):		5,69,416	56.94
Residential BuA	50%	2,85,312	28.53
Commercial BuA	30%	1,69,551	16.96
Civic BuA	20%	1,14,553	11.46
Total Residential Population	21,600 persons 750 PPH		
Density			

b) TOD based Development control norms for the Layout Plan of Pilot Project: The site shall be developed as mixed use blocks, on the basis of Transit Oriented Development norms/codes & regulations as proposed in Chapter 20: TRANSPORTATION and Chapter 17: DEVELOPMENT CODE as part of MPD-2021 Review.

2.4 <u>Criteria for Location Site for school as per MPD-2021:</u>

MPD provision	Proposal for selecting site L-1 for school
New schools to be located adjacent to parks/ playgrounds.	Plot L-1 is located adjacent to two parks which may accommodate playgrounds for children, as part of overall TOD scheme.
Should preferably be located along internal roads with minimum 12m ROW, unless specified.	Plot L-1 is flanked by a 24m road as part of overall TOD scheme.

3.0 PROPOSAL:

Since the TOD policy is still under preparation, the plot measuring 4200 sq.m. within Karkardooma TOD pilot project scheme (marked as L-1) in the layout plan is proposed for school site with following Development Control Norms as per MPD-2021:

Norms Controls as per MPD-2021:	
Area of Plot (in sq.m.)	2000- 4000* *However, IL Deptt. has requested for copy of the layout plan with area/dimension of the plot for handing over possession of land for construction of school at Karkardooma, land 4200 sq.m. (Annexure B)
FAR	120
Ground Coverage	30%
Height	18m
Setbacks	As per MPD-2021

4.0 RECOMMENDATION

In view of the above, the proposed site for School in the layout plan of Karkardooma TOD pilot project [Annexure 'A'] is placed before the Technical Committee for consideration and approval. The decision of the TC will be forwarded to the concerned department of DDA for further follow up action.

[Plg. Asst.) UTTIPEC]

[Dy. Director (Arch.)-III]
UTTIPEC)

[Director (Plg.) UTTIPEC] UTTIPEC

DECISIN'

The proposal was presented by Dy. Director (Plg) UTTIPEC, after detailed deliberation the Technical Committee agreed to the proposal for Primary School Site measuring 4200 sqmt with the conditions that the plot will have two components i.e. building area and play area of 50% each. The development control norms of MPD- 2021 will be applicable on the Building Area.





ANNEXURE B'

DELHI DEVELOPMENT AUTHORITY INSTITUTIONAL LAND BRANCH

No. F.18(42)82/IL/ 568

Dated: 17/7/

To

The Director (PIg), UTTIPEC, 2th Floor, DDA, Vikas Minar, IP Estate
New Delhi

Sub: Handing over possession of land for construction of School at Karkardooma, Delhi, land measuring 4200 Sqm.

Sir,

In compliance to Hon'ble High Court Order dated 11.2.2011 and subsequent approval of the Hon'ble LG dated 25.8.2011, Vikramashila Educational Society has been allotted land measuring 4200 Sqm. at Karkardooma, Delhi.

After completion of the codal formalities by the Society, the possession letter was issued for taking physical possession at site with the direction to the AD(S)/IL(EZ) for handing over the physical possession of the land 4200 Sqm at Karkardooma to the Society.

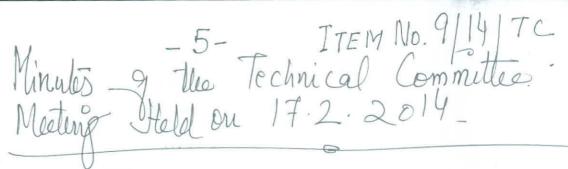
It has been reported by the AE (IL)/East that the copy of the lay out plan may be asked from the Planning Department with the area/dimension of the plot. You are accordingly requested to arrange a copy of the same so that possession can be handed over to the Society.

Since the allotment in this case has been made as per the direction of Hon'ble High court and approval of the Hon'ble LG. This may be treated as MOST URGENT so as to avoid any undue delay and unwanted litigation.

Yours faithfully,

HAD

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File No. F.3 (16)2012/MP

Sub: Change of landuse for land measuring 10 Acres from "Residential Use" to "Government Use (Government Office)" for setting up Data Centre and Main office Complex and other related infrastructure for NATGRID at Andheria more village-Mehrauli, Tehsil - Hauz Khas

1. Background:

ii.

 NATGRID has requested for allotment of land for setting up Data Centre and Main office complex and other related infrastructure

122 batallion of CRPF was occupying DDA land admeasuring 22.09 Acre near Andheria More adjacent to pocket D-1 of DDA housing scheme, Vasant kunj. At the behest of CRPF land measuring 18.83 Acres was allotted to CRPF by institutional land Dept., DDA vide letter no. F.25 (8)03/IL/1471 dated-12.08.2011 on perpetual lease basis for Residential purpose. In the allotment letter it has been mentioned that 2.53 acres is required by DDA for proposed road and 0.73 Acre is earmarked for District Park.

The cabinet committee on security approved the setting up of NATGRID and attached office with the Ministry of home Affairs(MHA). It has been mentioned letter issued by Chief Executive officer addressed to Hon'ble Lt. Governor Delhi dated 20.07.2011 "Hon'ble Home minister has taken a decision vide file no. 11011/84/2001/AD dated 29.04.2011 that a quantum of 10 acres of land within the area under possession of CRPF is earmarked for NATGRID along with direction that not to put up any construction on rest of 10 acre land without taking permission from MHA. It is also indicated in the letter that keeping in view requirement of residential quarters to accommodate the CRPF official/personnel deployed for official duties in Delhi and National Capital Region. It was proposed by the Lt. Governor that an equivalent quantum land (say about 15 acre) adjoining the South West and North East of existing 22.09 acres of plot under possession of CRPF.

iv. Subsequently the institutional branch of DDA allotted 10 Acre land in favour of NATGRID vide letter no. F.25 (8)03/IL/560 dated 23.03.2012 Out of 18.83 Acre of land already allotted to CRPF.

2. Examination:

- The land under reference falls in Residential Use Zone as per notified Zonal development plan of Zone J. The tentative location has been earmarked on the Zonal plan of Zone J (Annexure I).
- ii) The land do not form part of Development Area of DDA therefore, NATGRID approached South Delhi Municipal Corporation (SDMC) for approval/sanction of layout/building plan. The South Delhi Municipal Corporation (SDMC) inturn requested NATGRID to furnish series of documents, following are the specific requirement pertaining to DDA

Jtm No. 9/14 Sudhaful/14/02/2014,

- The land use of site in question is Residential, Hence, NATGRID is not permitted in Residential use, Land use change of the said site is must from DDA.
- Proposal submitted is not as per MPD-2021. Clarification regarding applicability of Development Control Norms is required from DDA.
- Six sets of layout plan with complete dimensions/details showing all existing surrounding.

3. Proposal

i. The proposal for Change of landuse for land measuring 10 Acres from "Residential Use" to "Government Use (Government Office)" for setting up Data Centre and Main office Complex and other related infrastructure for NATGRID at Andheria more village- Mehrauli, Tehsil - Hauz Khas is given below (Annexure-II):

Ituno 9/14 Sudhufy 14/02/2014 A.D.(M.P.I)

Subject	Existing Land Use as per MPD 2021	Proposed Land Use	Boundary of the Site / Area
Change of landuse for land measuring 10 Acres from "Residential Use" to "Government Use (Government Office)" for setting up Data Centre and Main office Complex and other related infrastructure for NATGRID at Andheria more village-Mehrauli, Tehsil - Hauz Khas	"Residential Use"	"Government Use (Government Office)"	North: Mehrauli Mahipalpur Road West: 18 M wide Proposed road East: DDA LAnd South: land allotted to

- ii. Earlier, 24 m wide road was proposed from Mehrauli Mahipalpur Road to ILBS Hospital via CRPF land. Now the proposed road has been reduced to 18 m hence the I L Branch DDA and L M /N L branch of DDA to make exact demarcation on ground.
- The norms for local government offices /Public sector undertakings under government land use shall be as per integrated office complex as per MPD 2021.

4. Recommendations:

Proposal as given in Para 3 (i. to iii.) above is put up for consideration of the Technical Committee and its further processing for change of land use under Section 11A of DD

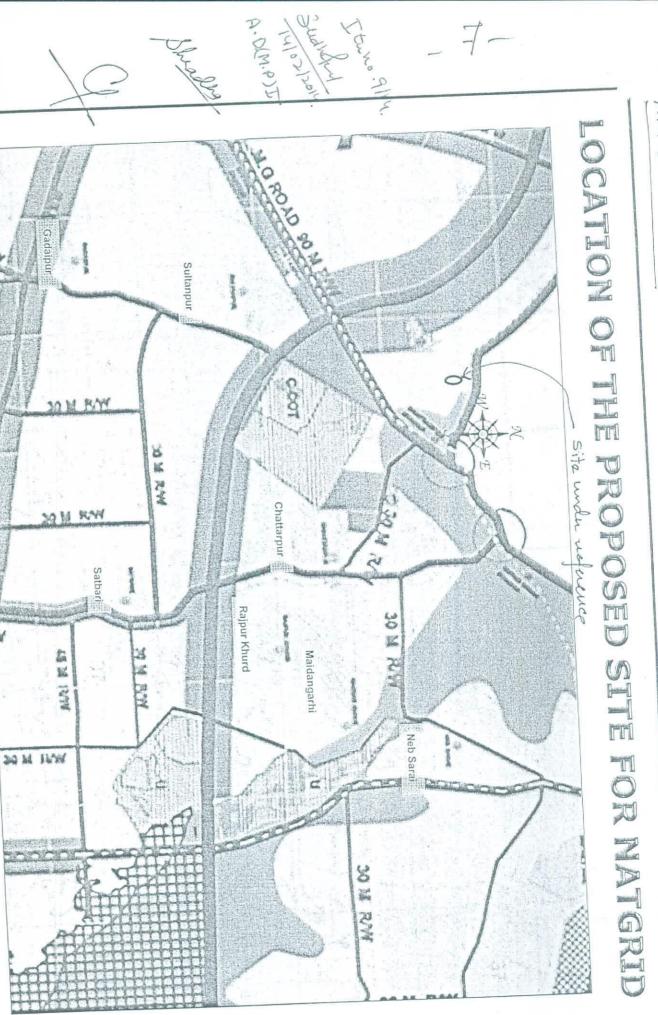
Act 1957.

Asstt. Dir. (Plg.)-J

Dy. Dir. (Plg.)-J

Dir. (Plg.) UC&J

The proposal was explained by Director (Plg) UC & Zone J, after detailed deliberation the Technical Committee agreed to the proposal for processing of Change of Land Use for the Land measuring 10 acres from residential use to govt. use (Govt. office) for setting up of NATGRID infrastructure at Andheria More, Village Mehrauli under section 11-A of DD Act by the Authority and MoUD.



A. DIM. P)I

MEHRAULI-MAHIPALPUR ROAD VEXURE-II Jen no. 9/14. 14.02-2014. A.D M.P. I The exact dimension of the Site shall be indicated after demarcations the land or by IL Branch & LM/NL Branch, DDA Regarding the residential component of the premise, the MPD-2021 norms specified in Table 8.
 of the Master Plan for 'Govt. office' shall be followed.

The Technical Committee approved the proposal, as per the agenda placed by NDMC with the above observations".

Action: Director (Plg) Zone – 'D', DDA Chief Architect, NDMC

Item No. 11/2014

Layout Plan of T.O.D. Project at Karkardooma and Allotment of Land for Primary School to Vikaramashila Education Society.

F.11(01)10/UTTIPEC.

The proposal was presented by Dy. Director (Plg) UTTIPEC, after detailed deliberation the Technical Committee agreed to the proposal for Primary School Site measuring 4200 sqmt with the conditions that the plot will have two components i.e. building area and play area of 50% each. The development control norms of MPD- 2021 will be applicable on the Building Area.

Action: Director (Plg.) UTTIPEC, DDA

Meeting ended with vote of thanks to the Chair.

I.P. PARATE) 18/2/14

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
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- 16. Addl. Commr.(Plg.) MP,UE&LP, DDA
- 17. Addl. Commr.(Plg.) AP & MPPR.
- 18. Addl. Commr. (Landscape), DDA
- 19. Secretary, DUAC
- 20. Sr. Architect (HQ-I) CPWD Nirman Bhawan
- 21. Dv. Commissioner of Police (Traffic) Delhi
- 22. Land & Development Officer (L&DO)



F.1 (03) 2014/MP/55

DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION,

6TH FLOOR, VIKAS MINAR,

I.P. ESTATE, NEW DELHI – 110002

Date: -/8.02.2014

Sub: Minutes of the 3rd Technical Committee held on 17-02-2014

Item No. 08/2014

Confirmation of Minutes

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Action: Director (Plg.) UTTIPEC, DDA

Meeting ended with vote of thanks to the Chair.

J.P. PARATE) 18/2/14

Director (Plg.) MPR & Technical Committee

Copy to:

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Finance Member, DDA
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- 5. Commissioner (LD)
- 6. Commissioner (LM)
- 7. Chief Planner, TCPO
- 8. Chief Architect, HUPW DDA
- 9. Chief Architect, NDMC
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- 18. Addl. Commr. (Landscape), DDA
- 19. Secretary, DUAC
- 20. Sr. Architect (HQ-I) CPWD Nirman Bhawan
- 21. Dy. Commissioner of Police (Traffic) Delhi
- 22. Land & Development Officer (L&DO)

List of participants of 3rd meeting for the year 2014 of Technical Committee on 17.02.2014

DELHI DEVELOPMENT AUTHORITY S/Sh./Ms.

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Pr. Commissioner (LD),
- 4. J.B. Kshirsagar Commissioner (Plg),
- 5. B.K. Mishra, Commissioner (LM),
- 6. Vinod Dhar, Chief Architect,
- 7. P.M. Parate, Addl. Commissioner (TC&B),
- 8. R.K. Jain, Addl. Commissioner (Plg) UE, MP&LP
- 9. S.P. Pathak, Addl. Commissioner (Plg) AP&MPR
- 10. Savita Bhandari, Addl. Commissioner (LS)
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- 13. S. Das, Director (Plg) Zone D,
- 14. K. Sri Rangan, Director (UTTIPEC),
- 15. Chandu Bhutia, Director (Plg) UC & Zone 'J',
- 16. Anand Parkash, Dy. Director (Plg) Zone J
- 17. Ms. Romi Roy, Dy. Director (UTTIPEC)
- 18. Ajay Kumar Saroj, Dy. Director (Plg) VC Office,
- 19. Sharda Arun, Asstt. Director (Plg) Zone J,
- 20. Sakshi Walia, Asstt. Director (Plg) Zone D,

OTHER ORGANIZATION

S/Sh./Ms.

- 1. A.M. Athaly, Chief Architect, NDMC
- 2. Vivek Pathak. Pr. Architect, DP(HQ),
- 3. V.A. Gupta, DCP (Land Building) Delhi Police
- 4. Devesh Chand L&DO
- 5. Sushil Kumar, Architect, NDMC
- 6. Tufil Ahmed SLF, SDMC
- 7. V.K Singh (STUP)
- 8. S.K. Sharma (STUP)
- 9. A. Shitole (STUP)



F.1 (03) 2014/MP/55

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

Date: -/8.02.2014

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Item No. 08/2014

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Action: Director (Plg) Zone – 'D', DDA Chief Architect, NDMC

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Action: Director (Plg.) UTTIPEC,DDA

Meeting ended with vote of thanks to the Chair.

(L.P. PARATE) 18/2/14

Director (Plg.) MPR & Technical Committee

Copy to:

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Finance Member, DDA
- 4. Commissioner (Plg)
- Commissioner (LD)
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- 22. Land & Development Officer (L&DO)

List of participants of 3rd meeting for the year 2014 of Technical Committee on 17.02.2014

DELHI DEVELOPMENT AUTHORITY S/Sh./Ms.

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Pr. Commissioner (LD),
- 4. J.B. Kshirsagar Commissioner (Plg),
- 5. B.K. Mishra, Commissioner (LM),
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Jan 18/2/14

Director (Plg.) MPR & Technical Committee

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F.1 (03) 2014/MP/55

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

Date: -/8.02.2014

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DELHI DEVELOPMENT AUTHORITY

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Action: Director (Plg.) UTTIPEC,DDA

Meeting ended with vote of thanks to the Chair.

I.P. PARATE) 18/2/14

Director (Plg.) MPR & Technical Committee

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List of participants of 3rd meeting for the year 2014 of Technical Committee on 17.02.2014

DELHI DEVELOPMENT AUTHORITY S/Sh./Ms.

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- 15. Chandu Bhutia, Director (Plg) UC & Zone 'J',
- 16. Anand Parkash, Dy. Director (Plg) Zone J
- 17. Ms. Romi Roy, Dy. Director (UTTIPEC)
- 18. Ajay Kumar Saroj, Dy. Director (Plg) VC Office,
- 19. Sharda Arun, Asstt. Director (Plg) Zone J,
- 20. Sakshi Walia, Asstt. Director (Plg) Zone D,

OTHER ORGANIZATION

S/Sh./Ms.

- 1. A.M. Athaly, Chief Architect, NDMC
- 2. Vivek Pathak. Pr. Architect, DP(HQ),
- 3. V.A. Gupta, DCP (Land Building) Delhi Police
- 4. Devesh Chand L&DO
- 5. Sushil Kumar, Architect, NDMC
- 6. Tufil Ahmed SLF, SDMC
- 7. V.K Singh (STUP)
- 8. S.K. Sharma (STUP)
- 9. A. Shitole (STUP)



F.1 (03) 2014/MP/55

DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION,

6TH FLOOR, VIKAS MINAR,

I.P. ESTATE, NEW DELHI – 110002

Date: -/8.02.2014

Sub: Minutes of the 3rd Technical Committee held on 17-02-2014

Item No. 08/2014

Confirmation of Minutes

The Minutes of the 2^{nd} Technical Committee meeting held on 10-02-2014 were circulated vide letter no. F. 1(2)2014-MP dated 14-02-2014 to all the members. As no observations have been received, the Minutes of the 2^{nd} Technical Committee meeting held on 14.02.2012 were confirmed.

