



Date: - 19.06.2014

F.1 (08) 2014/MP/207

Sub: Minutes of the 8th Technical Committee held on 12-06-2014

Item No. 31/2014

Confirmation of Minutes

The Minutes of the 7th Technical Committee meeting held on 21.04.2014 were circulated vide letter No. F.1(7)2014-MP/166 dated 28-05-2014 to all the members. As no observations have been received, the Minutes of the 7th Technical Committee meeting held on 21.05.2014 were confirmed.

Item No. 32/2014

Relaxation in setback norms for Community Hall in CS/OCF Pocket, Sector 5, Rohini.
F2(01)/2009/HUPW/SA(R&N)/DDA

The proposal was presented by the Sr. Architect (R&N), HUPW, DDA, it was explain that the Fire department while according the Fire clearance have observed that an additional stair case of specified width as per the fire safety provision under National Building Code - 2005 are to be provided. Technical Committee approved the proposal for relaxation of set-back.

Action: Sr. Architect (R&N) HUPW, DDA

Item No. 33/2014

Proposal for CNG Station at Okhla Industrial Area, Phase-II by IGL.

F3(30)/2006/MP

The proposal was presented by the Director (Plg)AP-I, it was explain that DSIIDC has allotted plot No. 1 to 4 & part of plot 5 of Okhla Industrial area Phase-II to Inderprastha Gas Ltd. for developing CNG facility on this entire plot measuring 1755.34 sqm. It was further informed that this plot is situated at 24 mt RoW road whereas as per MPD-2021 minimum road width required is 30 mt RoW. As per development code Chapter 17 note (iv) under table 17.1, it is mentioned that "The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances".

The layout of Okhla Industrial area Phase -II was prepared as per provision of MPD-1962, wherein the norms for CNG station were not prescribed. MPD-2021 Table 12.6 provide norms for filling station in industrial use zone and Para 7.6.1 provide for upgradation of infrastructure of existing planned industrial areas. In view of this the proposed CNG will cater to the needs of Okhla Industrial area Ph-II.

The available odd size vacant plot has been allotted for CNG filling station by DSIIDC.

After detailed deliberation, Technical Committee has taken the following decision:

1. Keeping in view that IGL will utilize the site for filling station for light motor vehicles only and since Inderprstha Gas Ltd. is a government agency which is providing clean fuel being an infrastructural requirement in the already built up industrial area with no scope of road widening, the relaxation of RoW was agreed as a special case.
2. As per MPD-2021 the minimum area for fuel station is 1080 sqmt (30x 36sqmt). Therefore, the excess area of this plot will be utilized for queuing of vehicles during the waiting period, so that the main road remains free for moving vehicles.
3. The proposal of relaxation of RoW as special case to be placed before the Authority for consideration.

Action: Director (Plg) AP-I, DDA

Item No. 34/2014

Proposal for change of land use of an area measuring 25.23 Hact (62.35 acres) in Jamia Millia Islamia University, Okhla Zone- F..
F20(01)/2014/MP

The proposal presented by Director (Plg) AP-I, It was informed that Asstt. Architect (L), MCD (South) has submitted a layout plan showing 21 Pockets (laid on table alongwith detail of each pocket) for an area measuring 25.23 Hac (62.35 Acres) proposed for change of land use. After detailed deliberation Technical Committee decided the following:

- (i) Development control norms shall be as per table 13.6 for University campus. The University shall maintain minimum 15% at the total campus for parks and landscape.
- (ii) Further processing of change of land use from 'Residential', 'Recreational' & 'Utility' to Public & Semi Public Facilities (Educational & Research University / University Centre College) under occupation of Jamia Millia by the Authority under section 11-A, of DD Act 1957.

Action: Director (Plg) AP-I

Item No. 35/2014

Regarding Development Control Norms of Shops-cum-Residential Plots designated as local shopping Centre in MPD-2001 / 2021.

F3(10)/2014/MP

The proposal was presented by Executive Engineer, MCD (South). After detailed deliberation, the Technical Committee desired that the issue needs more clarity therefore this should be discussed separately by the Sr. Officers of DDA / MCD and thereafter, the Item be placed before the next Technical Committee. Meeting to be convened by DC&MP Unit.

Action: Chief Town Planner, MCD (South)
Director (Plg) DC&MP

The Meeting ended with vote of thanks to the Chair.


(J.P. PARATE)

Director (Plg.) MPR & Technical Committee

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg) *82 19/6*
5. Commissioner (LD)
6. Commissioner (LM) *86 25/6/14*
7. Chief Planner, TCPO *86 25/6/14*
8. Chief Architect, HUPW DDA — *Dem 14/6/14*
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) *82 24/6/2014*
15. Addl. Commr. (Landscape), DDA
16. Addl. Commr. (Plg.) TB&C, DDA *82 24/6/14*
17. Addl. Commr. (Plg.) MP, UE&LP, DDA *19/6*
18. Addl. Commr. (Plg.) AP & MPPR, DDA *19/6/14*
19. Addl. Commr. (Plg.) UC & Infrastructure, DDA *19/6*
20. Secretary, DUAC
21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
22. Dy. Commissioner of Police (Traffic) Delhi
23. Land & Development Officer (L&DO)



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Item No. 33/2014

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2. As per MPD-2021 the minimum area for fuel station is 1080 sqmt (30x 36sqmt). Therefore, the excess area of this plot will be utilized for queuing of vehicles during the waiting period, so that the main road remains free for moving vehicles.
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Item No. 34/2014

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- (ii) Further processing of change of land use from 'Residential', 'Recreational' & 'Utility' to Public & Semi Public Facilities (Educational & Research University / University Centre College) under occupation of Jamia Millia by the Authority under section 11-A, of DD Act 1957.

Action: Director (Plg) AP-I

Item No. 35/2014

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F3(10)/2014/MP

The proposal was presented by Executive Engineer, MCD (South). After detailed deliberation, the Technical Committee desired that the issue needs more clarity therefore this should be discussed separately by the Sr. Officers of DDA / MCD and thereafter, the Item be placed before the next Technical Committee. Meeting to be convened by DC&MP Unit.

Action: Chief Town Planner, MCD (South)
Director (Plg) DC&MP

The Meeting ended with vote of thanks to the Chair.

(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg) 8/19/6
5. Commissioner (LD) 8/25/6/14
6. Commissioner (LM) 8/25/6/14
7. Chief Planner, TCPO 8/25/6/14
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11. Chief Engineer (Elect.), DDA
12. Chief Town Planner, MCD (SOUTH)
13. Chief Town Planner, MCD (NORTH)
14. Chief Town Planner, MCD (EAST) 8/24/6/2014
15. Addl. Commr. (Landscape), DDA 8/24/6/19/6
16. Addl. Commr. (Plg.) TB&C, DDA 8/24/6/19/6
17. Addl. Commr. (Plg.) MP, UE&LP, DDA 8/24/6/19/6
18. Addl. Commr. (Plg.) AP & MPPR, DDA 8/24/6/19/6
19. Addl. Commr. (Plg.) UC & Infrastructure, DDA 8/24/6/19/6
20. Secretary, DUAC
21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
22. Dy. Commissioner of Police (Traffic) Delhi
23. Land & Development Officer (L&DO)

Minutes of the 8th Technical Committee Meeting
Held on 12.6.2014.

Item No. 32/14/7C

**SUB: RELAXATION IN SETBACK NORMS FOR COMMUNITY HALL IN CS/OCF
POCKET, SECTOR 5, ROHINI.**

File No. F2 (01)2009/HUPW/SA(R&N)/DDA

1.0 BACKGROUND :

The Community Hall scheme in CS/OCF, Sector 5, Rohini was approved in 307th Screening Committee Meeting held on 02.08.2012 vide item no 66:2012. The approved scheme was submitted to CFO for obtaining Fire Clearance. As per the observations of Chief Fire Office the scheme required an additional staircase of specified width (2m) as per the fire safety provisions under NBC-2005 which had to be provided beyond the setback line.

Accordingly the scheme, incorporated with the CFO observations was submitted to CFO and accorded Fire Clearance vide letter no. F6/DFS/MS/2012/BP/4487 dated 05.12.12.

Item no 32/14.

Sudhakar

06/06/2014

A.D (M.P.)