Item No. 09/2014

Change of Land Use for the Land measuring 10 Acres from Residential use to Govt. use (Govt. office) for setting up of NATGRID infrastructure at Andheria More, Village Mehrauli, Tehsil Hauz Khas

F3(16)2012/MP.

The proposal was explained by Director (Plg) UC & Zone J, after detailed deliberation the Technical Committee agreed to the proposal for processing of Change of Land Use for the Land measuring 10 acres from residential use to govt. use (Govt. office) for setting up of NATGRID infrastructure at Andheria More, Village Mehrauli under section 11-A of DD Act by the Authority and MoUD.

Action: Director (Plg.) UC & Zone 'J',

Item No. 10/2014

Relaxation for Residential Component and consideration of the frontage of the Plot on Jai Singh road instead of Parliament Street in r/o construction of Police Head Quarter & P.S. Parliament street, new Delhi. F8(1)2014-MP.

"The proposal regarding the consideration of the frontage of the plot of the proposed Delhi Police Headquarter Office building at Parliament Street, New Delhi was presented by Chief Architect, NDMC. The observations of the Technical Committee are as follows:

- The Technical Committee agreed for the proposed location of entry and exit from Jai Singh Road instead of the Parliament Street since the Parliament Street Police Station, which has been declared as heritage building shall remain, as it is and there will not be any approach from this side to the Police Headquarter.
- 2. General Circulation Plan including parking plan for the visitors parking should be clearly indicated within the complex and no parking shall be permitted on the adjacent streets.
- 3. The visitor's parking shall be separate from the parking of the Police staff for security reasons.
- 4. Possibility of increase in Road R/W of the lane between 'State Bank of India' and the proposed building to 18 m may be explored in order to make it a two way.

 Regarding the residential component of the premise, the MPD-2021 norms specified in Table 8.2 of the Master Plan for 'Govt. office' shall be followed.

The Technical Committee approved the proposal, as per the agenda placed by NDMC with the above observations".

Action: Director (Plg) Zone – 'D', DDA Chief Architect, NDMC

Item No. 11/2014

Layout Plan of T.O.D. Project at Karkardooma and Allotment of Land for Primary School to Vikaramashila Education Society.

F.11(01)10/UTTIPEC.

The proposal was presented by Dy. Director (Plg) UTTIPEC, after detailed deliberation the Technical Committee agreed to the proposal for Primary School Site measuring 4200 sqmt with the conditions that the plot will have two components i.e. building area and play area of 50% each. The development control norms of MPD- 2021 will be applicable on the Building Area.

Action: Director (Plg.) UTTIPEC, DDA

Meeting ended with vote of thanks to the Chair.

Jane 18/2/14

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.(Plg.)TB&C, DDA
- 16. Addl. Commr.(Plg.) MP, UE&LP, DDA
- 17. Addl. Commr. (Plg.) AP & MPPR.
- 18. Addl. Commr. (Landscape), DDA
- 19. Secretary, DUAC
- 20. Sr. Architect (HQ-I) CPWD Nirman Bhawan
- 21. Dy. Commissioner of Police (Traffic) Delhi
- 22. Land & Development Officer (L&DO)

List of participants of 3rd meeting for the year 2014 of Technical Committee on 17.02.2014

DELHI DEVELOPMENT AUTHORITY S/Sh./Ms.

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Pr. Commissioner (LD),
- 4. J.B. Kshirsagar Commissioner (Plg),
- 5. B.K. Mishra, Commissioner (LM),
- 6. Vinod Dhar, Chief Architect,
- 7. P.M. Parate, Addl. Commissioner (TC&B),
- 8. R.K. Jain, Addl. Commissioner (Plg) UE, MP&LP
- 9. S.P. Pathak, Addl. Commissioner (Plg) AP&MPR
- 10. Savita Bhandari, Addl. Commissioner (LS)
- 11. Sanjeev Mittal, Director (Lands),
- 12. I.P. Parate, Director (Plg)MPR&TC
- 13. S. Das, Director (Plg) Zone D,
- 14. K. Sri Rangan, Director (UTTIPEC),
- 15. Chandu Bhutia, Director (Plg) UC & Zone 'J',
- 16. Anand Parkash, Dy. Director (Plg) Zone J
- 17. Ms. Romi Roy, Dy. Director (UTTIPEC)
- 18. Ajay Kumar Saroj, Dy. Director (Plg) VC Office,
- 19. Sharda Arun, Asstt. Director (Plg) Zone J,
- 20. Sakshi Walia, Asstt. Director (Plg) Zone D,

OTHER ORGANIZATION

S/Sh./Ms.

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- 2. Vivek Pathak. Pr. Architect, DP(HQ),
- 3. V.A. Gupta, DCP (Land Building) Delhi Police
- 4. Devesh Chand L&DO
- 5. Sushil Kumar, Architect, NDMC
- 6. Tufil Ahmed SLF, SDMC
- 7. V.K Singh (STUP)
- 8. S.K. Sharma (STUP)
- 9. A. Shitole (STUP)



F.1 (03) 2014/MP/55

DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION,

6TH FLOOR, VIKAS MINAR,

I.P. ESTATE, NEW DELHI – 110002

Date: -/8.02.2014

Sub: Minutes of the 3rd Technical Committee held on 17-02-2014

Item No. 08/2014

Confirmation of Minutes

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Item No. 09/2014

Change of Land Use for the Land measuring 10 Acres from Residential use to Govt. use (Govt. office) for setting up of NATGRID infrastructure at Andheria More, Village Mehrauli, Tehsil Hauz Khas

F3(16)2012/MP.

The proposal was explained by Director (PIg) UC & Zone J, after detailed deliberation the Technical Committee agreed to the proposal for processing of Change of Land Use for the Land measuring 10 acres from residential use to govt. use (Govt. office) for setting up of NATGRID infrastructure at Andheria More, Village Mehrauli under section 11-A of DD Act by the Authority and MoUD.

Action: Director (Plg.) UC & Zone 'J',

Item No. 10/2014

Relaxation for Residential Component and consideration of the frontage of the Plot on Jai Singh road instead of Parliament Street in r/o construction of Police Head Quarter & P.S. Parliament street, new Delhi. F8(1)2014-MP.

"The proposal regarding the consideration of the frontage of the plot of the proposed Delhi Police Headquarter Office building at Parliament Street, New Delhi was presented by Chief Architect, NDMC. The observations of the Technical Committee are as follows:

- The Technical Committee agreed for the proposed location of entry and exit from Jai Singh Road instead of the Parliament Street since the Parliament Street Police Station, which has been declared as heritage building shall remain, as it is and there will not be any approach from this side to the Police Headquarter.
- 2. General Circulation Plan including parking plan for the visitors parking should be clearly indicated within the complex and no parking shall be permitted on the adjacent streets.
- 3. The visitor's parking shall be separate from the parking of the Police staff for security reasons.
- 4. Possibility of increase in Road R/W of the lane between 'State Bank of India' and the proposed building to 18 m may be explored in order to make it a two way.



File No. F.3 (16)2012/MP

Sub: Change of landuse for land measuring 10 Acres from "Residential Use" to "Government Use (Government Office)" for setting up Data Centre and Main office Complex and other related infrastructure for NATGRID at Andheria more village-Mehrauli, Tehsil - Hauz Khas

1. Background:

ii.

 NATGRID has requested for allotment of land for setting up Data Centre and Main office complex and other related infrastructure

122 batallion of CRPF was occupying DDA land admeasuring 22.09 Acre near Andheria More adjacent to pocket D-1 of DDA housing scheme, Vasant kunj. At the behest of CRPF land measuring 18.83 Acres was allotted to CRPF by institutional land Dept., DDA vide letter no. F.25 (8)03/IL/1471 dated-12.08.2011 on perpetual lease basis for Residential purpose. In the allotment letter it has been mentioned that 2.53 acres is required by DDA for proposed road and 0.73 Acre is earmarked for District Park.

The cabinet committee on security approved the setting up of NATGRID and attached office with the Ministry of home Affairs(MHA). It has been mentioned letter issued by Chief Executive officer addressed to Hon'ble Lt. Governor ,Delhi dated 20.07.2011 "Hon'ble Home minister has taken a decision vide file no. 11011/84/2001/AD dated 29.04.2011 that a quantum of 10 acres of land within the area under possession of CRPF is earmarked for NATGRID along with direction that not to put up any construction on rest of 10 acre land without taking permission from MHA. It is also indicated in the letter that keeping in view requirement of residential quarters to accommodate the CRPF official/personnel deployed for official duties in Delhi and National Capital Region. It was proposed by the Lt. Governor that an equivalent quantum land (say about 15 acre) adjoining the South West and North East of existing 22.09 acres of plot under possession of CRPF.

iv. Subsequently the institutional branch of DDA allotted 10 Acre land in favour of NATGRID vide letter no. F.25 (8)03/IL/560 dated 23.03.2012 Out of 18.83 Acre of land already allotted to CRPF.

2. Examination:

- i) The land under reference falls in Residential Use Zone as per notified Zonal development plan of Zone J. The tentative location has been earmarked on the Zonal plan of Zone J (Annexure I).
- ii) The land do not form part of Development Area of DDA therefore, NATGRID approached South Delhi Municipal Corporation (SDMC) for approval/sanction of layout/building plan. The South Delhi Municipal Corporation (SDMC) inturn requested NATGRID to furnish series of documents, following are the specific requirement pertaining to DDA

J. t. No. 9/14 Sudhaful/14/02/2014. A.D. (M.P) I. III.



- a) The land use of site in question is Residential, Hence, NATGRID is not permitted in Residential use, Land use change of the said site is must from DDA.
- Proposal submitted is not as per MPD-2021. Clarification regarding applicability of Development Control Norms is required from DDA.
- Six sets of layout plan with complete dimensions/details showing all existing surrounding.

3. Proposal

i. The proposal for Change of landuse for land measuring 10 Acres from "Residential Use" to "Government Use (Government Office)" for setting up Data Centre and Main office Complex and other related infrastructure for NATGRID at Andheria more village- Mehrauli, Tehsil - Hauz Khas is given below (Annexure-II):

Itano 9/14 Sudhafy T4/02/2014 A.D.(M.P.I.)

Subject	Existing Land Use as per MPD 2021	Proposed Land Use	Boundary of the Site / Area
Change of landuse for land measuring 10 Acres from "Residential Use" to "Government Use (Government Office)" for setting up Data Centre and Main office Complex and other related infrastructure for NATGRID at Andheria more village-Mehrauli, Tehsil - Hauz Khas	"Residential Use"	"Government Use (Government Office)"	North: Mehrauli Mahipalpur Road West: 18 M wide Proposed road East: DDA LAnd South: land allotted to

- ii. Earlier, 24 m wide road was proposed from Mehrauli Mahipalpur Road to ILBS Hospital via CRPF land. Now the proposed road has been reduced to 18 m hence the I L Branch DDA and L M /N L branch of DDA to make exact demarcation on ground.
- iii. The norms for local government offices /Public sector undertakings under government land use shall be as per integrated office complex as per MPD 2021.

4. Recommendations:

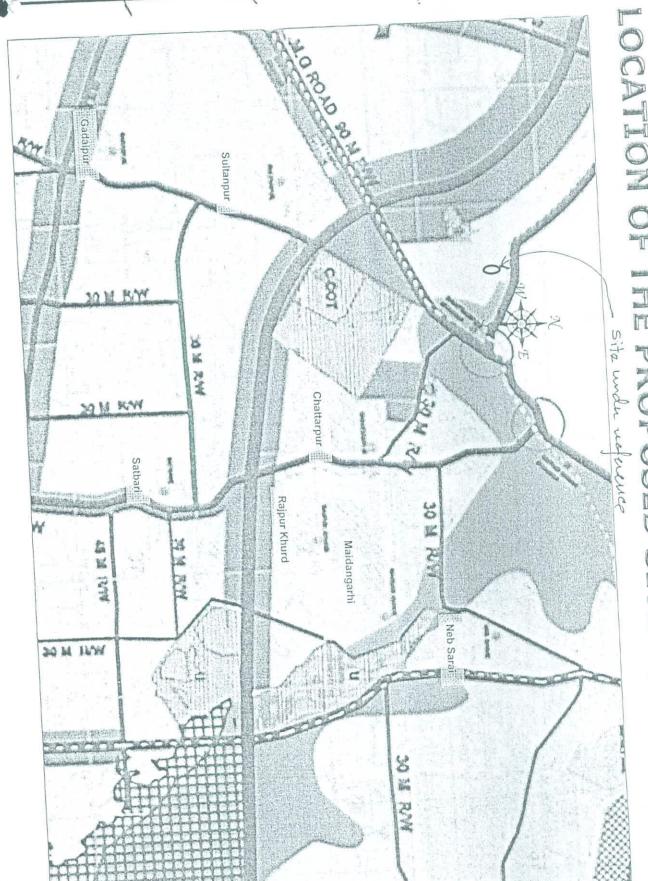
Proposal as given in Para 3 (i. to iii.) above is put up for consideration of the Technical Committee and its further processing for change of land use under Section 11A of DD Act 1957.

Asstt. Dir. (Plg.)-J

Dy. Dir. (Plg.)-J

Dir. (Plg.) UC&J

LOCATION OF THE PROPOSED SITE FOR NATGRID



D. DIM. PITI

the 30M Road on railway Land, after due approval from UTTIPEC. Chief Engineer would conduct a Survey for preparing the feasibility study.

b. Existing 66KV HT Line shall be kept/ maintained at its current location, and the design of the 30m proposed Zonal Plan Road shall be modified accordingly to accommodate the existing HT line as a given site constraint.

- c. Existing Sewer line passing within the Kadkadooma site should not be realigned and would be kept at the current position. An open easement of 3.5M (1.75 m from centre line both sides) shall be kept free of building construction. The easement could be used for pedestrian/NMT pathways, open parking or other uses. Buildings could be allowed to span over the easement.
- ii) Regarding the decision taken in the TC meeting dated 28.2.13, the TOD Policy has been prepared as part of Master Plan review process, after due deliberation in various Management Action Groups, Advisory Groups, etc. The same is under finalization and yet to be approved.

2.2 Allotment of Land to Vikramashila Education Society for Primary School (Court Case)

- i) The decision of the Technical Committee dt. 08.04.2013 regarding the location of the school site for allotment to Vikramshila Society, was communicated to the Institutional Land Branch, DDA vide letter dated 10.5.2013. Subsequently, I.L. Branch vide letter dated 17.5.2013 has informed UTTIPEC that "no land is available in the near vicinity which could be allotted to the Society for construction of school. The society in this case has already made the full payment of the plot and requesting time and again for handing over the possession of the land. Lands Department has intimated that the allotment in this case has been made as per the directions of Hon'ble Court. of Delhi and approval of Hon'ble L.G. and this may, therefore, be treated as most urgent so as to avoid any undue delay and unwanted litigation".
- ii) In view of the High Court decision conveyed by the Institutional Branch and also the Legal Notice received on behalf of Vikramshilla Education Society, an alternative plot for allotment to Vikramshila Education Society for Primary School, has been identified in the final proposed layout plan and placed with the agenda for approval.

Detail Layout Plan incorporating the examination at 2.1 and 2.2 are provided below:

2.3 <u>Layout Plan for 29.83 Ha Kadkadooma TOD Pilot Project site as per TOD Norms (as per decision of TC)</u>

As per the above decisions, the Layout Plan for Proposed TOD Pilot Project at Karkardooma Metro Station has been prepared and is placed for Approval [Refer drawings and detailed Area Statement at **Annexure 'A'**]. A summary is given below:

a) Area Statement of Layout plan:

	Area (Sq. M)	(Ha)
Overall DDA Land Area	2,98,299	29.83
Existing G.D. Goenka School	6,295	0.63
Primary School Plot for Vikramshila Society	4,200	0.42

MEHRAULI: MAHIPALPUR ROAD JEXURE-II Jano. 9/14. A.D M.P. I The exact dimension of the Site shall be indicated after demarcation the land on Shradha 14/02/2014

DELHI DEVELOPMENT AUTHORITY

AGENDA FOR 3rd TECHNICAL COMMITTEE TO BE HELD ON 17.02.2014

Sub: Layout Plan of TOD Pilot Project at Karkardooma and Allotment of Land for School to Vikramashila Education Society

1.0 BACKGROUND

a) TOD Pilot Project, Karkardooma Metro Station was taken up by UTTIPEC as per the decision of the Governing Body dated 21.05.10, modifying the earlier approved plan for Group Housing Project in this area. The conceptual layout plan based on TOD concept was approved in principle by the 26th Governing Body on 29.10.10.

b) Subsequently, as per the Minutes of the 6th Technical Committee meeting dt. 20.11.2012 for the Item: Proposed TOD Pilot Project at Kadkadooma Station, "the Layout (plan) was approved in principle and it was decided that the project should <u>be taken up as a TOD Pilot Project"</u>

c) At the 2nd Technical Committee meeting dated 28.02.13, it was agreed in principle that:

a. To incorporate modified Zonal Plan roads in the Zone 'E' Plan as per the approved layout plan as a special case for TOD Pilot project.

b. Realignment of sewer lines which are to be designed and implemented as part of detailed decentralized infrastructure scheme for the site.

c. However the proposal was to be modified as per the TOD norms and then to be put up for consideration of next TC meeting for relaxation of setbacks,

height and ground coverage, etc."

- d) At 3rd Technical Committee meeting dated 08.04.2013, it was decided that "...location of school site near Metro Station is not desirable. However, considering the court orders, L.D. Wing may explore possibility for an alternative school site in near vicinity. It was further decided that the complete proposal highlighting the proposed T.O.D. Policy norms etc. shall be put up in the next Technical Committee meeting."
- e) At 2nd Technical Committee dated 10.02.2014, this item was deferred after discussion by the Technical Committee with following observations:
 - The proposal for school site to be reworked based on the provisions in MPD- 2021 and recommendations of LD Wing in file.
 - The officer from Land Disposal Wing to be present for providing status/ clarifications as per Land Disposal Policy.