2.0 EXAMINATION :

The approved scheme for Community Hall under reference was examined as under:

- a) **Setback Norms** as per MPD 2021 applicable for this site having an area of 860 sqm are as under:

Plot size in sqmts.	Minimum setback in meters			
	Front	Rear	Side(1)	Side(2)
Above 500 up to 2000.	6 mts	3 mts	3 mts	3 mts
Setbacks provided in case of Community Hall under reference	6 mts	0.965 mts	3 mts	3 mts

- b) **Observation received from CFO w.r.t clause 4.6.2 part-4 of NBC-2005:**

Under this clause additional staircase of specified width of 2m to be provided for all assembly buildings.

The provision of additional staircase was not possible to be incorporated within the setbacks of the plot with plot size being 860sqmts and the building envelope area of 470.56sqmts within the setbacks. Further provision drive way and adequate parking as per MPD 2021 norms made it difficult to accommodate an additional staircase with 2m width without compromising the areas provided for community hall and other activities. Therefore the additional fire escape staircase has been provided by reducing the rear setback to 0.965m.

The scheme has been approved by C.F.O.

3.0 PROPOSAL:

In compliance with CFO observations an additional staircase of 2m width was incorporated in the scheme thus reducing its rear setback from 3m to 0.965m. Therefore the proposed setback norms in Community Hall scheme be relaxed as stated below:

Plot Area	Setbacks as MPD 2021 Norms	Proposed setback
860 sqmts.	Front - 6m. Rear - 3m. Side (1) - 3m. Side (2) - 3m.	Front - 6m. Rear - .965m Side (1) - 3m. Side (2) - 3m.

Sudhakar
06/06/2014
A.D. (M.P.S)

4.0 RECOMMENDATION:

The proposal as reflected in para 3 above is recommended for consideration of the Technical Committee Meeting.

DECISION

The proposal was presented by the Sr. Architect (R&N), HUPW, DDA, it was explained that the Fire department while according the Fire clearance have observed that an additional staircase of specified width as per the fire safety provision under National Building Code - 2005 are to be provided. Technical Committee approved the proposal for relaxation of set-back.

Action: Sr. Architect (R&N) HUPW, DDA

DEHRA DUDHIA DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was Considered in
the Technical Committee
Meeting held on 12.6.14
Vide Item 3.2.11.1
Sudhakar 19/6/14
Asst. Director
MASTER PLAN
DY DIRECTOR
MASTER PLAN