2.0 EXAMINATION:

2.1 Finalization of Layout Plan as per decision of Technical Committee Meeting dated

- i) A detailed Review Meeting was held under EM, DDA on 24.06.2013 to discuss various issues regarding the site, new roads and sewer line of the Kadkadooma site. It was
 - a. Feasibility study of realigned 30M wide Zonal plan road along the railway line approved in principle by TC dt. 28.02.13 to be taken up by DDA in coordination with Railways. DDA would apply for NOC to Railways to take up construction of

Developable Site Area for comprehensive TOD Scheme:		2,87,804	28.78
Ground Coverage	32%	(Maximum permissib	
FAR on comprehensive scheme basis	2.0		1070/
Land Area under Mixed-Use Blocks	54%	1,53,185	15.32
Land Area under Utilities	4%	11,113	1.11
Land under Roads and Circulation (incl. Pedestrian only streets)	22%	64,560	6.46
Recreational/ Open Space	20%	58,945	5.89
TOTAL BUILT UP AREA (BuA):		5,69,416	56.94
Residential BuA	50%	2,85,312	28.53
Commercial BuA	30%	1,69,551	16.96
Civic BuA	20%	1,14,553	11.46
Total Residential Population	21,60	0 persons	11.70
Density	750 P		

b) TOD based Development control norms for the Layout Plan of Pilot Project: The site shall be developed as mixed use blocks, on the basis of Transit Oriented Development norms/codes & regulations as proposed in Chapter 20: TRANSPORTATION and Chapter 17: DEVELOPMENT CODE as part of MPD-2021 Review.

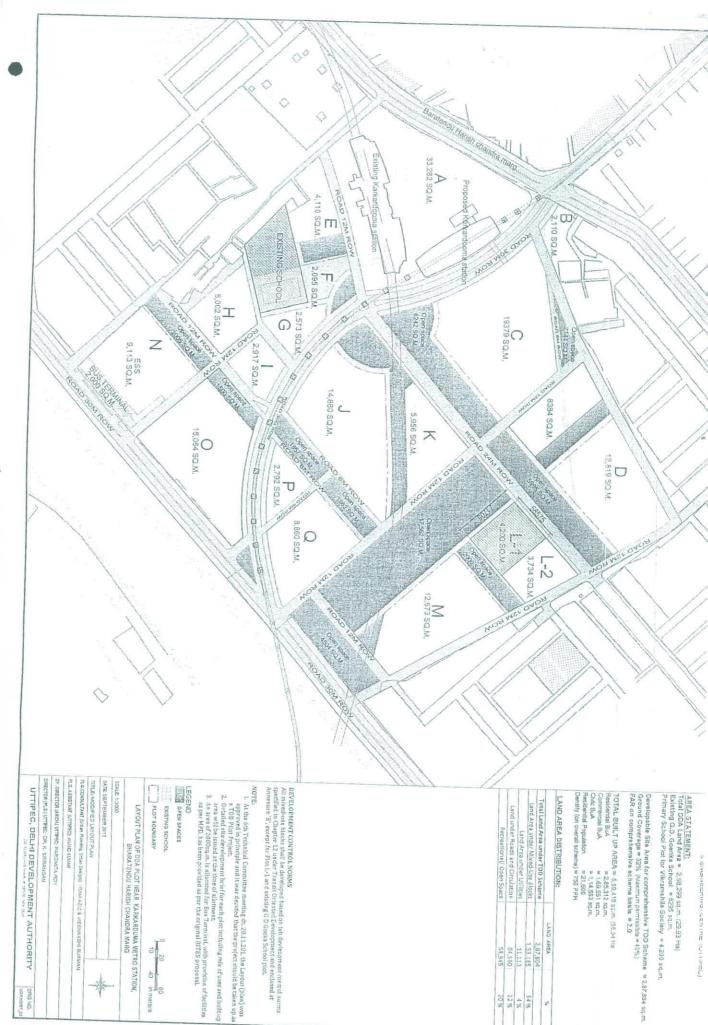
2.4 <u>Criteria for Location Site for school as per MPD-2021:</u>

MPD provision	Proposal for selecting site L-1 for school
New schools to be located adjacent to parks/ playgrounds.	Plot L-1 is located adjacent to two parks which may accommodate playgrounds for children, as part of overall TOD scheme.
Should preferably be located along internal roads with minimum 12m ROW, unless specified.	Plot L-1 is flanked by a 24m road as part of overall TOD scheme.

3.0 PROPOSAL:

Since the TOD policy is still under preparation, the plot measuring 4200 sq.m. within Karkardooma TOD pilot project scheme (marked as L-1) in the layout plan is proposed for school site with following Development Control Norms as per MPD-2021:

Norms	Controls as per MPD-2021:	
Area of Plot (in sq.m.)	2000- 4000*	
	*However, IL Deptt. has requested for copy of the layout plan with area/dimension of the plot for handing over possession of land for construction of school at Karkardooma, land 4200 sq.m. (Annexure B)	
FAR	120	
Ground Coverage	30%	
Height	18m	
Setbacks	As per MPD-2021	



ANNEXURE B

DELHI DEVELOPMENT AUTHORITY INSTITUTIONAL LAND BRANCH

No. F.18(42)82/IL/ 568

Dated: 17/2/17

To

The Director (Plg), UTTIPEC, 2nd Floor, DDA, Vikas Minar, IP Estate
New Delhi

Sub: Handing over possession of land for construction of School at Karkardooma, Delhi, land measuring 4200 Sqm.

Sir

In compliance to Hon'ble High Court Order dated 11.2.2011 and subsequent approval of the Hon'ble LG dated 25.8.2011, Vikramashila Educational Society has been allotted land measuring 4200 Sqm. at Karkardooma, Delhi.

After completion of the codal formalities by the Society, the possession letter was issued for taking physical possession at site with the direction to the AD(S)/IL(EZ) for handing over the physical possession of the land 4200 Sqm at Karkardooma to the Society.

It has been reported by the AE (IL)/East that the copy of the lay out plan may be asked from the Planning Department with the area/dimension of the plot. You are accordingly requested to arrange a copy of the same so that possession can be handed over to the Society.

Since the allotment in this case has been made as per the direction of Hon'ble High court and approval of the Hon'ble LG. This may be treated as MOST URGENT so as to avoid any undue delay and unwanted litigation.

Yours faithfully,

y. Director (II

DELHI DEVELOPMENT AUTHORITY

AGENDA FOR 3rd TECHNICAL COMMITTEE TO BE HELD ON 17.02.2014

<u>Sub: Layout Plan of TOD Pilot Project at Karkardooma and Allotment of Land for School to Vikramashila Education Society</u>

1.0 BACKGROUND

- a) TOD Pilot Project, Karkardooma Metro Station was taken up by UTTIPEC as per the decision of the Governing Body dated 21.05.10, modifying the earlier approved plan for Group Housing Project in this area. The conceptual layout plan based on TOD concept was approved in principle by the 26th Governing Body on 29.10.10.
- b) Subsequently, as per the Minutes of the 6th Technical Committee meeting dt. 20.11.2012 for the Item: Proposed TOD Pilot Project at Kadkadooma Station, "the Layout (plan) was approved in principle and it was decided that the project should be taken up as a TOD Pilot Project"
- c) At the 2nd Technical Committee meeting dated 28.02.13, it was agreed in principle that:
 - a. To incorporate modified Zonal Plan roads in the Zone 'E' Plan as per the approved layout plan as a special case for TOD Pilot project.
 - b. Realignment of sewer lines which are to be designed and implemented as part of detailed decentralized infrastructure scheme for the site.
 - c. However the proposal was to be modified as per the TOD norms and then to be put up for consideration of next TC meeting for <u>relaxation</u> of setbacks, height and ground coverage, etc."
- d) At 3rd Technical Committee meeting dated 08.04.2013, it was decided that "...location of school site near Metro Station is not desirable. However, considering the court orders, L.D. Wing may explore possibility for an alternative school site in near vicinity. It was further decided that the complete proposal highlighting the proposed T.O.D. Policy norms etc. shall be put up in the next Technical Committee meeting."
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 - ii. The officer from Land Disposal Wing to be present for providing status/ clarifications as per Land Disposal Policy.

2.0 EXAMINATION:

2.1 Finalization of Layout Plan as per decision of Technical Committee Meeting dated 08.04.13:

- i) A detailed Review Meeting was held under EM, DDA on 24.06.2013 to discuss various issues regarding the site, new roads and sewer line of the Kadkadooma site. It was decided that:
 - a. Feasibility study of realigned 30M wide Zonal plan road along the railway line approved in principle by TC dt. 28.02.13 to be taken up by DDA in coordination with Railways. DDA would apply for NOC to Railways to take up construction of

the 30M Road on railway Land, after due approval from UTTIPEC. Chief Engineer would conduct a Survey for preparing the feasibility study.

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Detail Layout Plan incorporating the examination at 2.1 and 2.2 are provided below:

2.3 <u>Layout Plan for 29.83 Ha Kadkadooma TOD Pilot Project site as per TOD Norms (as per decision of TC)</u>

As per the above decisions, the Layout Plan for Proposed TOD Pilot Project at Karkardooma Metro Station has been prepared and is placed for Approval [Refer drawings and detailed Area Statement at Annexure 'A']. A summary is given below:

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Existing G.D. Goenka School	6,295	0.63
Primary School Plot for Vikramshila Society	4,200	0.42

Developable Site Area for comprehensive TOD Scheme:	4	2,87,804	28.78
Ground Coverage	32%	(Maximum permissib	le = 40%)
FAR on comprehensive scheme basis	2.0		
Land Area under Mixed-Use Blocks	54%	1,53,185	15.32
Land Area under Utilities	4%	11,113	1.11
Land under Roads and Circulation (incl. Pedestrian only streets)	22%	64,560	6.46
Recreational/ Open Space	20%	58,945	5.89
TOTAL BUILT UP AREA (BuA):		5,69,416	56.94
Residential BuA	50%	2,85,312	28.53
Commercial BuA	30%	1,69,551	16.96
Civic BuA	20%	1,14,553	11.46
Total Residential Population	21,60	0 persons	
Density			

b) TOD based Development control norms for the Layout Plan of Pilot Project: The site shall be developed as mixed use blocks, on the basis of Transit Oriented Development norms/codes & regulations as proposed in Chapter 20: TRANSPORTATION and Chapter 17: DEVELOPMENT CODE as part of MPD-2021 Review.

2.4 <u>Criteria for Location Site for school as per MPD-2021:</u>

MPD provision	Proposal for selecting site L-1 for school
New schools to be located adjacent to parks/ playgrounds.	Plot L-1 is located adjacent to two parks which may accommodate playgrounds for children, as part of overall TOD scheme.
Should preferably be located along internal roads with minimum 12m ROW, unless specified.	Plot L-1 is flanked by a 24m road as part of overall TOD scheme.

3.0 PROPOSAL:

Since the TOD policy is still under preparation, the plot measuring 4200 sq.m. within Karkardooma TOD pilot project scheme (marked as L-1) in the layout plan is proposed for school site with following Development Control Norms as per MPD-2021:

Norms	Controls as per MPD-2021	
Area of Plot (in sq.m.)	2000- 4000* *However, IL Deptt. has requested for copy of the layout plan with area/dimension of the plot for handing over possession of land for construction of school at Karkardooma, land 4200 sq.m. (Annexure B)	
FAR	120	
Ground Coverage	30%	
Height	18m	
Setbacks	As per MPD-2021	

the 30M Road on railway Land, after due approval from UTTIPEC. Chief Engine would conduct a Survey for preparing the feasibility study.

- b. Existing 66KV HT Line shall be kept/ maintained at its current location, and the design of the 30m proposed Zonal Plan Road shall be modified accordingly to accommodate the existing HT line as a given site constraint.
- c. Existing Sewer line passing within the Kadkadooma site should not be realigned and would be kept at the current position. An open easement of 3.5M (1.75 m from centre line both sides) shall be kept free of building construction. The easement could be used for pedestrian/NMT pathways, open parking or other uses. Buildings could be allowed to span over the easement.
- ii) Regarding the decision taken in the TC meeting dated 28.2.13, the TOD Policy has been prepared as part of Master Plan review process, after due deliberation in various Management Action Groups, Advisory Groups, etc. The same is under finalization and yet to be approved.

2.2 Allotment of Land to Vikramashila Education Society for Primary School (Court Case)

- i) The decision of the Technical Committee dt. 08.04.2013 regarding the location of the school site for allotment to Vikramshila Society, was communicated to the Institutional Land Branch, DDA vide letter dated 10.5.2013. Subsequently, I.L. Branch vide letter dated 17.5.2013 has informed UTTIPEC that "no land is available in the near vicinity which could be allotted to the Society for construction of school. The society in this case has already made the full payment of the plot and requesting time and again for handing over the possession of the land. Lands Department has intimated that the allotment in this case has been made as per the directions of Hon'ble Court. of Delhi and approval of Hon'ble L.G. and this may, therefore, be treated as most urgent so as to avoid any undue delay and unwanted litigation".
- ii) In view of the High Court decision conveyed by the Institutional Branch and also the Legal Notice received on behalf of Vikramshilla Education Society, an alternative plot for allotment to Vikramshila Education Society for Primary School, has been identified in the final proposed layout plan and placed with the agenda for approval.

Detail Layout Plan incorporating the examination at 2.1 and 2.2 are provided below:

2.3 <u>Layout Plan for 29.83 Ha Kadkadooma TOD Pilot Project site as per TOD Norms (as per decision of TC)</u>

As per the above decisions, the Layout Plan for Proposed TOD Pilot Project at Karkardooma Metro Station has been prepared and is placed for Approval [Refer drawings and detailed Area Statement at Annexure 'A']. A summary is given below:

a) Area Statement of Layout plan:

	Area (Sq. M)	(Ha)
Overall DDA Land Area	2,98,299	29.83
Existing G.D. Goenka School	6,295	
Primary School Plot for Vikramshila Society	4,200	0.63

4.0 RECOMMENDATION

In view of the above, the proposed site for School in the layout plan of Karkardooma TOD pilot project [Annexure 'A'] is placed before the Technical Committee for consideration and approval. The decision of the TC will be forwarded to the concerned department of DDA for further follow up action.

[Plg. Asst.) UTTIPEC]

[Dy. Director (Arch.)-III] UTTIPEC)

[Director (Plg.) UTTIPEC] UTTIPEC

DELHI DEVELOPMENT AUTHORITY INSTITUTIONAL LAND BRANCH

No. F.18(42)82/IL/ 568

Dated: 27/2/17

To

The Director (Plg), UTTIPEC, 2^{ntt} Floor, DDA, Vikas Minar, IP Estate
New Delhi

Sub: Handing over possession of land for construction of School at Karkardooma, Delhi, land measuring 4200 Sqm.

Sir,

In compliance to Hon'ble High Court Order dated 11.2.2011 and subsequent approval of the Hon'ble LG dated 25.8.2011, Vikramashila Educational Society has been allotted land measuring 4200 Sqm. at Karkardooma, Delhi.

After completion of the codal formalities by the Society, the possession letter was issued for taking physical possession at site with the direction to the AD(5)/IL(EZ) for handing over the physical possession of the land 4200 Sqm at Karkardooma to the Society.

It has been reported by the AE (IL)/East that the copy of the lay out plan may be asked from the Planning Department with the area/dimension of the plot. You are accordingly requested to arrange a copy of the same so that possession can be handed over to the Society.

Since the allotment in this case has been made as per the direction of Hon'ble High court and approval of the Hon'ble LG. This may be treated as MOST URGENT so as to avoid any undue delay and unwanted litigation.

Yours faithfully,

Dy. Director (IL)

DELHI DEVELOPMENT AUTHORITY

AGENDA FOR 3rd TECHNICAL COMMITTEE TO BE HELD ON 17.02.2014

Sub: Layout Plan of TOD Pilot Project at Karkardooma and Allotment of Land for School to Vikramashila Education Society

1.0 BACKGROUND

- a) TOD Pilot Project, Karkardooma Metro Station was taken up by UTTIPEC as per the decision of the Governing Body dated 21.05.10, modifying the earlier approved plan for Group Housing Project in this area. The conceptual layout plan based on TOD concept was approved in principle by the 26th Governing Body on 29.10.10.
- b) Subsequently, as per the Minutes of the 6th Technical Committee meeting dt. 20.11.2012 for the Item: Proposed TOD Pilot Project at Kadkadooma Station, "the Layout (plan) was approved in principle and it was decided that the project should <u>be taken up as a TOD Pilot Project"</u>
- c) At the $2^{\rm nd}$ Technical Committee meeting dated 28.02.13, it was agreed in principle that:
 - a. To incorporate modified Zonal Plan roads in the Zone 'E' Plan as per the approved layout plan as a special case for TOD Pilot project.
 - b. Realignment of sewer lines which are to be designed and implemented as part of detailed decentralized infrastructure scheme for the site.
 - c. However the proposal was to be modified as per the TOD norms and then to be put up for consideration of next TC meeting for relaxation of setbacks, height and ground coverage, etc."
- d) At 3rd Technical Committee meeting dated 08.04.2013, it was decided that "...location of school site near Metro Station is not desirable. However, considering the court orders, L.D. Wing may explore possibility for an alternative school site in near vicinity. It was further decided that the complete proposal highlighting the proposed T.O.D. Policy norms etc. shall be put up in the next Technical Committee meeting."
- e) At 2nd Technical Committee dated 10.02.2014, this item was deferred after discussion by the Technical Committee with following observations:
 - The proposal for school site to be reworked based on the provisions in MPD- 2021 and recommendations of LD Wing in file.
 - The officer from Land Disposal Wing to be present for providing status/ clarifications

2.0 EXAMINATION:

2.1 Finalization of Layout Plan as per decision of Technical Committee Meeting dated

- i) A detailed Review Meeting was held under EM, DDA on 24.06.2013 to discuss various issues regarding the site, new roads and sewer line of the Kadkadooma site. It was
 - a. Feasibility study of realigned 30M wide Zonal plan road along the railway line approved in principle by TC dt. 28.02.13 to be taken up by DDA in coordination with Railways. DDA would apply for NOC to Railways to take up construction of

		3.	Developable Site Area for comprehensive
28.7	2,87,804		TOD Scheme:
sible = 40%)	(Maximum permissib	32%	Ground Coverage
,		2.0	FAR on comprehensive scheme basis
15.3	1,53,185	54%	Land Area under Mixed-Use Blocks
1.1	11,113	4%	Land Area under Utilities
6.46	64,560	22%	Land under Roads and Circulation (incl. Pedestrian only streets)
5.89	58,945	20%	Recreational/ Open Space
56.94	5,69,416		TOTAL BUILT UP AREA (BuA):
28.53	2,85,312	50%	Residential BuA
16.96	1,69,551	30%	Commercial BuA
11.46	1,14,553	20%	Civic BuA
22.10	persons	21,600	Total Residential Population
			Density

b) TOD based Development control norms for the Layout Plan of Pilot Project: The site shall be developed as mixed use blocks, on the basis of Transit Oriented Development norms/codes & regulations as proposed in Chapter 20: TRANSPORTATION and Chapter 17: DEVELOPMENT CODE as part of MPD-2021 Review.