EXISTING HIGHER
SECONDARY
SCHOOL

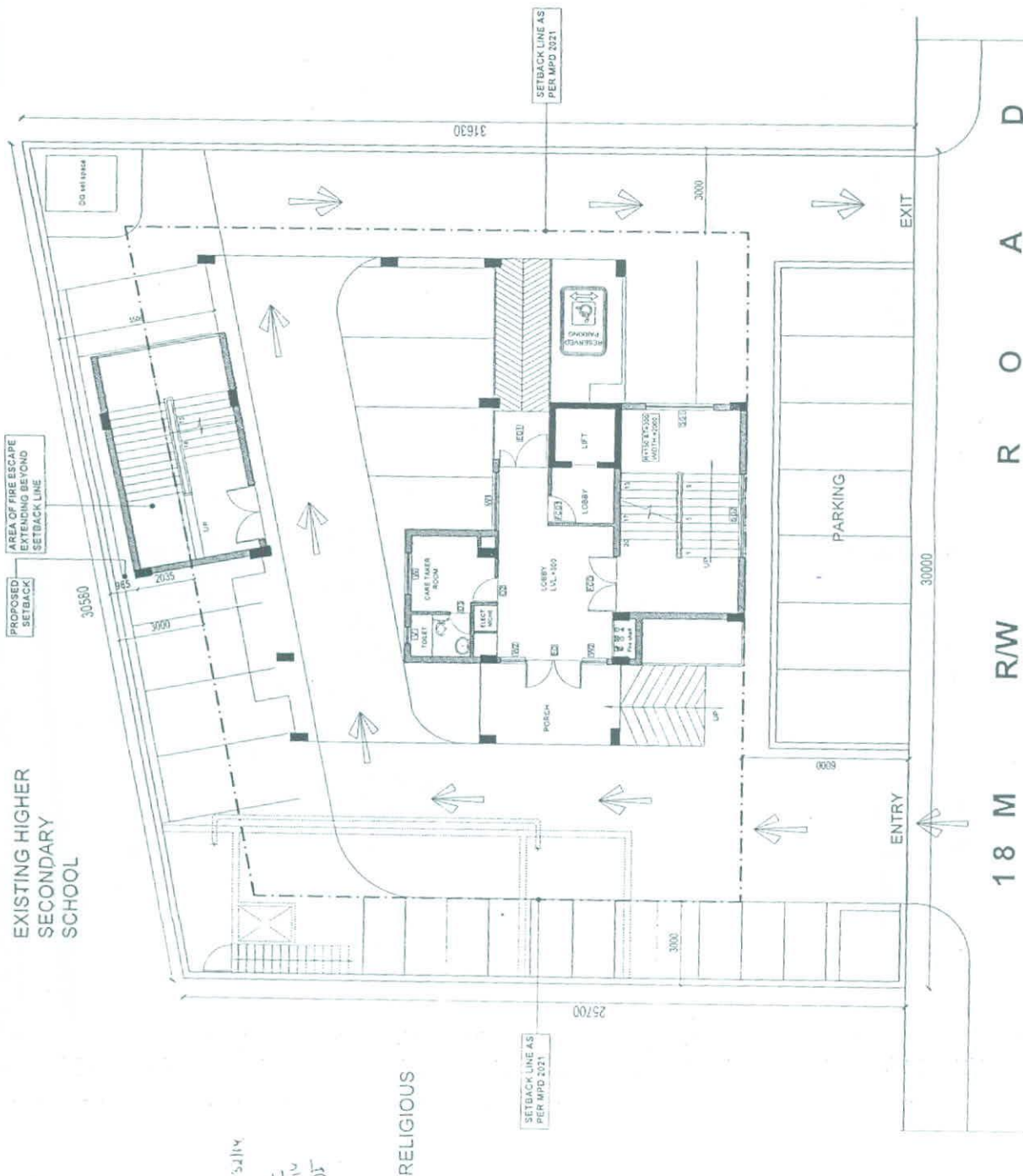
NOTE:

All drawings of this project are to be read in conjunction with all technical drawings, structural drawings and other documents submitted by the applicant as part of the application process. The following documents shall apply: AIAA Form 780, AIAA Form 781, AIAA Form 782, AIAA Form 783, AIAA Form 784, AIAA Form 785, AIAA Form 786, AIAA Form 787, AIAA Form 788, AIAA Form 789, AIAA Form 790, AIAA Form 791, AIAA Form 792, AIAA Form 793, AIAA Form 794, AIAA Form 795, AIAA Form 796, AIAA Form 797, AIAA Form 798, AIAA Form 799, AIAA Form 800, AIAA Form 801, AIAA Form 802, AIAA Form 803, AIAA Form 804, AIAA Form 805, AIAA Form 806, AIAA Form 807, AIAA Form 808, AIAA Form 809, AIAA Form 810, AIAA Form 811, AIAA Form 812, AIAA Form 813, AIAA Form 814, AIAA Form 815, AIAA Form 816, AIAA Form 817, AIAA Form 818, AIAA Form 819, AIAA Form 820, AIAA Form 821, AIAA Form 822, AIAA Form 823, AIAA Form 824, AIAA Form 825, AIAA Form 826, AIAA Form 827, AIAA Form 828, AIAA Form 829, AIAA Form 830, AIAA Form 831, AIAA Form 832, AIAA Form 833, AIAA Form 834, AIAA Form 835, AIAA Form 836, AIAA Form 837, AIAA Form 838, AIAA Form 839, AIAA Form 840, AIAA Form 841, AIAA Form 842, AIAA Form 843, AIAA Form 844, AIAA Form 845, AIAA Form 846, AIAA Form 847, AIAA Form 848, AIAA Form 849, AIAA Form 850, AIAA Form 851, AIAA Form 852, AIAA Form 853, AIAA Form 854, AIAA Form 855, AIAA Form 856, AIAA Form 857, AIAA Form 858, AIAA Form 859, AIAA Form 860, AIAA Form 861, AIAA Form 862, AIAA Form 863, AIAA Form 864, AIAA Form 865, AIAA Form 866, AIAA Form 867, AIAA Form 868, AIAA Form 869, AIAA Form 870, AIAA Form 871, AIAA Form 872, AIAA Form 873, AIAA Form 874, AIAA Form 875, AIAA Form 876, AIAA Form 877, AIAA Form 878, AIAA Form 879, AIAA Form 880, AIAA Form 881, AIAA Form 882, AIAA Form 883, AIAA Form 884, AIAA Form 885, AIAA Form 886, AIAA Form 887, AIAA Form 888, AIAA Form 889, AIAA Form 890, AIAA Form 891, AIAA Form 892, AIAA Form 893, AIAA Form 894, AIAA Form 895, AIAA Form 896, AIAA Form 897, AIAA Form 898, AIAA Form 899, AIAA Form 900, AIAA Form 901, AIAA Form 902, AIAA Form 903, AIAA Form 904, AIAA Form 905, AIAA Form 906, AIAA Form 907, AIAA Form 908, AIAA Form 909, AIAA Form 910, AIAA Form 911, AIAA Form 912, AIAA Form 913, AIAA Form 914, AIAA Form 915, AIAA Form 916, AIAA Form 917, AIAA Form 918, AIAA Form 919, AIAA Form 920, AIAA Form 921, AIAA Form 922, AIAA Form 923, AIAA Form 924, AIAA Form 925, AIAA Form 926, AIAA Form 927, AIAA Form 928, AIAA Form 929, AIAA Form 930, AIAA Form 931, AIAA Form 932, AIAA Form 933, AIAA Form 934, AIAA Form 935, AIAA Form 936, AIAA Form 937, AIAA Form 938, AIAA Form 939, AIAA Form 940, AIAA Form 941, AIAA Form 942, AIAA Form 943, AIAA Form 944, AIAA Form 945, AIAA Form 946, AIAA Form 947, AIAA Form 948, AIAA Form 949, AIAA Form 950, AIAA Form 951, AIAA Form 952, AIAA Form 953, AIAA Form 954, AIAA Form 955, AIAA Form 956, AIAA Form 957, AIAA Form 958, AIAA Form 959, AIAA Form 960, AIAA Form 961, AIAA Form 962, AIAA Form 963, AIAA Form 964, AIAA Form 965, AIAA Form 966, AIAA Form 967, AIAA Form 968, AIAA Form 969, AIAA Form 970, AIAA Form 971, AIAA Form 972, AIAA Form 973, AIAA Form 974, AIAA Form 975, AIAA Form 976, AIAA Form 977, AIAA Form 978, AIAA Form 979, AIAA Form 980, AIAA Form 981, AIAA Form 982, AIAA Form 983, AIAA Form 984, AIAA Form 985, AIAA Form 986, AIAA Form 987, AIAA Form 988, AIAA Form 989, AIAA Form 990, AIAA Form 991, AIAA Form 992, AIAA Form 993, AIAA Form 994, AIAA Form 995, AIAA Form 996, AIAA Form 997, AIAA Form 998, AIAA Form 999.

AREA STATEMENT	
SITE AREA	• 603 sqm
PERM GR. COV.	• 30% (54sqm)
PERMISSIBLE FAR	• 1:2.5 (1532 sqm)
SETBACK (AS MPD 2021)	• 6.13 (31.2m)
PERMISSIBLE HEIGHT	• 21 m
REQUIRED PLANNING	• 21 CCS
PROPOSED PLANNING	• 21 CCS
PROPOSED GR. COV.	• 30% (54 sqm)
(incl. 15% Barreness)	• 29.83 (1522 sqm)
GROUP COV. AREA ON:	
GROUND FLOOR	• 82.5 sqm
FIRST FLOOR	• 216.5 sqm
SECOND FLOOR	• 216.5 sqm
THIRD FLOOR	• 216.5 sqm
PROPOSED BUILD UP AREA	• 533 sqm
PROPOSED HEIGHT	• 14.1 m
PROPOSED RESIDENT	• 21 CCS

01	21 NOV 13	Location 102 of UGTF Pump House has been marked on the drawing as suggested by En. En. Eusebio, Div. 8, who sent drawing submitted on 7/11/12
No.	Revision Date	Revision Details

	PROJECT TITLE :		COMMUNITY HALL IN SEC-5, ROHINI		DWG. NO.	01
	SHEET TITLE :		LAYOUT PLAN	SCALE	DATE	SPCH. NO.
		NTS				R-160
		ARCH. ASSTT:		A.D. (ARCH.)		Dy.D. (ARCH.)
		SR. ARCH.		ADD.CH. ARCH.		CH. ARCH.
						