2.4 <u>Criteria for Location Site for school as per MPD-2021:</u>

MPD provision	Proposal for selecting site L-1 for school
New schools to be located adjacent to parks/ playgrounds.	Plot L-1 is located adjacent to two parks which may accommodate playgrounds for children, as part of overall TOD scheme.
Should preferably be located along internal roads with minimum 12m ROW, unless specified.	Plot L-1 is flanked by a 24m road as part of overall TOD scheme.

3.0 PROPOSAL:

Since the TOD policy is still under preparation, the plot measuring 4200 sq.m. within Karkardooma TOD pilot project scheme (marked as L-1) in the layout plan is proposed for school site with following Development Control Norms as per MPD-2021:

Norms	Controls as per MPD-2021:	
Area of Plot (in sq.m.)	2000-4000* *However, IL Deptt. has requested for copy of the layout plan with area/dimension of the plot for handing over possession of land for construction of school at Karkardooma, land 4200 sq.m. (Annexure B)	
FAR	120	
Ground Coverage	30%	
Height	18m	
Setbacks	As per MPD-2021	

DELHI DEVELOPMENT AUTHORITY INSTITUTIONAL LAND BRANCH

No. F.18(42)82/IL/ 568

Dated: 27/2/17

To

The Director (Plg), UTTIPEC, 2nd Floor, DDA, Vikas Minar, IP Estate New Delhi

Sub: Handing over possession of land for construction of School at Karkardooma, Delhi, land measuring 4200 Sqm.

Sir

In compliance to Hon'ble High Court Order dated 11.2.2011 and subsequent approval of the Hon'ble LG dated 25.8.2011, Vikramashila Educational Society has been allotted land measuring 4200 Sqm. at Karkardooma, Delhi.

After completion of the codal formalities by the Society, the possession letter was issued for taking physical possession at site with the direction to the AD(S)/IL(EZ) for handing over the physical possession of the land 4200 Sqm at Karkardooma to the Society.

It has been reported by the AE (IL)/East that the copy of the lay out plan may be asked from the Planning Department with the area/dimension of the plot. You are accordingly requested to arrange a copy of the same so that possession can be handed over to the Society.

Since the allotment in this case has been made as per the direction of Hon'ble High court and approval of the Hon'ble LG. This may be treated as MOST URGENT so as to avoid any undue delay and unwanted litigation.

Yours faithfully,

y. Directør (I

-5- ITEM No. 9/14/TC

File No. F.3 (16)2012/MP

Sub: Change of landuse for land measuring 10 Acres from "Residential Use" to "Government Use (Government Office)" for setting up Data Centre and Main office Complex and other related infrastructure for NATGRID at Andheria more village-Mehrauli, Tehsil - Hauz Khas

1. Background:

ii.

 NATGRID has requested for allotment of land for setting up Data Centre and Main office complex and other related infrastructure

122 batallion of CRPF was occupying DDA land admeasuring 22.09 Acre near Andheria More adjacent to pocket D-1 of DDA housing scheme, Vasant kunj. At the behest of CRPF land measuring 18.83 Acres was allotted to CRPF by institutional land Dept., DDA vide letter no. F.25 (8)03/IL/1471 dated-12.08.2011 on perpetual lease basis for Residential purpose. In the allotment letter it has been mentioned that 2.53 acres is required by DDA for proposed road and 0.73 Acre is earmarked for District Park.

The cabinet committee on security approved the setting up of NATGRID and attached office with the Ministry of home Affairs(MHA). It has been mentioned letter issued by Chief Executive officer addressed to Hon'ble Lt. Governor ,Delhi dated 20.07.2011 "Hon'ble Home minister has taken a decision vide file no. 11011/84/2001/AD dated 29.04.2011 that a quantum of 10 acres of land within the area under possession of CRPF is earmarked for NATGRID along with direction that not to put up any construction on rest of 10 acre land without taking permission from MHA. It is also indicated in the letter that keeping in view requirement of residential quarters to accommodate the CRPF official/personnel deployed for official duties in Delhi and National Capital Region. It was proposed by the Lt. Governor that an equivalent quantum land (say about 15 acre) adjoining the South West and North East of existing 22.09 acres of plot under possession of CRPF.

iv. Subsequently the institutional branch of DDA allotted 10 Acre land in favour of NATGRID vide letter no. F.25 (8)03/IL/560 dated 23.03.2012 Out of 18.83 Acre of land already allotted to CRPF.

2. Examination:

- i) The land under reference falls in Residential Use Zone as per notified Zonal development plan of Zone J. The tentative location has been earmarked on the Zonal plan of Zone J (Annexure I).
- ii) The land do not form part of Development Area of DDA therefore, NATGRID approached South Delhi Municipal Corporation (SDMC) for approval/sanction of layout/building plan. The South Delhi Municipal Corporation (SDMC) inturn requested NATGRID to furnish series of documents, following are the specific requirement pertaining to DDA

J.t. No. 9/14 Sudhaful/14/02/2014. A.D. (M.P.) I. III.

- a) The land use of site in question is Residential, Hence, NATGRID is not permitted in Residential use, Land use change of the said site is must from DDA.
- Proposal submitted is not as per MPD-2021. Clarification regarding applicability of Development Control Norms is required from DDA.
- Six sets of layout plan with complete dimensions/details showing all existing surrounding.

3. Proposal

i. The proposal for Change of landuse for land measuring 10 Acres from "Residential Use" to "Government Use (Government Office)" for setting up Data Centre and Main office Complex and other related infrastructure for NATGRID at Andheria more village- Mehrauli, Tehsil - Hauz Khas is given below (Annexure-II):

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Sudhify
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A.D.(M.PI)

Subject	Existing Land Use as per MPD 2021	Proposed Land Use	Boundary of the Site / Area
Change of landuse for land measuring 10 Acres from "Residential Use" to "Government Use (Government Office)" for setting up Data Centre and Main office Complex and other related infrastructure for NATGRID at Andheria more village-Mehrauli, Tehsil - Hauz Khas	"Residential Use"	"Government Use (Government Office)"	North: Mehrauli Mahipalpur Road West: 18 M wide Proposed road East: DDA LAnd South: land allotted to CRPF land

- ii. Earlier, 24 m wide road was proposed from Mehrauli Mahipalpur Road to ILBS Hospital via CRPF land. Now the proposed road has been reduced to 18 m hence the I L Branch DDA and L M /N L branch of DDA to make exact demarcation on ground.
- iii. The norms for local government offices /Public sector undertakings under government land use shall be as per integrated office complex as per MPD 2021.

4. Recommendations:

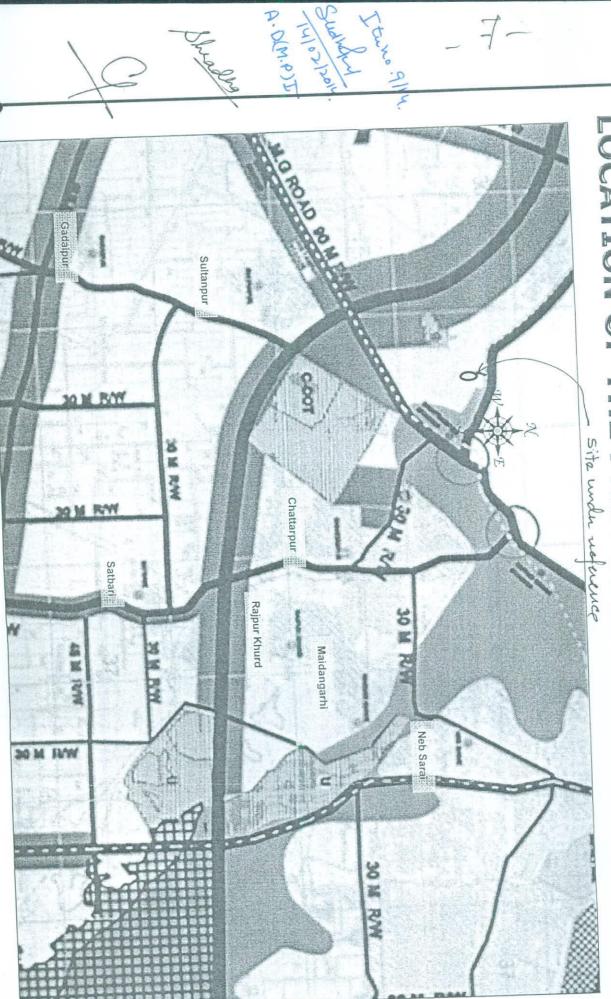
Proposal as given in Para 3 (i. to iii.) above is put up for consideration of the Technical Committee and its further processing for change of land use under Section 11A of DD Act 1957.

Asstt. Dir. (Plg.)-J

Dy. Dir. (Plg.)-J

Dir. (Plg.) UC&J

LOCATION OF THE PROPOSED SITE FOR NATGRID



MENRAULI-MAHIPALPUR ANNEXURE-I Jenno. 9/14. Sudhefu A.D M.P. I The exact dimension of the Site shall be indicated after demarcations the land on grow by 16 Branch & LM/NIL Branch, DDA Cardisaly 14 Shradha 14/02/2014

DELHI DEVELOPMENT AUTHORITY

AGENDA FOR 3rd TECHNICAL COMMITTEE TO BE HELD ON 17.02.2014

<u>Sub: Layout Plan of TOD Pilot Project at Karkardooma and Allotment of Land for School to Vikramashila Education Society</u>

1.0 BACKGROUND

- a) TOD Pilot Project, Karkardooma Metro Station was taken up by UTTIPEC as per the decision of the Governing Body dated 21.05.10, modifying the earlier approved plan for Group Housing Project in this area. The conceptual layout plan based on TOD concept was approved in principle by the 26th Governing Body on 29.10.10.
- b) Subsequently, as per the Minutes of the 6th Technical Committee meeting dt. 20.11.2012 for the Item: Proposed TOD Pilot Project at Kadkadooma Station, "the Layout (plan) was approved in principle and it was decided that the project should be taken up as a TOD Pilot Project"
- c) At the 2nd Technical Committee meeting dated 28.02.13, it was agreed in principle that:
 - a. To incorporate modified Zonal Plan roads in the Zone 'E' Plan as per the approved layout plan as a special case for TOD Pilot project.
 - b. Realignment of sewer lines which are to be designed and implemented as part of detailed decentralized infrastructure scheme for the site.
 - c. However the proposal was to be modified as per the TOD norms and then to be put up for consideration of next TC meeting for <u>relaxation</u> of setbacks, height and ground coverage, etc."
- d) At 3rd Technical Committee meeting dated 08.04.2013, it was decided that "...location of school site near Metro Station is not desirable. However, considering the court orders, L.D. Wing may explore possibility for an alternative school site in near vicinity. It was further decided that the complete proposal highlighting the proposed T.O.D. Policy norms etc. shall be put up in the next Technical Committee meeting."
- e) At 2nd Technical Committee dated 10.02.2014, this item was deferred after discussion by the Technical Committee with following observations:
 - i. The proposal for school site to be reworked based on the provisions in MPD- 2021 and recommendations of LD Wing in file.
 - The officer from Land Disposal Wing to be present for providing status/ clarifications as per Land Disposal Policy.

2.0 EXAMINATION:

2.1 <u>Finalization of Layout Plan as per decision of Technical Committee Meeting dated</u> 08.04.13:

- A detailed Review Meeting was held under EM, DDA on 24.06.2013 to discuss various issues regarding the site, new roads and sewer line of the Kadkadooma site. It was decided that:
 - a. Feasibility study of realigned 30M wide Zonal plan road along the railway line approved in principle by TC dt. 28.02.13 to be taken up by DDA in coordination with Railways. DDA would apply for NOC to Railways to take up construction of

the 30M Road on railway Land, after due approval from UTTIPEC. Chief Engineer would conduct a Survey for preparing the feasibility study.

- b. Existing 66KV HT Line shall be kept/ maintained at its current location, and the design of the 30m proposed Zonal Plan Road shall be modified accordingly to accommodate the existing HT line as a given site constraint.
- c. Existing Sewer line passing within the Kadkadooma site should not be realigned and would be kept at the current position. An open easement of 3.5M (1.75 m from centre line both sides) shall be kept free of building construction. The easement could be used for pedestrian/NMT pathways, open parking or other uses. Buildings could be allowed to span over the easement.
- ii) Regarding the decision taken in the TC meeting dated 28.2.13, the TOD Policy has been prepared as part of Master Plan review process, after due deliberation in various Management Action Groups, Advisory Groups, etc. The same is under finalization and yet to be approved.

2.2 <u>Allotment of Land to Vikramashila Education Society for Primary School (Court Case)</u>

- i) The decision of the Technical Committee dt. 08.04.2013 regarding the location of the school site for allotment to Vikramshila Society, was communicated to the Institutional Land Branch, DDA vide letter dated 10.5.2013. Subsequently, I.L. Branch vide letter dated 17.5.2013 has informed UTTIPEC that "no land is available in the near vicinity which could be allotted to the Society for construction of school. The society in this case has already made the full payment of the plot and requesting time and again for handing over the possession of the land. Lands Department has intimated that the allotment in this case has been made as per the directions of Hon'ble Court. of Delhi and approval of Hon'ble L.G. and this may, therefore, be treated as most urgent so as to avoid any undue delay and unwanted litigation".
- ii) In view of the High Court decision conveyed by the Institutional Branch and also the Legal Notice received on behalf of Vikramshilla Education Society, an alternative plot for allotment to Vikramshila Education Society for Primary School, has been identified in the final proposed layout plan and placed with the agenda for approval.

Detail Layout Plan incorporating the examination at 2.1 and 2.2 are provided below:

2.3 <u>Layout Plan for 29.83 Ha Kadkadooma TOD Pilot Project site as per TOD Norms (as per decision of TC)</u>

As per the above decisions, the Layout Plan for Proposed TOD Pilot Project at Karkardooma Metro Station has been prepared and is placed for Approval [Refer drawings and detailed Area Statement at Annexure 'A']. A summary is given below:

a) Area Statement of Layout plan:

Area (Sq. M)	(Ha)
2,98,299	29.83
4,200	0.63
	2,98,299 6,295

Developable Site Area for comprehensive TOD Scheme:	3	2,87,804	28.78
Ground Coverage	32%	(Maximum permissib	ole = 40%)
FAR on comprehensive scheme basis	2.0		
Land Area under Mixed-Use Blocks	54%	1,53,185	15.32
Land Area under Utilities	4%	11,113	1.11
Land under Roads and Circulation (incl. Pedestrian only streets)	22%	64,560	6.46
Recreational/ Open Space	20%	58,945	5.89
TOTAL BUILT UP AREA (BuA):		5,69,416	56.94
Residential BuA	50%	2,85,312	28.53
Commercial BuA	30%	1,69,551	16.96
Civic BuA	20%	1,14,553	11.46
Total Residential Population	21,60	0 persons	
Density	750 P		

b) TOD based Development control norms for the Layout Plan of Pilot Project: The site shall be developed as mixed use blocks, on the basis of Transit Oriented Development norms/codes & regulations as proposed in Chapter 20: TRANSPORTATION and Chapter 17: DEVELOPMENT CODE as part of MPD-2021 Review.

2.4 <u>Criteria for Location Site for school as per MPD-2021:</u>

MPD provision	Proposal for selecting site L-1 for school
New schools to be located adjacent to parks/ playgrounds.	Plot L-1 is located adjacent to two parks which may accommodate playgrounds for children, as part of overall TOD scheme.
Should preferably be located along internal roads with minimum 12m ROW, unless specified.	Plot L-1 is flanked by a 24m road as part of overall TOD scheme.

3.0 PROPOSAL:

Since the TOD policy is still under preparation, the plot measuring 4200 sq.m. within Karkardooma TOD pilot project scheme (marked as L-1) in the layout plan is proposed for school site with following Development Control Norms as per MPD-2021:

Norms	Controls as per MPD-2021	
Area of Plot (in sq.m.)	2000-4000* *However, IL Deptt. has requested for copy of the layout plan with area/dimension of the plot for handing over possession of land for construction of school at Karkardooma, land 4200 sq.m. (Annexure B)	
FAR	120	
Ground Coverage	30%	
Height	18m	
Setbacks	As per MPD-2021	

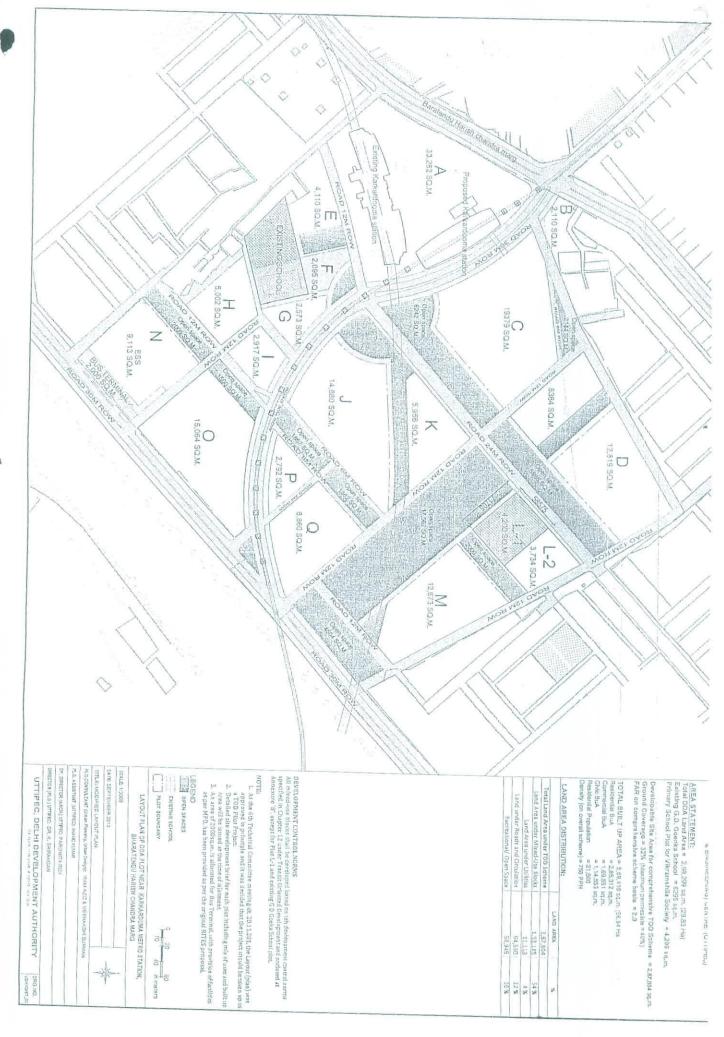
RECOMMENDATION

In view of the above, the proposed site for School in the layout plan of Karkardooma TOD pilot project [Annexure 'A'] is placed before the Technical Committee for consideration and approval. The decision of the TC will be forwarded to the concerned department of DDA for further follow up action.