		DATE		DATE		DATE
						
						
						
						
						
						



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Schubert
ci. 1612/14
AD (HP) 5

Minutes of the 8th Technical Committee Meeting Held on 12.6.2014.

Item No.:

33/14/7c

No.: F.3 (30) / 2006-MP

Subject: Proposal for CNG Station at Okhla Industrial Area, Phase-II by IGL.

1.0. BACKGROUND:

- 1.1. The Chief General Manager (Projects), IGL vide letter dated 5.12.2013 has requested to consider the relaxation of road ROW for construction of CNG Station at Okhla Industrial Area, Phase II. (Annexure-A).
- 1.2. Chief Manager, DSIDC Ltd. vide letter dated 14.10.2013 allotted 1755.34 sqm. of land to Indraprastha Gas Ltd. on Perpetual Lease Hold basis for opening CNG facilities at Okhla Industrial Area Ph. II. Copy of the letter is placed as Annexure-B.
- 1.3. The allotted plot of 1755.34 sqm was created by merging 4 plots i.e. plot 1 to 4 & part of plot no. 5 which is an odd size plot having a frontage of 67.26 ~~sqm~~ m along the 80' wide R/W road in the approved lay out plan. Copy of the possession plan issued by DSIDC is placed as Annexure-C.
- 1.4. The Assistant Architect (L), SDMC vide letter dated 18.11.2013 has requested DDA to examine the proposal with respect to clarification of the site for incorporation in the LOP, applicability of norms and comments / advise for further processing of the request of the applicant. Copy of the letter is placed as Annexure-D.

2.0. EXAMINATION:

- 2.1. As per the possession plan / approved lay out plan, the site measuring 1755.34 sqm is located along 80' wide R/W. The dimension of the site which is of odd size are as follows:

Front	:	67.26 M
Back	:	65.42 M
Side - 1	:	21.50 M
Side - 2	:	31.90 M
- 2.2. As per the site report, the existing road in front of the plot is 24.60 M. The site forms part of Okhla Industrial Area Ph. II as shown in the approved LOP of Okhla Industrial Ph. II. Copy of the plan is placed as Annexure-E.
- 2.3. MPD-2021 provisions for CNG Station are given below:

As per the provision of MPD-2021, CNG is permitted in all use zones except Regional Parks/ Ridge and developed District Parks, to be located on road minimum 30 m RoW, minimum size 30 m X 36 m, 100 m distance from the intersection and frontage of plot should not be less than 30 m.

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Successful
06.06.2014
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-9-

- 2.4. As per the LOP Okhla Industrial Area Phase-II, the site under reference is shown as four Plots numbering plot nos. 1 to 4 & part of plot no. 5, Block-'Z'. DSIIDC has allotted these plots as one plot having total plot area of 1755.34 sqm.
- 2.5. The plot is located at the internal road turning of 24 m. The frontage of the plot is 67.26 m.
- 2.6. From the above, it is seen that the plot is an odd size plot but qualifies as per the minimum area requirement and as stated by IGL, the area is adequate enough for installation of CNG Station.
- 2.7. Further as per the Master Plan provision, the road RoW needs to be 30 m but the location of the proposed site is on 24 m RoW which is part of the approved layout Plan of Okhla Industrial Area Ph. II.
- 2.8. As reported in the letter of IGL, the filling station will be meant for the small vehicle like three wheelers, cars, tempos and small carriers which are entering the industrial area. This CNG Station will only serve the vehicles which are coming to the Industrial area specifically; hence there should not be large flow of traffic other than the vehicles which are destined for the industrial area.

3.0. PROPOSAL:

Based on the request from IGL for construction of CNG Station at Okhla Industrial Area, Phase-II and examination at para 2.0, the case is placed before the Technical Committee for relaxation in the following development control norms:

- Amalgamation of plot nos. 1 to 4 & part of plot no. 5, Block-'Z' in the LOP.
- Permission to develop the CNG Station on 24 m RoW road in place of 30 m RoW.
- The plot area is 1755.34 Sqm against required 1080 Sqm as per MPD 2021.

4.0 RECOMMENDATION

The proposal as reflected above in para 3.0 is placed for consideration of the Technical Committee.