[Dy. Director (Arch.)-III] UTTIPEC)

[Director (Plg.) UTTIPEC]

UTTIPEC



ANNEXURE 'B'

DELHI DEVELOPMENT AUTHORITY INSTITUTIONAL LAND BRANCH

No. F.18(42)82/IL/ 568

Dated: 27/2/17

To

The Director (Plg), UTTIPEC, 2nd Floor, DDA, Vikas Minar, IP Estate
New Delhi

Sub: Handing over possession of land for construction of School at Karkardooma, Delhi, land measuring 4200 Sqm.

Sir,

In compliance to Hon'ble High Court Order dated 11.2.2011 and subsequent approval of the Hon'ble LG dated 25.8.2011, Vikramashila Educational Society has been allotted land measuring 4200 Sqm. at Karkardooma, Delhi.

After completion of the codal formalities by the Society, the possession letter was issued for taking physical possession at site with the direction to the AD(S)/II.(EZ) for handing over the physical possession of the land 4200 Sqm at Karkardooma to the Society.

It has been reported by the AE (IL)/East that the copy of the lay out plan may be asked from the Planning Department with the area/dimension of the plot. You are accordingly requested to arrange a copy of the same so that possession can be handed over to the Society.

Since the allotment in this case has been made as per the direction of Hon'ble High court and approval of the Hon'ble LG. This may be treated as MOST URGENT so as to avoid any undue delay and unwanted litigation.

Yours faithfully,

Dy. Director (I

AGENDA FOR TECHNICAL COMMITTEE, DDA

Proposal: Relaxation for Residential Component and consideration of the frontage of the Plot on Jai Singh road instead of Parliament Street in r/o construction of Police Head Quarter & Police Station-Parliament Street, New Delhi.

F.8(1) 2014-MP

1. BACK GROUND

The Delhi Police has submitted a proposal for construction of Police Head Quarters and Police Station at Parliament Street, New Delhi vide scheme no. 0133/2013 dtd. 11.10.2013. The shortcomings in the proposal have been intimated to Delhi Police Authority vide letter dtd. 05.12.2013. (Annexure- A)

I ten no 10/2014

Sudhary 141021.

The proposal consist of construction of Police Head Quarters and Police Station after demolition of all the existing structures except retaining the structures of Police Station Building, front colonnade, forecourt barracks & office around the central courtyard and also residential bungalow towards Ashoka Road which have been approved by HCC, being Heritage Structures Grade-II for retention. At site demolition work of non-Heritage Structures are in progress, which have been approved by the NDMC vide order dated 11.07.2013.

2. DEVELOPMENT CONTROL NORMS AS PER MPD -2021

1.	Land use of plot Govt. Office	
2.	Location of Plot	Adjacent to Sardar Patel Bhawan, bounded by Parliament Street on East, Ashoka Road on South, Jai Singh Road on West and Delhi Co-Operative Society Office & Service Road on North. (Site Plan enclosed as Annexure-B)
3.	Total Plot Area	8.092 acres or 32,746.88 sq. mt.
4.	Permissible Ground Coverage	30% of Plot area i.e. 9824.064 sq. mt
5.	Existing Ground Coverage	3553.154 sqm. i.e. 10.85 %
6.	Available Ground Coverage for proposed construction	6270.91 sq. mt. i.e. 19.15%

/su/

7.	Permissible FAR	200 i. e. 65,497.76 sq. mt.
8.	Existing FAR	6067.581 sq. mt. i.e. 18.49
9.	Available FAR for proposed construction	
10.	Height	 NR as per MPD-2021 As per clause no. 6.4.3 (vi) of Zonal Development Pan of Zone-D there is a height restriction of 21.5 mtrs (70 feet) for plots on Parliament Street / Mahadev Road.
11.	Parking	1.8 ECS / 100 sq. mt. (required)
12.	Residence Watch and Ward Residence Residential maintenance st (maximum 5% of FAR).	

Item no 10/2014. Sudufy/14/02/2014. A.D. (M.P.) I

3. Detail Proposal of Delhi Police Head Quarter & Police Station.

Proposed Building to be Constructed:

- (a) Headquarter Office Building: The office building consist of two basements for parking & services, ground + 17 upper floors.
- (b) Residential Building: It consists of Stilt for parking & Entrance lobby + 7 upper floors for residential purpose.
- (c) Engineering Block / ESS: It consist of ground & first floor for Electric Sub-station, DG room, Meter room, HT panel room, Office etc.
- (f) Petrol Pump: The existing Petrol Pump / Dispenser have been proposed to be relocation near engineering block.

The Existing Building to be Retained:

- (a) Existing Police Station: It consists of ground & floor to be retained.
- (b) Existing Residential Block: It consists of ground & first floor to be renovated and will function as common security screening for all visitors entering to Police Headquarter Building.

The above existing Police Station and existing Residential Bungalow towards Ashoka Road are being retained as it is listed as Heritage Structures Grade-II as per notification of Govt. of NCT of Delhi.

- As per Clause no. 6.4.3 (vi) Zonal Development Plan of Zone-D there is a height restriction of 21.5 mtrs (70 feet) for plots on Parliament Street / Mahadev Road, whereas, the proposal is for 71.55 height for Police Headquarter Office Building and 23.25mts height for residential building.
- Party has proposed 12 Nos. DU's for their Staff measuring 207.66 sq. mt. (2234.48 sq. ft.) per Dwelling Unit.

4. Examination

- a) A Letter dtd. 26.12.2013 was sent to DDA for consideration of above cited proposal.
- b) A meeting notice was received from Asstt. Director (Plg.), DDA vide no. F.8(1)2014/MP/D-8 dated 13.01.2014 to discuss the proposal of Delhi Police Head Quarter Building w.r.t. permissible building height, residential component and entry and exit to the premises.
- c) A meeting was held with The Commissioner (Planning), DDA on 16/01/2014 wherein it was asked to submit the proposal in Comprehensive Agenda Form along with justification indicating the location of plot, Report and Drawings for the relaxation of residential component and consideration of the frontage of the plot on Jai Singh Road instead of Parliament Street for the construction of Police Head Quarters & Police Station at Parliament Street.
- d) As per provision of MPD-2021 for Govt. Land Use, maximum 5% of FAR can be used for Watch and Ward Residence / Residential maintenance staff, whereas, 12 Nos. Dwelling Unit (flats) has been proposed as Staff Quarters having an area of 207.66 sq. mt. (2234.48 sq. ft.) for each flat.
- e) As per Clause no. 6.4.3 (vi) Zonal Development Pan of Zone-D there is a height restriction of 21.5 mtrs (70 feet) for plots on Parliament Street / Mahadev Road, whereas, Police Headquarter Office Building consisting of Ground + 17 upper floors has been proposed upto height of 71.55 mts and Residential Building consisting of Stilt, ground + 6 upper floors upto a height of 23.25 mts.

Jtm no 10/2014.
Sudharful/14/02/2014
A.D. M.P. I.

5. <u>Justification in r/o change of Frontage of the plot from Parliament Street to Jai Singh Road.</u>

- a) The Frontage of the Plot on Jai Singh Road is more than the frontage on Parliament Street.
- b) The existing Police Station, front Colonnade, forecourt barracks and office around the central courtyard towards Parliament Street are listed as Heritage Structures Grade-II and same has to be retained as per HCC letter dated 07/09/2009 and no construction is permitted over this building. (Annexure-E)
- c) The Vehicular Ingress & Egress to this Plot is not feasible /possible from Parliament Street.
- d) The proposal of Police Head Quarter & Police Station is feasible on the available space towards Jai Singh Road
- e) With the restricted height of 21.50 mts the permissible FAR cannot be achieved.

Item No. 10/2014 Sudhard /14/02/2014 A.D. (M.P.) I

6. Justification in r/o the Relaxation of Residential Component

- a) The plot allotted by L & D. O. is for Police Head Quarter & Police Station having Govt. Land Use.
- b) The Delhi Police Head Quarter & Police Station is going to functioning round the Clock maintaining safety & security of National Capital of Delhi for which some of senior Officials shall be staying within the Head Quarter Building / Police Station.
- c) The special units of Delhi Police which functions round the clock for which residential accommodation for these officers is required within the Police Station.

7. Delhi Police Authority submitted following documents :-

- a) Lease Plan issued by L&DO, plan no. 2068 showing allotment of area of 8.092 acres to Delhi Police. (Annexure-B)
- b) Allotment Letter issued by L&DO vide No. L-II-21(85)/355 dtd 15.05.2006. (Annexure-C)
- NOC issued by NMA / ASI vide letter No.CA/Delhi/ASI /NOC /2013/53 dated 16.05.2013. (Annexure-D)
- d) NOC from HCC vide No: 6(4)/2009-HCC dated 07/09/2009.
 (Annexure-E)
- e) One set of Drawings consisting of 32 Nos of Sheets. (Annexure-F)
- f) Architectural Report of the Project / Proposal. (Annexure-G)
- g) Power Point Presentation on C. D. (Annexure-H)

8. RECOMMENDATION:

- a) The Frontage of the plot may be considered on Jai Singh Road instead of Parliament Street so that there shall be no height restriction as imposed in clause no. 6.3.4 (vi) of Zonal Development Plan to achieve permissible FAR for the construction of Police Head Quarter and Police Station.
- b) The Residential component may be considered for relaxation considering their requirement and request received from Delhi Police Authority in respect of construction of 12 DU's having a covered area of area of 207.66 sq. mt. (2234.48 sq. ft.) for each DU.

(A.M. ATHALE)
CHIEF ARCHITECT
NDMC
NEW DELHI

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Jten No. 10/2014 Shart /14/02/2014 A.D. (M.P)-I 14- ANNEXURE-A'
INTIMATION LETTER

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

No .-CA/BP/Police Head Quartes, Sansad Marg, New Delhi/D- Dt.: 05/12/2013

Sh. V.A. Gupta Dy. Commissioner of Police Land & Building Cell, M.S.O. Building, I.P.Estate, New Delhi

Subject: - New Scheme of plans in r/o construction of Police Head Quarters & Police Station at Parliament Street, New Delhi

With reference to your building application on above said subject received vide scheme no 0133/2013 dated 11.10.2013, it is to intimate that as per the orders of the Competent Authority, NDMC dated 03 12 2013, you are required to comply with the following shortcomings within 60 days for further necessary action

m No. 10/2014.

The case shall be referred to MOUD for consideration w.r.t. the frontage of plot on Jai Singh Road instead of Parliament Street.

The residential component have to be within the provision of MPD-2021 and requires modification on the drawings: otherwise the proposal shall require clearance from DDA Technical Committee.

The Shortcomings/corrections of drawings will be intimated w.r.t ground coverage. FAR. height of the building, ECS, setbacks, etc. only after receiving NOC from DDA Technical Committee wirlt residential component, frontage of the plot, height of the building

4 The proposal will be referred to HCC, DUAC and Delhi Fire Service only after receiving NOC from DDA Technical Committee.

5. Submission of NOC from L&DO, wirlt any dues as mentioned in the conditions of letter of allotment.

6. Submission of an affidavit / undertaking that the proposed basement outside the building profile will be flushed to the surrounding ground level and will be so designed that it shall be able to take the load of fire tender.

7. Submission of an affidavit/undertaking that the municipal water will not be use for construction activity / work

8 Submission of 2 sets of HCC Performa.

9. Submission of two sets of Delhi Fire Service Performa

10. Submission of NOC from Ministry of Environment and Forest.

11. Submission of NOC from Chief Engineer (Electrical), NDMC w.r.t. the proposed ESS

12 Submission of NOC from Tree Cutting Officer as some of the trees are falling in the proposed building profile and needs to be cut.

13 Submission of NOC from DCP license for the proposed petrol pump.

14 Submission of 1 set of structure drawing duly signed by the applicant and the structural engineer.

15. Submission of 2 sets of photographs of the site showing the existing building to be retained / site of size of 8"x 10"duly signed by the applicant / Architect

Copy to:-Ar. Vivek Kumar Pathak 1112 Vishal Tower, District Centre Janak Puri -16:5



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

Di seter (Fig.)
GIS GREE Unit
Dy. No. 52

No: CA/BP/Police Headquarters, Parliament Street, New Delhi/D-0230-32 Dated: 09 Feb. 2014

THE COMMISSIONER (PLANNING)

DELHI DEVELOPMENT AUTHORITY,

STEFLEOR, VIKAS MINAR,

NEW DELHI.

Commr. (Plg.)-I's Office
Diary No. J. 21,2
Date 1-1,2/19

Tten No. 10/2014

SUBJECT: Relaxation for Residential Component and consideration of the frontage of the Plot on Jai Singh road instead of Parliament Street in r/o construction of Police Head Quarter & Police Station-Parliament Street, New Delhi.

Sudhay 1410212011

- This office letter No. CA/BP/Delhi Police Headquarters, Sansad Marg, New Delhi/D-02521-23 dated 26/12/2013
- 2. DDA letter No. F.8 (1) 2014/MP/D-8 dtd. 13.01.2014.

SIT.

This is with reference to above referred letters and subject cited above, please find enclosed herewith the Comprehensive Agenda in r/o Police Head Quarter & Police Station for placing the same before the Technical Committee Meeting, DDA for consideration and necessary action.

You are therefore, requested to examine the case and send your comments/N.O.C. at the earliest.

Сору То.

Sh. V.A. Gupta
Dy. Commissioner of Police
Land & Building Cell,
M.S.O. Building,
I.P.Estate, New Delhi

QUI 5/2/2019

Ar. Vivek Kumar Pathak 1112 Vishal Tower, District, Centre, Janak Puri New Delhi-110058

John De Silver

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CHIEF ARCHITECT

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DLE (SUM.D)

(A.M.ATHALE) CHIEF ARCHITECT

A YOU

AGENDA FOR TECHNICAL COMMITTEE, DDA

Proposal: Relaxation for Residential Component and consideration of the frontage of the Plot on Jai Singh road instead of Parliament Street in r/o construction of Police Head Quarter & Police Station-Parliament Street, New Delhi.

F.8(1) 2014-MP

BACK GROUND

The Delhi Police has submitted a proposal for construction of Police Head Quarters and Police Station at Parliament Street, New Delhi vide scheme no. 0133/2013 dtd. 11.10.2013. The shortcomings in the proposal have been intimated to Delhi Police Authority vide letter dtd. 05.12.2013. (Annexure- A)

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The proposal consist of construction of Police Head Quarters and Police Station after demolition of all the existing structures except retaining the structures of Police Station Building, front colonnade, forecourt barracks & office around the central courtyard and also residential bungalow towards Ashoka Road which have been approved by HCC, being Heritage Structures Grade-II for retention. At site demolition work of non-Heritage Structures are in progress, which have been approved by the NDMC vide order dated 11.07.2013.

2. DEVELOPMENT CONTROL NORMS AS PER MPD -2021

1.	Land use of plot	Govt. Office
2.	Location of Plot	Adjacent to Sardar Patel Bhawan, bounded by Parliament Street on East, Ashoka Road on South, Jai Singh Road on West and Delhi Co-Operative Society Office & Service Road on North. (Site Plan enclosed as Annexure-B)
3.	Total Plot Area	8.092 acres or 32,746.88 sq. mt.
4.	Permissible Ground Coverage	30% of Plot area i.e. 9824.064 sq. mt
5.	Existing Ground Coverage	3553.154 sqm. i.e. 10.85 %
6.	Available Ground Coverage for proposed construction	6270.91 sq. mt. i.e. 19.15%

Buy

7.	Permissible FAR	200 i. e. 65,497.76 sq. mt.
8.	Existing FAR	6067.581 sq. mt. i.e. 18.49
9.	Available FAR for proposed construction	59430.179 sq. mt. i.e. 181.51
10.	Height	 NR as per MPD-2021 As per clause no. 6.4.3 (vi) of Zonal Development Pan of Zone-D there is a height restriction of 21.5 mtrs (70 feet) for plots on Parliament Street / Mahadev Road.
11.	Parking	1.8 ECS / 100 sq. mt. (required)
12.	Residence	Watch and Ward Residence / Residential maintenance staff (maximum 5% of FAR).

Sudufy /14/02/2014. A.D. (M.P.) I.

3. Detail Proposal of Delhi Police Head Quarter & Police Station.

Proposed Building to be Constructed:

- (a) Headquarter Office Building: The office building consist of two basements for parking & services, ground + 17 upper floors.
- (b) Residential Building: It consists of Stilt for parking & Entrance lobby + 7 upper floors for residential purpose.
- (c) Engineering Block / ESS: It consist of ground & first floor for Electric Sub-station, DG room, Meter room, HT panel room, Office etc.
- (f) Petrol Pump: The existing Petrol Pump / Dispenser have been proposed to be relocation near engineering block.

The Existing Building to be Retained:

- (a) Existing Police Station: It consists of ground & floor to be retained.
- (b) Existing Residential Block: It consists of ground & first floor to be renovated and will function as common security screening for all visitors entering to Police Headquarter Building.