The proposal was presented by the Director (Plg)AP-I, it was explain that DSIIDC has allotted plot No. 1 to 4 & part of plot 5 of Okhla Industrial area Phase-II to Inderprastha Gas Ltd. for developing CNG facility on this entire plot measuring 1755.34 sqm. It was further informed that this plot is situated at 24 mt RoW road whereas as per MPD-2021 minimum road width required is 30 mt RoW. As per development code Chapter 17 note (iv) under table 17.1, it is mentioned that "The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances".

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- The proposal of relaxation of RoW as special case to be placed before the Authority for consideration.

Item no. 33/14
Sudhakar
06.06.2014
A.D. M.P.I.



-10-

Annexure - A



INDRAPRASTHA GAS LIMITED

(A Joint Venture of GAIL (India) Ltd., BPCL & Govt. of NCT of Delhi)
December 5, 2013

IGL/PLNG/DDA/OKHLA-II/051213

Vice Chairman
Delhi Development Authority (DDA)
VikasSadan, INA
New Delhi - 110 023

Sub: Construction of CNG station at Okhla Industrial Area, Phase-II, Scheme-III by Indraprastha Gas Limited (IGL)

Sir,

Compressed Natural Gas (CNG), which is mandated to be used by the whole public transport system in Delhi, as per the order of the Hon'ble Supreme Court has become the most preferred fuel due to its various advantages including vehicle running economics. CNG helps in reduction of outdoor vehicular exhaust pollution, thereby, improving the air quality and reducing various pollution related illnesses such as bronchitis, asthma etc. Due to use CNG as automotive fuel, the environment in Delhi has become much cleaner. This fact has been acknowledged and appreciated in various national and international forums.

Comfortable availability of CNG, at all geographical areas, is a prerequisite in achieving good results by usage of CNG. In Delhi, in South Delhi areas, still the CNG dispensing infrastructure is not adequate and long queues are observed at most of the existing CNG stations. Due to lack of availability of lands, we are not able to increase the number of CNG stations as required by its demand. During various review meetings, which were earlier held at Chief Secretary, Govt. of NCT of Delhi, level, all the land owning agencies such as DDA, DSIIDC, DUSIB, L&DO etc. were advised to provide more and more lands to IGL so that the CNG dispensing infrastructure is expanded to meet the increase in CNG demand at all geographical areas, especially in South Delhi area.

Considering this, a land of 1755.34 sqm, at Okhla Phase-II Scheme-III, was allotted by DSIIDC to IGL for construction of CNG station. We have submitted our plans to South Delhi Municipal Corporation for approval so that station construction and completion can be achieved at the earliest for the benefit of the CNG consumers there. However, the ROW of the road in front of the station is 24 Mts., though the actual road width available is 28.5 Mts. As per the Master Plan for Delhi, CNG stations are permitted on 30 Mts. wide or 30 Mts. ROW roads. South Delhi Municipal Corporation has written to DDA in this regard vide their letter no. TP/G/SDMC/2013/3494 dated 18/11/2013 (copy enclosed for your ready reference).

It may be noted here that all light goods vehicles (LGVs), carrying various materials in Delhi are also running on CNG. Hence, most of the vehicles, plying in Okhla Industrial Area, goods carriers, autos and other vehicles are all running on CNG. The above mentioned station will help immensely in catering to these vehicles. Therefore, a relaxation in the norm of road width is kindly requested for the said CNG station in Okhla Ph. II, Scheme III.

With the aforesaid background, we would request your goodself to kindly consider the relaxation in this case, as a special case, and issue direction to the concerned officials in DDA to take up the matter before the next Technical Committee for examination/ clearance so that the CNG station can be completed, commissioned and put to operation for the benefit of the CNG users in Okhla Ph. II, Scheme III.