The above existing Police Station and existing Residential Bungalow towards Ashoka Road are being retained as it is listed as Heritage Structures Grade-II as per notification of Govt. of NCT of Delhi.

- As per Clause no. 6.4.3 (vi) Zonal Development Plan of Zone-D there is a height restriction of 21.5 mtrs (70 feet) for plots on Parliament Street / Mahadev Road, whereas, the proposal is for 71.55 height for Police Headquarter Office Building and 23.25mts height for residential building.
- Party has proposed 12 Nos. DU's for their Staff measuring 207.66 sq. mt. (2234.48 sq. ft.) per Dwelling Unit.

4. Examination

- a) A Letter dtd. 26.12.2013 was sent to DDA for consideration of above cited proposal.
- b) A meeting notice was received from Asstt. Director (Plg.), DDA vide no. F.8(1)2014/MP/D-8 dated 13.01.2014 to discuss the proposal of Delhi Police Head Quarter Building w.r.t. permissible building height, residential component and entry and exit to the premises.
- c) A meeting was held with The Commissioner (Planning), DDA on 16/01/2014 wherein it was asked to submit the proposal in Comprehensive Agenda Form along with justification indicating the location of plot, Report and Drawings for the relaxation of residential component and consideration of the frontage of the plot on Jai Singh Road instead of Parliament Street for the construction of Police Head Quarters & Police Station at Parliament Street.
- d) As per provision of MPD-2021 for Govt. Land Use, maximum 5% of FAR can be used for Watch and Ward Residence / Residential maintenance staff, whereas, 12 Nos. Dwelling Unit (flats) has been proposed as Staff Quarters having an area of 207.66 sq. mt. (2234.48 sq. ft.) for each flat.
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John No 10/2014. Sudherful/14/02/2014 A.D. M. P. I.

5. <u>Justification in r/o change of Frontage of the plot from</u> Parliament Street to Jai Singh Road.

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Sudhaful /14/02/2014

A.D. (M.P.) I

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- b) The Delhi Police Head Quarter & Police Station is going to functioning round the Clock maintaining safety & security of National Capital of Delhi for which some of senior Officials shall be staying within the Head Quarter Building / Police Station.
- c) The special units of Delhi Police which functions round the clock for which residential accommodation for these officers is required within the Police Station.

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(A.M. ATHALE)
CHIEF ARCHITECT
NDMC
NEW DELHI

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Jten No. 10/2014 Shart /14/02/2014 A.D. (M.P)-I - 14- ANNEXURE-A'
INTIMATION LETTER

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

No :-CA/BP/Police Head Quartes, Sansad Marg, New Delhi/D- Dt: 05/12/2013

Sh. V.A. Gupta Dy. Commissioner of Police Land & Building Cell, M.S.O. Building, I.P.Estate, New Delhi

Subject: - New Scheme of plans in r/o construction of Police Head Quarters & Police Station at Parliament Street, New Delhi

With reference to your building application on above said subject received vide scheme no. 0133/2013 dated 11 10 2013, it is to intimate that as per the orders of the Competent Authority, NDMC dated 03 12 2013, you are required to comply with the following shortcomings within 60 days for further necessary action.

Sudhaful / 14/02/2014. 1. A.D. (M.P.) I

The case shall be referred to MOUD for consideration w.r.t. the frontage of plot on Jai Singh Road instead of Parliament Street.

The residential component have to be within the provision of MPD-2021 and requires modification on the drawings: otherwise the proposal shall require clearance from DDA Technical Committee.

3. The Shortcomings/corrections of drawings will be intimated w.r.t ground coverage, FAR. height of the building, ECS, setbacks, etc. only after receiving NOC from DDA Technical Committee wirit residential component, frontage of the plot, height of the building

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6. Submission of an affidavit / undertaking that the proposed basement outside the building profile will be flushed to the surrounding ground level and will be so designed that it shall be able to take the load of fire tender.

7. Submission of an affidavit/undertaking that the municipal water will not be use for construction activity / work.

8. Submission of 2 sets of HCC Performa.

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10. Submission of NOC from Ministry of Environment and Forest.

11. Submission of NOC from Chief Engineer (Electrical), NDMC w.r.t. the proposed ESS

12 Submission of NOC from Tree Cutting Officer as some of the trees are falling in the proposed building profile and needs to be cut.

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14 Submission of 1 set of structure drawing duly signed by the applicant and the structural

15. Submission of 2 sets of photographs of the site showing the existing building to be retained / site of size of 8"x 10"duly signed by the applicant / Architect

CHIEF ARCHITECT

Copy to:-Ar Vivek Kumar Pathak 1112 Vishal Tower, District Centre Janak Puri



T. N. MOHAN, IPS

REQUEST CETTER SE EXEMPLE DE CELL PM. D. O. No. 11.8.71 L & B. Cell PM.

विशेष आयुक्त पुलिस DH - II) (संचालन)

दिल्ली पलिस मुख्यालय इन्द्रप्रथ एरटेट, नई दिल्ली-110002

SPECIAL COMMISSIONER OF POLICE (OPERATIONS)

DELHI POLICE HEADQUARTERS INDRAPRASTHA ESTATE, NEW DELHI-110002

Respected Sir,

Kindly refer to earlier DO No. 1101/P.Sec./Spl. CP/Ops dt. 11.11.2013 regarding proposed Delhi Police Headquarter Building at Jai Singh road, New Delhi-110001. As mentioned earlier, Delhi Police is envisaging the construction of Police Head Quarter Building on a Plot measuring 8.092 acres (3.27 Hect) on Jai Singh Road. This plot is contiguous one, in which, there is an existing heritage building of Police Station Parliament Street and the office of DCP New Delhi Distt. This portion of the heritage building falls on Parliament Street, which shall remain intact, as it is not a part of the redevelopment plan. The frontage of the plot on this side is also very small i.e. 75m (245 feet) only. The sanctity of this heritage building will be preserved as it is.

Jan Mo. 10/2014

The proposed PHQ building will have a frontage on Jai Singh Road with emergency access from Parliament Street side. The entry and exit gates for this proposed Head quarter Building will also be on Jai Singh Road. The frontage of the plot on the Jai Singh Road is above 275m (902 feet) wide and most suitable for the proposed Head Quarter Building.

Keeping in view the security and operational considerations, Delhi Police would like to keep this plot contiguous and as a homogeneous entity. It also requires to maintain operational/support services from the Parliament Street established.

In view of the above facts, it is felt that the bifurcation or division of a contiguous plot will not technically be a viable proposition as this would seriously Jeopardise the operational and security environment. It is therefore requested that NDMC may kindly reconsider its earlier decision on this subject keeping in view the public nature and the sensitivity of this project and expedite the release of statuary approval of the drawing of the project.

CHANGE - M. O OUTER

Shri Jalaj Shrivastava,

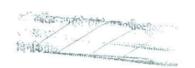
Chairman, New Delhi Municipal council,

Palika Kendra,

New Delhi-110001

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

Director (Tilg) GIS OFFICE Unit Dy. No. -62 Date ... 5 2114

No: CA/BP/Police Headquarters, Parliament Street, New Delhi/D-0230-32 Dated: 09. Feb. 2014

THE COMMISSIONER (PLANNING) B-ZONE UNIT. DELHI DEVELOPMENT AUTHORITY, ETH FLOOR, VIKAS MINAR, NEW DELHI.

Commr. (Plg.)-i's Office Diary No J. 212 Date ____ 12/19 नक मधुक (वींवाना) एउन के व्यक्ति

Iten No. 10/2014

SUBJECT: Relaxation for Residential Component and consideration of the frontage of the Plot on Jai Singh road instead of Parliament Street in r/o construction of Police Head Quarter & Police Station-Parliament Street, New Delhi.

- 1. This office letter No. CA/BP/Delhi Police Headquarters, Sansad Marg, New Delhi/D-02521-23 dated 26/12/2013
- 2. DDA letter No. F.8 (1) 2014/MP/D-8 dtd. 13.01.2014.

Sir

This is with reference to above referred letters and subject cited above, please find enclosed herewith the Comprehensive Agenda in r/o Police Head Quarter & Police Station for placing the same before the Technical Committee Meeting, DDA for consideration and necessary action.

You are therefore, requested to examine the case and send your comments/N.O.C. at the earliest.

Copy To.

Sh. V.A. Gupta Dy. Commissioner of Police Land & Building Cell, M.S.O. Building, I.P. Estate, New Delhi

Ar, Vivek Kumar Pathak 1112 Vishal Tower, District, Centre, Janak Puri

New Delhi-110058

CHIEF ARCHITECT



F.1 (03) 2014/MP/55

DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION,

6TH FLOOR, VIKAS MINAR,

I.P. ESTATE, NEW DELHI – 110002

Date: -18.02.2014

Sub: Minutes of the 3rd Technical Committee held on 17-02-2014

Item No. 08/2014

Confirmation of Minutes

The Minutes of the 2^{nd} Technical Committee meeting held on 10-02-2014 were circulated vide letter no. F. 1(2)2014-MP dated 14-02-2014 to all the members. As no observations have been received, the Minutes of the 2^{nd} Technical Committee meeting held on 14.02.2012 were confirmed.

Item No. 09/2014

Change of Land Use for the Land measuring 10 Acres from Residential use to Govt. use (Govt. office) for setting up of NATGRID infrastructure at Andheria More, Village Mehrauli, Tehsil Hauz Khas

F3(16)2012/MP.

The proposal was explained by Director (Plg) UC & Zone J, after detailed deliberation the Technical Committee agreed to the proposal for processing of Change of Land Use for the Land measuring 10 acres from residential use to govt. use (Govt. office) for setting up of NATGRID infrastructure at Andheria More, Village Mehrauli under section 11-A of DD Act by the Authority and MoUD.

Action: Director (Plg.) UC & Zone 'J',

Item No. 10/2014

Relaxation for Residential Component and consideration of the frontage of the Plot on Jai Singh road instead of Parliament Street in r/o construction of Police Head Quarter & P.S. Parliament street, new Delhi. F8(1)2014-MP.

"The proposal regarding the consideration of the frontage of the plot of the proposed Delhi Police Headquarter Office building at Parliament Street, New Delhi was presented by Chief Architect, NDMC. The observations of the Technical Committee are as follows:

- The Technical Committee agreed for the proposed location of entry and exit from Jai Singh Road instead of the Parliament Street since the Parliament Street Police Station, which has been declared as heritage building shall remain, as it is and there will not be any approach from this side to the Police Headquarter.
- 2. General Circulation Plan including parking plan for the visitors parking should be clearly indicated within the complex and no parking shall be permitted on the adjacent streets.
- 3. The visitor's parking shall be separate from the parking of the Police staff for security reasons.
- 4. Possibility of increase in Road R/W of the lane between 'State Bank of India' and the proposed building to 18 m may be explored in order to make it a two way.

5. Regarding the residential component of the premise, the MPD-2021 norms specified in Table 8.2 of the Master Plan for 'Govt, office' shall be followed.

The Technical Committee approved the proposal, as per the agenda placed by NDMC with the above observations".

Action: Director (Plg) Zone – 'D', DDA Chief Architect, NDMC

Item No. 11/2014

Layout Plan of T.O.D. Project at Karkardooma and Allotment of Land for Primary School to Vikaramashila Education Society.

F.11(01)10/UTTIPEC.

The proposal was presented by Dy. Director (Plg) UTTIPEC, after detailed deliberation the Technical Committee agreed to the proposal for Primary School Site measuring 4200 sqmt with the conditions that the plot will have two components i.e. building area and play area of 50% each. The development control norms of MPD- 2021 will be applicable on the Building Area.

Action: Director (Plg.) UTTIPEC,DDA

Meeting ended with vote of thanks to the Chair.

(I.P. PARATE) 18/2/14

Director (Plg.) MPR & Technical Committee

- 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.(Plg.)TB&C, DDA
- 16. Addl. Commr.(Plg.) MP, UE&LP, DDA
- 17. Addl. Commr.(Plg.) AP & MPPR.
- 18. Addl. Commr. (Landscape), DDA
- 19. Secretary, DUAC
- 20. Sr. Architect (HQ-I) CPWD Nirman Bhawan
- 21. Dy. Commissioner of Police (Traffic) Delhi
- 22. Land & Development Officer (L&DO)

List of participants of 3rd meeting for the year 2014 of Technical Committee on 17.02.2014

DELHI DEVELOPMENT AUTHORITY S/Sh./Ms.

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Pr. Commissioner (LD),
- 4. J.B. Kshirsagar Commissioner (Plg),
- 5. B.K. Mishra, Commissioner (LM),
- 6. Vinod Dhar, Chief Architect,
- 7. P.M. Parate, Addl. Commissioner (TC&B),
- 8. R.K. Jain, Addl. Commissioner (Plg) UE, MP&LP
- 9. S.P. Pathak, Addl. Commissioner (Plg) AP&MPR
- 10. Savita Bhandari, Addl. Commissioner (LS)
- 11. Sanjeev Mittal, Director (Lands),
- 12. I.P. Parate, Director (Plg)MPR&TC
- 13. S. Das, Director (Plg) Zone D,
- 14. K. Sri Rangan, Director (UTTIPEC),
- 15. Chandu Bhutia, Director (Plg) UC & Zone 'J',
- 16. Anand Parkash, Dy. Director (Plg) Zone J
- 17. Ms. Romi Roy, Dy. Director (UTTIPEC)
- 18. Ajay Kumar Saroj, Dy. Director (Plg) VC Office,
- 19. Sharda Arun, Asstt. Director (Plg) Zone J,
- 20. Sakshi Walia, Asstt. Director (Plg) Zone D,

OTHER ORGANIZATION

S/Sh./Ms.

- 1. A.M. Athaly, Chief Architect, NDMC
- 2. Vivek Pathak. Pr. Architect, DP(HQ),
- 3. V.A. Gupta, DCP (Land Building) Delhi Police
- 4. Devesh Chand L&DO
- 5. Sushil Kumar, Architect, NDMC
- 6. Tufil Ahmed SLF, SDMC
- 7. V.K Singh (STUP)
- 8. S.K. Sharma (STUP)
- 9. A. Shitole (STUP)



F.1 (03) 2014/MP/

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

Date: - .02.2014

Sub: Minutes of the 3rd Technical Committee held on 17-02-2014

Item No. 08/2014

Confirmation of Minutes

The Minutes of the 2nd Technical Committee meeting held on 10-02-2014 were circulated vide letter no. F. 1(2)2014-MP dated 14-02-2014 to all the members. As no observations have been received, the Minutes of the 2nd Technical Committee meeting held on 14.02.2012 were confirmed.

Item No. 09/2014

Change of Land Use for the Land measuring 10 Acres from Residential use to Govt. use (Govt. office) for setting up of NATGRID infrastructure at Andheria More, Village Mehrauli, Tehsil Hauz Khas

F3(16)2012/MP.

The proposal was explained by Director (Plg) UC & Zone J, after detailed deliberation the Technical Committee agreed to the proposal for processing of Change of Land Use for the Land measuring 10 Acres from Residential use to Govt. use (Govt. office) for setting up of NATGRID infrastructure at Andheria More, Village Mehrauli under section 11-A of DD Act by the Authority and MoUD.

Action: Director (Plg.) UC & Zone 'J',

Item No. 10/2014

Relaxation for Residential Component and consideration of the frontage of the Plot on Jai Singh road instead of Parliament Street in r/o construction of Police Head Quarter & P.S. Parliament street, new Delhi. F8(1)2014-MP.

"The proposal regarding the consideration of the frontage of the plot of the proposed Delhi Police Headquarter Office building at Parliament Street, New Delhi was presented by Chief Architect, NDMC. The observations of the Technical Committee are as follows:

- 1. The Technical Committee agreed for the proposed location of entry and exit from Jai Singh Road instead of the Parliament Street since the Parliament Street Police Station, which has been declared as heritage building shall remain, as it is and there will not be any approach from this side to the Police Headquarter.
- 2. General Circulation Plan including parking plan for the visitors parking should be clearly indicated within the complex and no parking shall be permitted on the adjacent streets.
- 3. The visitor's parking shall be separate from the parking of the Police staff for security reasons.
- 4. Possibility of increase in Road R/W of the lane between 'State Bank of India' and the proposed building to 18 m may be explored in order to make it a two way.

29/

Regarding the residential component of the premise, the MPD-2021 norms specified in Table 8.2 of the Master Plan for 'Govt. office' shall be followed.

The Technical Committee approved the proposal, as per the agenda placed by NDMC with the above observations".

Action: Director (Plg) Zone – 'D', DDA Chief Architect, NDMC

Item No. 11/2014

Layout Plan of T.O.D. Project at Karkardooma and Allotment of Land for Primary School to Vikaramashila Education Society.

F.11(01)10/UTTIPEC.

The proposal was presented by Dy. Director (Plg) UTTIPEC, after detailed deliberation the Technical Committee agreed to the proposal for Primary School Site measuring 4200 sqmt with the conditions that the plot will have two component i.e. building area and play area of 50% each. The development control norms of MPD- 2021 will be applicable on the Building Area.

Action: Director (Plg.) UTTIPEC,DDA

Meeting ended with vote of thanks to the Chair.

(I.P. PARATE) Director (Plg.) MPR & Technical Committee

- 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.(Plg.)TB&C, DDA
- 16. Addl. Commr.(Plg.) MP, UE&LP, DDA
- 17. Addl. Commr.(Plg.) AP & MPPR.
- 18. Addl. Commr. (Landscape), DDA
- 19. Secretary, DUAC
- 20. Sr. Architect (HQ-I) CPWD Nirman Bhawan
- 21. Dy. Commissioner of Police (Traffic) Delhi
- 22. Land & Development Officer (L&DO)



DELHI DEVELOPMENT AUTHORITY MASTER PLAN SECTION

6th FLOOR, VIKAS MINAR I.P Estate, New Delhi – 110002 Phone No.23370507

F.01(03)/2014/MP/48

Date 14.02.2014

MEETING NOTICE

The 3rd Technical Committee meeting of DDA will be held under the Chairmanship of Vice Chairman, DDA on Monday dated 17.02.2014 at 11:00 AM in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, INA, New Delhi-110023.

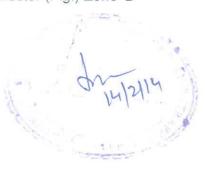
The lists of Items alongwith Agendas are enclosed.

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

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

- 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)

Specia	al Invitees	For item No.
1.	Pr. Commr. (LD), DDA	09/14
11.	Director (Plg) UC Zone 'J'	09/14
111.	Chief Architect, NDMC	10/14
IV.	Director (Plg) UTTIPEC	11/14
- V.	Director (Plg.) Zone 'D'	10/14



54/InMN&C14

27/1

DELHI DEVELOPMENT AUTHORITY MASTER PLAN SECTION

6th FLOOR, VIKAS MINAR I.P Estate, New Delhi – 110002 Phone No.23370507

F.01(03)/2014/MP/48

Date 14.02.2014

MEETING NOTICE

The 3rd Technical Committee meeting of DDA will be held under the Chairmanship of Vice Chairman, DDA on Monday dated 17.02.2014 at 11:00 AM in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, INA, New Delhi-110023.

The lists of Items alongwith Agendas are enclosed.

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

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

(Pout

- 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.	
1.	Pr. Commr. (LD), DDA	09/14	
11.	Director (Plg) UC Zone 'J'	09/14	
111.	Chief Architect, NDMC	10/14	
IV.	Director (Plg) UTTIPEC	11/14	
V.	Director (Plg.) Zone 'D'	10/14	

53/InMN&C14

28/1 26/

INDEX

3rd Technical Committee Meeting to be held on 17.02.2014

s.no.	ITEM NO.	SUBJECT	PAGE NO.
1.	08/2014	Confirmation of the 2 nd Technical Committee meeting held on 10.02.2014 F1(02)/2014/MP	1-4
2.	09/2014	Change of Land Use for the Land measuring 10 Acres from Residential use to Govt. use (Govt. office) for setting up of NATGRID infrastructure at Andheria More, Village Mehrauli, Tehsil Hauz Khas F3(16)2012/MP	5-8
3.	102014	Relaxation for Residential Component and consideration of the frontage of the Plot on Jai Singh road instead of Parliament Street in r/o construction of Police Head Quarter & P.S. Parliament street, new Delhi. F8(1)2014-MP	9-16
4.	11/2014	Layout Plan of T.O.D. Project at Karkardooma and Allotment of Land for Primary School to Vikaramashila Education Society F.11(01)10/UTTIPEC	17-22

25/C ITEM No. 8/14/TC



F.1 (02) 2014/MP/49

DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION,

6TH FLOOR, VIKAS MINAR,

I.P. ESTATE, NEW DELHI – 110002

Date: - 14.02.2014

Sub: Minutes of the 2nd Technical Committee held on 10-02-2014

Item No. 03/2014

Confirmation of Minutes

The Minutes of the 1st Technical Committee meeting held on 23-01-2014 were circulated vide letter no. F. 1(1)2014-MP/ dated 10-02-2014 to all the members. A copy of these Minutes were also provided to the members of the Technical Committee during meeting held on 10.02.2014. The Members were requested to provide observations on the Minutes, if any, within 2 to 3 days. In case no observation is received, the Minutes of the meeting stands confirmed.

Item No. 04/2014

Allotment of Land EDMC / SDMC for setting up of Garbage Transfer Station / Disposal of MSW at various locations in Zone O F.3(13)2013/MP.

The proposal was presented by Director (Plg.) in charge Zone-'E & O'. The Agenda for inability to recommend three sites in Zone-'O' for setting up of Garbage Transfer Station / Disposal of MSW was presented on following grounds:

- (i) Provisions in the Zonal Development Plan and eco-sensitive nature of the River Zone.
- (ii) Public Notice dated 28-09-2013 regarding re-delineation and rezoning of Zone -'O' and following orders of the Hon'ble N.G.T.

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

Chief Engineer (EDMC) representing North and South Delhi Municipal Corporations informed that the proposal may please be agreed in principle in view of following:

- (i) Shortage of land for this activity, especially in East Delhi.
- (ii) As discussed in previous meetings, Local Body will make use of advanced technology while implementing the proposal. Further, they will obtain all the Statutory Clearances including Sub-Committee constituted in the Ministry of Environment, Govt. of India, for all issues related to River Yamuna.
- (iii) For obtaining clearances, the allotment / ownership of land is a pre-requisite. Thus, DDA should allot the land to the concerned Local Body.

Addl. Commissioner (LS), DDA was of the view that setting up of MSW / Garbage Transfer Station will further pollute the Environment, sub-soil water of this area. Therefore the proposal may not be recommended for further processing of change of land use.

After detailed deliberations, Technical Committee noted the urgency of land requirement for such activity and took following decisions:

(i) In principle, approval for allotment of land at three locations mentioned in the Agenda in Zone-'O'. Planning and Land Management / Land Disposal Wings of DDA will jointly work out

2-24/

the specific details of the land, area, ownership, etc. in consultation with Chief Engineer, EDMC.

(ii) The approval of the Competent Authority to be obtained in file for allotment of land to EDMC/SDMC as per policy.

Action: Pr. Commissioner (LD), Commissioner (LM),
Director (Plg.) 'E & O', Director (Survey)

- (iii) EDMC/SDMC will prepare E.I.A., E.M.P., etc. and obtain following statutory clearances:
 - a. National Green Tribunal / MoEF (GoI)
 - b. CPCB / DPCC
 - c. Yamuna Standing Committee CWC
 - d. Central Ground Water Board

Action: Chief Engg. EDMC / SDMC

(iv) After obtaining the clearances and submitting to DDA, the proposal will be placed before Technical Committee for processing of change of land use under Section 11-A of DD Act, 1957.

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

(v) In case EDMC / SDMC are unable to obtain the clearances, the land allotted will be returned to DDA.

Item No. 05/2014

Policy for alternate use of Vacant / un-allotted Nursery School sites in Developed Zones ('A' to 'H') and Urban extension (Dwarka, Rohini& Narela Project). F.20(05)2000/MP.

The proposal was presented by Director (Plg) C&G. After detailed deliberation Technical Committee approved the proposal for consideration by the Authority as a policy with following observations:

- (1) The Nursery School Plot existing on roads below 9 mt. RoW to be considered only for Park.
- (2) The Nursery School Plot will not be considered for "Community Recreational Club" as mentioned at Sr. No. 5 (d).

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

Item No. 06/2014

Issue of RoW of Nelson Mandela Road between DDA Flats / Police Station & DTC Depot in front proposed Community Hall. F.3(17)2014/MP.

The proposal was presented by Director (Plg) AP-I. The ground realities, existing planned development and provisions in prevailing Master Plan were presented in detail. After detailed deliberation, Technical Committee agreed in principle to retain the existing RoW of the road (i.e. 30 mt.) as per the DDA Housing Scheme for the stretch in between 'Outer Ring Road' to 'DDA Housing - Munirika Vihar' in view of DDA Housing / planned development based on prevailing Master Plan. The proposal to be referred to UTTIPEC for consideration in coordination with Road Owning Agency.

If approved by UTTIPEC, this will require processing of modifications in notified Zonal Development Plan for Zone-'F'.

Action: Director (Plg.) UTTIPEC, Director (Plg.) AP-I, DDA 4- 22/1

Annexure -A

List of participants of 2nd meeting for the year 2014 of Technical Committee on 10.02.2014

DELHI DEVELOPMENT AUTHORITY S/Sh./Ms.

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Pr. Commissioner (LD), DDA
- 4. J.B. Kshirsagar Commissioner (Plg), DDA
- 5. B.K. Mishra, Commissioner (LM), DDA
- 6. Shamsher Singh, Chief Town Planner, MCD (South)
- 7. P.M. Parate, Addl. Commissioner (TC&B), DDA
- 8. Sarita Bhandari, Addl. Commissioner (LS), DDA
- 9. R.K. Jain, Addl. Commissioner (Plg) UE, MP&LP
- 10. S.P. Phatak, Addl. Commissioner (Plg) AP&MPR
- 11. Ashok Bhattacharyya, Director (UTTIPEC), DDA
- 12. I.P. Parate, Director (Plg)MPR&TC
- 13. Tapan K. Mandal, Director (Plg) AP (E&O)
- 14. Pramod K. Behra, Director (Plg), DDA
- 15. A.K. Manna, Director (Plg) C&G, DDA
- 16. M.K. Verma, Dy. Director (Plg) E&O, DDA
- 17. Rita Grover, Dy. Director (Plg) C&G, DDA
- 18. Motilal, Asstt. Director (Plg) E, DDA
- 19. Rajpal Singh, Property Development, DMRC Dy. CO/PD
- 20. J.P. Verma, Tehsildar, LM / SE2
- 21. A.K. Pandit, CE (S2), DDA
- 22. Ramvir Singh, SE (C.N2)
- 23. Vinod Dhar, Chief Architect, DDA
- 24. Pradeep Khadelwal, Chief Executive, EDMC
- 25. Deevesh Chand L&DO
- 26. Tufil Ahmed SLF, SDMC

25-21/UTTEM No. 9/14/TC

File No. F.3 (16)2012/MP

Sub: Change of landuse for land measuring 10 Acres from "Residential Use" to "Government Use (Government Office)" for setting up Data Centre and Main office Complex and other related infrastructure for NATGRID at Andheria more village-Mehrauli, Tehsil - Hauz Khas

1. Background:

i.

ii.

NATGRID has requested for allotment of land for setting up Data Centre and Main office complex and other related infrastructure

122 batallion of CRPF was occupying DDA land admeasuring 22.09 Acre near Andheria More adjacent to pocket D-1 of DDA housing scheme, Vasant kunj. At the behest of CRPF land measuring 18.83 Acres was allotted to CRPF by institutional land Dept., DDA vide letter no. F.25 (8)03/IL/1471 dated-12.08.2011 on perpetual lease basis for Residential purpose. In the allotment letter it has been mentioned that 2.53 acres is required by DDA for proposed road and 0.73 Acre is earmarked for District Park.

The cabinet committee on security approved the setting up of NATGRID and attached office with the Ministry of home Affairs(MHA). It has been mentioned letter issued by Chief Executive officer addressed to Hon'ble Lt. Governor ,Delhi dated 20.07.2011 "Hon'ble Home minister has taken a decision vide file no. 11011/84/2001/AD dated 29.04.2011 that a quantum of 10 acres of land within the area under possession of CRPF is earmarked for NATGRID along with direction that not to put up any construction on rest of 10 acre land without taking permission from MHA. It is also indicated in the letter that keeping in view requirement of residential quarters to accommodate the CRPF official/personnel deployed for official duties in Delhi and National Capital Region. It was proposed by the Lt. Governor that an equivalent quantum land (say about 15 acre) adjoining the South West and North East of existing 22.09 acres of plot under possession of CRPF.

iv. Subsequently the institutional branch of DDA allotted 10 Acre land in favour of NATGRID vide letter no. F.25 (8)03/IL/560 dated 23.03.2012 Out of 18.83 Acre of land already allotted to CRPF.

2. Examination:

- i) The land under reference falls in Residential Use Zone as per notified Zonal development plan of Zone J. The tentative location has been earmarked on the Zonal plan of Zone J (Annexure I).
- ii) The land do not form part of Development Area of DDA therefore, NATGRID approached South Delhi Municipal Corporation (SDMC) for approval/sanction of layout/building plan. The South Delhi Municipal Corporation (SDMC) inturn requested NATGRID to furnish series of documents, following are the specific requirement pertaining to DDA

Jtu No. 9/14 Budhaful/14/02/2014. A.D. (M.P.) I. -6- 20/C

- a) The land use of site in question is Residential, Hence, NATGRID is not permitted in Residential use, Land use change of the said site is must from DDA.
- Proposal submitted is not as per MPD-2021. Clarification regarding applicability of Development Control Norms is required from DDA.
- c) Six sets of layout plan with complete dimensions/details showing all existing surrounding.

3. Proposal

i. The proposal for Change of landuse for land measuring 10 Acres from "Residential Use" to "Government Use (Government Office)" for setting up Data Centre and Main office Complex and other related infrastructure for NATGRID at Andheria more village- Mehrauli, Tehsil - Hauz Khas is given below (Annexure-II):

Ituno 9/14 Sudhafy TU102/2014 4. D. (M.P. I)

Subject	Existing Land Use as per MPD 2021	Proposed Land Use	Boundary of the Site / Area
Change of landuse for land measuring 10 Acres from "Residential Use" to "Government Use (Government Office)" for setting up Data Centre and Main office Complex and other related infrastructure for NATGRID at Andheria more village-Mehrauli, Tehsil - Hauz Khas	"Residential Use"	"Government Use (Government Office)"	North: Mehrauli Mahipalpur Road West: 18 M wide Proposed road East: DDA LAnd South: land allotted to CRPF land

- ii. Earlier, 24 m wide road was proposed from Mehrauli Mahipalpur Road to ILBS Hospital via CRPF land. Now the proposed road has been reduced to 18 m hence the I L Branch DDA and L M /N L branch of DDA to make exact demarcation on ground.
- iii. The norms for local government offices /Public sector undertakings under government land use shall be as per integrated office complex as per MPD 2021.

4. Recommendations:

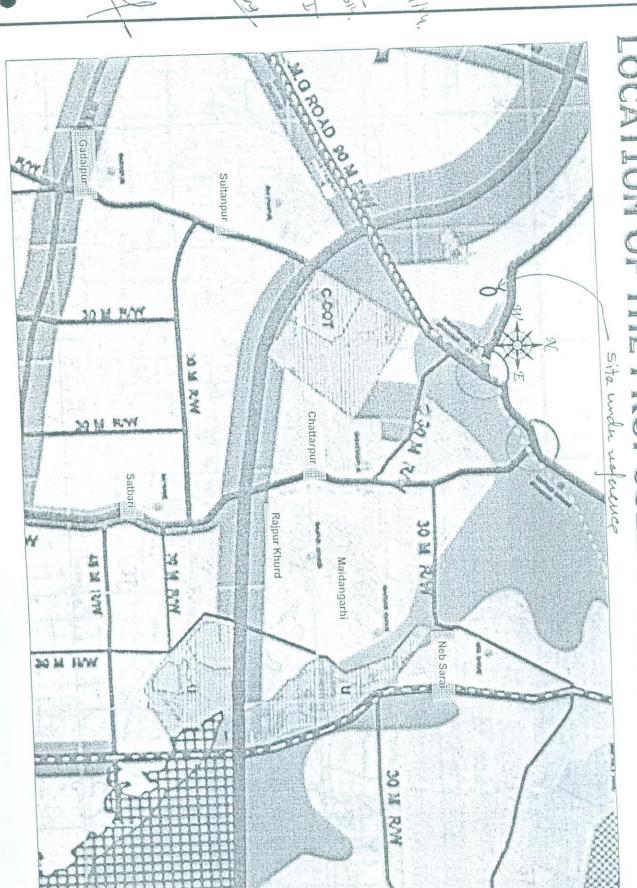
Proposal as given in Para 3 (i. to iii.) above is put up for consideration of the Technical Committee and its further processing for change of land use under Section 11A of DD Act 1957.

Asstt. Dir. (Plg.)-J

Dy. Dir. (Plg.)-

Dir. (Plg.) UC&J

LOCATION OF THE PROPOSED SITE FOR NATGRID



MEHRAULI-MAHIPALPUR ROAD ANNEXURE-I Jan 40, 9/14. Sudher 14.02.2014. A.Q M.P. I The exact dimension of the Site shall be indicated after denaications the land on ge by 16 Branch & LM/NL Branch, DD Shradha 14/02/2014

-9- 17/C Item No. 10/2014

AGENDA FOR TECHNICAL COMMITTEE, DDA

Proposal: Relaxation for Residential Component and consideration of the frontage of the Plot on Jai Singh road instead of Parliament Street in r/o construction of Police Head Quarter & Police Station-Parliament Street, New Delhi.

2014-MP

BACK GROUND

The Delhi Police has submitted a proposal for construction of Police Head Quarters and Police Station at Parliament Street, New Delhi vide scheme no. 0133/2013 dtd. 11.10.2013. The shortcomings in the proposal have been intimated to Delhi Police Authority vide letter dtd. 05.12.2013. (Annexure- A)

The proposal consist of construction of Police Head Quarters and Police Station after demolition of all the existing structures except retaining the structures of Police Station Building, front colonnade, forecourt barracks & office around the central courtyard and also residential bungalow towards Ashoka Road which have been approved by HCC, being Heritage Structures Grade-II for retention. At site demolition work of non-Heritage Structures are in progress, which have been approved by the NDMC vide order dated 11.07.2013.

DEVELOPMENT CONTROL NORMS AS PER MPD -2021 2.

1.	Land use of plot	Govt. Office
2.	Location of Plot	Adjacent to Sardar Patel Bhawan, bounded by Parliament Street on East, Ashoka Road on South, Jai Singh Road on West and Delhi Co-Operative Society Office & Service Road on North. (Site Plan enclosed as Annexure-B)
3.	Total Plot Area	8.092 acres or 32,746.88 sq. mt.
4.	Permissible Ground Coverage	30% of Plot area i.e. 9824.064 sq. mt
5.	Existing Ground Coverage	3553.154 sqm. i.e. 10.85 %
6.	Available Ground Coverage for proposed construction	6270.91 sq. mt. i.e. 19.15%

to= 16/c

7.	Permissible FAR	200 i. e. 65,497.76 sq. mt.
8.	Existing FAR	6067.581 sq. mt. i.e. 18.49
9,	Available FAR for proposed construction	59430.179 sq. mt. i.e. 181.51
10.	Height	 NR as per MPD-2021 As per clause no. 6.4.3 (vi) of Zonal Development Pan of Zone-D there is a height restriction of 21.5 mtrs (70 feet) for plots on Parliament Street / Mahadev Road.
11.	Parking	1.8 ECS / 100 sq. mt. (required)
12.	Residence	Watch and Ward Residence / Residential maintenance staff (maximum 5% of FAR).

Item no .10/2014 Sudufy/14/02/2014. A.D. (M.P.) I

3. Detail Proposal of Delhi Police Head Quarter & Police Station.

Proposed Building to be Constructed:

- (a) Headquarter Office Building: The office building consist of two basements for parking & services, ground + 17 upper floors.
- (b) Residential Building: It consists of Stilt for parking & Entrance lobby + 7 upper floors for residential purpose.
- (c) Engineering Block / ESS: It consist of ground & first floor for Electric Sub-station, DG room, Meter room, HT panel room, Office etc.
- (f) Petrol Pump: The existing Petrol Pump / Dispenser have been proposed to be relocation near engineering block.

The Existing Building to be Retained:

- (a) Existing Police Station: It consists of ground & floor to be retained.
- (b) Existing Residential Block: It consists of ground & first floor to be renovated and will function as common security screening for all visitors entering to Police Headquarter Building.

The above existing Police Station and existing Residential Bungalow towards Ashoka Road are being retained as it is listed as Heritage Structures Grade-II as per notification of Govt. of NCT of Delhi.

15/c

- As per Clause no. 6.4.3 (vi) Zonal Development Plan of Zone-D there is a height restriction of 21.5 mtrs (70 feet) for plots on Parliament Street / Mahadev Road, whereas, the proposal is for 71.55 height for Police Headquarter Office Building and 23.25mts height for residential building.
- Party has proposed 12 Nos. DU's for their Staff measuring 207.66 sq. mt. (2234.48 sq. ft.) per Dwelling Unit.

4. Examination

- a) A Letter dtd. 26.12.2013 was sent to DDA for consideration of above cited proposal.
- b) A meeting notice was received from Asstt. Director (Plg.), DDA vide no. F.8(1)2014/MP/D-8 dated 13.01.2014 to discuss the proposal of Delhi Police Head Quarter Building w.r.t. permissible building height, residential component and entry and exit to the premises.
- c) A meeting was held with The Commissioner (Planning), DDA on 16/01/2014 wherein it was asked to submit the proposal in Comprehensive Agenda Form along with justification indicating the location of plot, Report and Drawings for the relaxation of residential component and consideration of the frontage of the plot on Jai Singh Road instead of Parliament Street for the construction of Police Head Quarters & Police Station at Parliament Street.
- d) As per provision of MPD-2021 for Govt. Land Use, maximum 5% of FAR can be used for Watch and Ward Residence / Residential maintenance staff, whereas, 12 Nos. Dwelling Unit (flats) has been proposed as Staff Quarters having an area of 207.66 sq. mt. (2234.48 sq. ft.) for each flat.
- e) As per Clause no. 6.4.3 (vi) Zonal Development Pan of Zone-D there is a height restriction of 21.5 mtrs (70 feet) for plots on Parliament Street / Mahadev Road, whereas, Police Headquarter Office Building consisting of Ground + 17 upper floors has been proposed upto height of 71.55 mts and Residential Building consisting of Stilt, ground + 6 upper floors upto a height of 23.25 mts.

John No 10/2014. Sudherful/14/02/294 A.D. M.P.I.

8/1

Item no._____

the 30M Road on railway Land, after due approval from UTTIPEC. Chief Engineer would conduct a Survey for preparing the feasibility study.

b. Existing 66KV HT Line shall be kept/ maintained at its current location, and the design of the 30m proposed Zonal Plan Road shall be modified accordingly to accommodate the existing HT line as a given site constraint.

c. Existing Sewer line passing within the Kadkadooma site should not be realigned and would be kept at the current position. An open easement of 3.5M (1.75 m from centre line both sides) shall be kept free of building construction. The easement could be used for pedestrian/NMT pathways, open parking or other uses. Buildings could be allowed to span over the easement.

ii) Regarding the decision taken in the TC meeting dated 28.2.13, the TOD Policy has been prepared as part of Master Plan review process, after due deliberation in various Management Action Groups, Advisory Groups, etc. The same is under finalization and yet to be approved.

2.2 Allotment of Land to Vikramashila Education Society for Primary School (Court Case)

- The decision of the Technical Committee dt. 08.04.2013 regarding the location of the school site for allotment to Vikramshila Society, was communicated to the Institutional Land Branch, DDA vide letter dated 10.5.2013. Subsequently, I.L. Branch vide letter dated 17.5.2013 has informed UTTIPEC that "no land is available in the near vicinity which could be allotted to the Society for construction of school. The society in this case has already made the full payment of the plot and requesting time and again for handing over the possession of the land. Lands Department has intimated that the allotment in this case has been made as per the directions of Hon'ble Court. of Delhi and approval of Hon'ble L.G. and this may, therefore, be treated as most urgent so as to avoid any undue delay and unwanted litigation".
- ii) In view of the High Court decision conveyed by the Institutional Branch and also the Legal Notice received on behalf of Vikramshilla Education Society, an alternative plot for allotment to Vikramshila Education Society for Primary School, has been identified in the final proposed layout plan and placed with the agenda for approval.

Detail Layout Plan incorporating the examination at 2.1 and 2.2 are provided below:

2.3 <u>Layout Plan for 29.83 Ha Kadkadooma TOD Pilot Project site as per TOD Norms (as per decision of TC)</u>

As per the above decisions, the Layout Plan for Proposed TOD Pilot Project at Karkardooma Metro Station has been prepared and is placed for Approval [Refer drawings and detailed Area Statement at Annexure 'A']. A summary is given below:

a) Area Statement of Layout plan:

Area (Sq. M)	(Ha
2.98.299	29.83
	0.63
4,200	0.42
	2,98,299 6,295 4,200

-12- 14/2

5. <u>Justification in r/o change of Frontage of the plot from</u> Parliament Street to Jai Singh Road.

- a) The Frontage of the Plot on Jai Singh Road is more than the frontage on Parliament Street.
- b) The existing Police Station, front Colonnade, forecourt barracks and office around the central courtyard towards Parliament Street are listed as Heritage Structures Grade-II and same has to be retained as per HCC letter dated 07/09/2009 and no construction is permitted over this building. (Annexure-E)
- c) The Vehicular Ingress & Egress to this Plot is not feasible /possible from Parliament Street.
- d) The proposal of Police Head Quarter & Police Station is feasible on the available space towards Jai Singh Road
- e) With the restricted height of 21.50 mts the permissible FAR cannot be achieved.

Item No. 10/2014 Sudhalul /14/02/2014 A.D. (M.P.) I

6. Justification in r/o the Relaxation of Residential Component

- a) The plot allotted by L & D. O. is for Police Head Quarter & Police Station having Govt. Land Use.
- b) The Delhi Police Head Quarter & Police Station is going to functioning round the Clock maintaining safety & security of National Capital of Delhi for which some of senior Officials shall be staying within the Head Quarter Building / Police Station.
- c) The special units of Delhi Police which functions round the clock for which residential accommodation for these officers is required within the Police Station.

7. Delhi Police Authority submitted following documents :-

- Lease Plan issued by L&DO, plan no. 2068 showing allotment of area of 8.092 acres to Delhi Police. (Annexure-B)
- b) Allotment Letter issued by L&DO vide No. L-II-21(85)/355 dtd 15.05.2006. (Annexure-C)
- NOC issued by NMA / ASI vide letter No.CA/Delhi/ASI /NOC /2013/53 dated 16.05.2013. (Annexure-D)
- d) NOC from HCC vide No: 6(4)/2009-HCC dated 07/09/2009.
 (Annexure-E)
- e) One set of Drawings consisting of 32 Nos of Sheets. (Annexure-F)
- f) Architectural Report of the Project / Proposal. (Annexure-G)
- g) Power Point Presentation on C. D. (Annexure-H)

ANNEXURE-A'
INTIMATION LETTER

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

No :-CA/BP/Police Head Quartes, Sansad Marg, New Delhi/D- Dt.: 05/12/2013

Sh. V.A. Gupta Dy. Commissioner of Police Land & Building Cell, M.S.O. Building, I.P.Estate, New Delhi

Subject: - New Scheme of plans in r/o construction of Police Head Quarters & Police Station at Parliament Street, New Delhi

With reference to your building application on above said subject received vide scheme no 0133/2013 dated 11.10.2013, it is to intimate that as per the orders of the Competent Authority, NDMC dated 03.12.2013, you are required to comply with the following shortcomings within 60 days for further necessary action.

The case shall be referred to MOUD for consideration wint, the frontage of plot on Jai Singh Road instead of Parliament Street

The residential component have to be within the provision of MPD-2021 and requires modification on the drawings: otherwise the proposal shall require clearance from DDA Technical Committee.

3. The Shortcomings/corrections of drawings will be intimated w.r.t ground coverage, FAR, height of the building, ECS, setbacks, etc. only after receiving NOC from DDA Technical Committee wirlt residential component, frontage of the plot, height of the building

4 The proposal will be referred to HCC, DUAC and Delhi Fire Service only after receiving NOC from DDA Technical Committee.

5. Submission of NOC from L&DO, w.r.t. any dues as mentioned in the conditions of letter of allotment.

6. Submission of an affidavit / undertaking that the proposed basement outside the building profile will be flushed to the surrounding ground level and will be so designed that it shall be able to take the load of fire tender.

7. Submission of an affidavit/undertaking that the municipal water will not be use for construction activity / work.

8. Submission of 2 sets of HCC Performa.

9. Submission of two sets of Delhi Fire Service Performa

10. Submission of NOC from Ministry of Environment and Forest.

11. Submission of NOC from Chief Engineer (Electrical), NDMC w.r.t. the proposed ESS

12 Submission of NOC from Tree Cutting Officer as some of the trees are falling in the proposed building profile and needs to be cut.

13. Submission of NOC from DCP license for the proposed petrol pump.

14 Submission of 1 set of structure drawing duly signed by the applicant and the structural

15. Submission of 2 sets of photographs of the site showing the existing building to be retained / site of size of 8"x 10"duly signed by the applicant / Architect

CHIEF ARCHITECT

Copy to:-Ar Vivek Kumar Pathak 1112 Vishal Tower. District Centre Janak Puri



T. N. MOHAN, IPS

DECEPTOLICE SHE HYDIS

अर्ध सरकारी पत्र संख्या

D. O. NO. 11871 L &B Cell P. विशेष आयुक्त पुलिस DA - II) (संचालन) ८ र 9 - 12-1

दिल्ली पुलिस मुख्यालय इन्द्रप्रस्थ एस्टेट, नई दिल्ली-110002

SPECIAL COMMISSIONER OF POLICE (OPERATIONS)

DELHI POLICE HEADQUARTERS INDRAPRASTHA ESTATE, NEW DELHI-110002

Respected Sir,

Kindly refer to earlier DO No. 1101/P.Sec./Spl. CP/Ops dt. 11.11.2013 regarding proposed Delhi Police Headquarter Building at Jai Singh road, New Delhi-110001. As mentioned earlier, Delhi Police is envisaging the construction of Police Head Quarter Building on a Plot measuring 8.092 acres (3.27 Hect) on Jai Singh Road. This plot is contiguous one, in which, there is an existing heritage building of Police Station Parliament Street and the office of DCP New Delhi Distt. This portion of the heritage building falls on Parliament Street, which shall remain intact, as it is not a part of the redevelopment plan. The frontage of the plot on this side is also very small i.e. 75m (245 feet) only. The sanctity of this heritage building will be preserved as it is.

Itanko. 10/2014

The proposed PHQ building will have a frontage on Jai Singh Road with emergency access from Parliament Street side. The entry and exit gates for this proposed Head quarter Building will also be on Jai Singh Road. The frontage of the plot on the Jai Singh Road is above 275m (902 feet) wide and most suitable for the proposed Head Quarter Building.

Keeping in view the security and operational considerations, Delhi Police would like to keep this plot contiguous and as a homogeneous entity. It also requires to maintain operational/support services from the Parliament Street established.

In view of the above facts, it is felt that the bifurcation or division of a contiguous plot will not technically be a viable proposition as this would seriously Jeopardise the operational and security environment. It is therefore requested that NDMC may kindly reconsider its earlier decision on this subject keeping in view the public nature and the sensitivity of this project and expedite the release of statuary

approval of the drawing of the project.

Charge m's Office

Shri Jalaj Shrivastava, Chairman, New Delhi Municipal council, Palika Kendra. New Delhi-110001

hith kind regals,

Chairman 10/x12

Chairman 10/x12

Dolar 10/212

Dolar 100/2112

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

Director (Tig) GIS GRENE Unit Dy. No. 1-62 Date ... 5. 21.14

No: CA/BP/Police Headquarters, Parliament Street, New Delhi/D-0230-32 Dated: 09. Feb. 2014

THE COMMISSIONER (PLANNING) D-JONE UNIT, DELHI DEVELOPMENT AUTHORITY,

ETH FLOOR, VIKAS MINAR,

NEW DELHI.

Commr. (Plg.)-I's Office Diary No. J. 212

was such (supply) dea postulo

SUBJECT: Relaxation for Residential Component and consideration of the frontage of the Plot on Jai Singh road instead of Parliament Street in r/o construction of Police Head Quarter & Police Station-Parliament Street, New Delhi.

- 1. This office letter No. CA/BP/Delhi Police Headquarters, Sansad Marg, New Delhi/D-02521-23 dated 26/12/2013
- 2. DDA letter No. F.8 (1) 2014/MP/D-8 dtd. 13.01.2014.

Sir.

This is with reference to above referred letters and subject cited above, please find enclosed herewith the Comprehensive Agenda in r/o Police Head Quarter & Police Station for placing the same before the Technical Committee Meeting, DDA for consideration and necessary action.

You are therefore, requested to examine the case and send your comments/N.O.C. at the earliest.

Сору То.

Sh. V.A. Gupta Dy. Commissioner of Police Land & Building Cell, M.S.O. Building, I.P. Estate, New Delhi

Ar. Vivek Kumar Pathak 1112 Vishal Tower, District, Centre, Janak Puri New Delhi-110058



DELHI DEVELOPMENT AUTHORITY

AGENDA FOR 3rd TECHNICAL COMMITTEE TO BE HELD ON 17.02.2014

Sub: Layout Plan of TOD Pilot Project at Karkardooma and Allotment of Land for School to Vikramashila Education Society

1.0 BACKGROUND

a) TOD Pilot Project, Karkardooma Metro Station was taken up by UTTIPEC as per the decision of the Governing Body dated 21.05.10, modifying the earlier approved plan for Group Housing Project in this area. The conceptual layout plan based on TOD concept was approved in principle by the 26th Governing Body on 29.10.10.

b) Subsequently, as per the Minutes of the 6th Technical Committee meeting dt. 20.11.2012 for the Item: Proposed TOD Pilot Project at Kadkadooma Station, "the Layout (plan) was approved in principle and it was decided that the project should be taken up as a TOD Pilot Project"

c) At the 2nd Technical Committee meeting dated 28.02.13, it was agreed in principle that:

a. To incorporate modified Zonal Plan roads in the Zone 'E' Plan as per the approved layout plan as a special case for TOD Pilot project.

b. Realignment of sewer lines which are to be designed and implemented as part of detailed decentralized infrastructure scheme for the site.

c. However the proposal was to be modified as per the TOD norms and then to be put up for consideration of next TC meeting for <u>relaxation</u> of setbacks, height and ground coverage, etc."

d) At 3rd Technical Committee meeting dated 08.04.2013, it was decided that "...location of school site near Metro Station is not desirable. However, considering the court orders, L.D. Wing may explore possibility for an alternative school site in near vicinity. It was further decided that the complete proposal highlighting the proposed T.O.D. Policy norms etc. shall be put up in the next Technical Committee meeting."

e) At 2nd Technical Committee dated 10.02.2014, this item was deferred after discussion by the Technical Committee with following observations:

 The proposal for school site to be reworked based on the provisions in MPD- 2021 and recommendations of LD Wing in file.

ii. The officer from Land Disposal Wing to be present for providing status/ clarifications as per Land Disposal Policy.

2.0 EXAMINATION:

2.1 <u>Finalization of Layout Plan as per decision of Technical Committee Meeting dated</u> 08.04.13:

- i) A detailed Review Meeting was held under EM, DDA on 24.06.2013 to discuss various issues regarding the site, new roads and sewer line of the Kadkadooma site. It was decided that:
 - a. Feasibility study of realigned 30M wide Zonal plan road along the railway line approved in principle by TC dt. 28.02.13 to be taken up by DDA in coordination with Railways. DDA would apply for NOC to Railways to take up construction of

Area for comprehensive TOD Scheme		2,87,804	20.70
Ground Coverage		(Maximum permissib	28.78 ale = 40%)
rehensive scheme basis	2.0	, permon	ne - 4070j
under Mixed-Use Block	54%	1,53,185	15.32
and Area under Utilitie:		11,113	1.11
r Roads and Circulatior Pedestrian only streets	22%	64,560	6.46
creational/ Open Space		58,945	5.89
BUILT UP AREA (BuA)		5,69,416	56.94
Residential BuA	50%	2,85,312	28,53
Commercial BuA	30%	1,69,551	16.96
Civic BuA		1,14,553	11.46
tal Residential Population	21,60	0 persons	
Density	750 P	PH	

b) TOD based Development control norms for the Layout Plan of Pilot Project: The site shall be developed as mixed use blocks, on the basis of Transit Oriented Development norms/codes & regulations as proposed in Chapter 20: TRANSPORTATION and Chapter 17: DEVELOPMENT CODE as part of MPD-2021 Review.

2.4 <u>Criteria for Location Site for school as per MPD-2021:</u>

MPD provision	Proposal for selecting site L-1 for school
New schools to be located adjacent to parks/ playgrounds.	Plot L-1 is located adjacent to two parks which may accommodate playgrounds for children, as part of overall TOD scheme.
Should preferably be located along internal roads with minimum 12m ROW, unless specified.	Plot L-1 is flanked by a 24m road as part of overall TOD scheme.

3.0 PROPOSAL:

Since the TOD policy is still under preparation, the plot measuring 4200 sq.m. within Karkardooma TOD pilot project scheme (marked as L-1) in the layout plan is proposed for school site with following Development Control Norms as per MPD-2021:

Norms	Controls as per MPD-2021:	
Area of Plot (in sq.m.)	2000- 4000* *However, IL Deptt. has requested for copy of the layout plan with area/dimension of the plot for handing over possession of land for construction of school at Karkardooma, land 4200 sq.m. (Annexure B)	
FAR	120	
Ground Coverage	30%	
Height	18m	
Setbacks	As per MPD-2021	