We are looking forward to your kind consideration in this regard.
Thanking you,
Yours sincerely,

Sudhanshu Pant
Chief General Manager - Projects

Encl. As above

CC 1. Commissioner (Planning), DDA, Vikas Minar, ITO, New Delhi
2. Director (Planning), Zone-F&H, DDA, Vikas Minar, ITO, New Delhi

IGL Bhawan, Plot No. 4, Connaught Centre, R K, Puram, Sector - 9, New Delhi-110 022

Phone 46974677 Fax 46174673 Website www.ignlplng.net

Annexure - B

- 11 -

DELHI STATE INDUSTRIAL AND INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
A 3/4, BABA KHARAK SINGH MARG, NEW DELHI-110001

(REM DIVISION)

No. DSIIDC/REM/CNG Station/Okhla/2010/115

Dated: 14/10/2013

To

Sh. Sudhanshu Pant,
CGM (Projects),
Indraprastha Gas Limited,
IGL Bhawan, Plot No. 4,
Community Center,
R. K. Puram, Sector-9,
New Delhi - 110022.

Handwritten 33/114
Sudhanshu
06.06.2014
AP(M.P.)S

Sub:- Allotment of plot for revised area measuring 1755.34 Sqm for opening of CNG facilities at DSIIDC Okhla Ph-II, Scheme-III on Perpetual Lease Basis.

Sir,

In Continuation of allotment letter no. DSIIDC/REM/CNG Station/Okhla/2010 dated 23/03/2011 the revised area for allotment is 1755.34 sqm on perpetual lease basis for opening of CNG facilities in the name of Indraprastha Gas Ltd. The other terms and conditions are given as under:

1. The above site/plot measuring 1755.34 Sqm as identified and inspected by officials of DSIIDC & IGL, has been allotted on Perpetual Lease basis for opening CNG facilities in the name of Indraprastha Gas Ltd.
2. The building plans should have the provisions, which are compulsory for CNG facilities in conformity to explosive norms.
3. The premises of the CNG facilities site shall not be used for any other purposes.
4. No cut in the central verge in the main road will be permitted.
5. Fire safety measure will have to be provided in the site as prescribed by Delhi Fire Service.

Contd. 2/-

6. Regarding electric connection/water connection the entire expenditure and charges are to be borne by the licensee to the concerned Authorities.
7. Regarding lease to be determined on account of violation of the terms and conditions of allotment and lease deed the breach/violation to be determined by the lessor shall be final, not challengeable on any account.
8. No transfer, sale, parting with possession shall be made by allottee under any circumstances.
9. The lessor shall not be responsible for safety or any loss or damage of any article/goods under any circumstances.
10. That lessee shall not display, exhibit picture, posters, status or other articles which are repugnant to the moral or of indecent material or other improper character.
11. The lessee shall pay all charges or other fee and taxes payable to the Govt. or Municipal or Local body concerned.
12. The lessee shall not claim any compensation whatsoever, at any stage in case of shifting of CNG facilities.
13. For the land, used as an approach road for filling-cum-service station, the lessee shall pay annual licence fee of Rs. 50 p.a. with the condition that the land under approach road shall be surrendered by the allottee as and when required for development and other purposes.
14. All structures on the site shall conform to the structural design prescribed for installation of a filling station.
15. A Lease deed shall be executed by the company at their own cost on payment of requisite fee for preparation of deed, which will be supplied shortly.
16. The trees, if any, standing at site shall remain the property of the Govt. and the company shall be required to deposit the cost thereof with the concerned department as and when asked to do so.

Item No 33114
Sukhdev 10/06/2014
A.D.(M.P.S.)

17. The detailed plan shall be got approved by the appropriate Authorities. Any other approvals for setting up CNG facilities shall also be obtained by the lessee from appropriate authorities concerned.
18. The filling station shall not be used for workshop facilities except for service of CNG vehicles to customer.
19. Please note that Service Tax at the rate approved by the Government of India is also payable.
20. Apart from the above, following conditions also applies:-

- a. The land allotted to the CNG site shall not be used for any other purposes other than the CNG facilities.
- b. Building Plans for the CNG site has to be got approved from the appropriate authorities.
- c. The land is being allotted for CNG facilities and it shall not be misused in any manner.

Please submit one Affidavit/Undertaking from the Company, on Non-judicial stamp paper duly attested by 1st Class Magistrate with two witnesses to the effect that the Company shall abide by all the terms and conditions of allotment as per approved policy.

Yours faithfully,

(Sanjay Sharma)
CM (REM)

Copy for information to:

1. PS to ED
2. Director (Works)
3. CPM (Okhla) with the directions to handover possession within a week and submit a report of the same.

(Sanjay Sharma)
CM (REM)

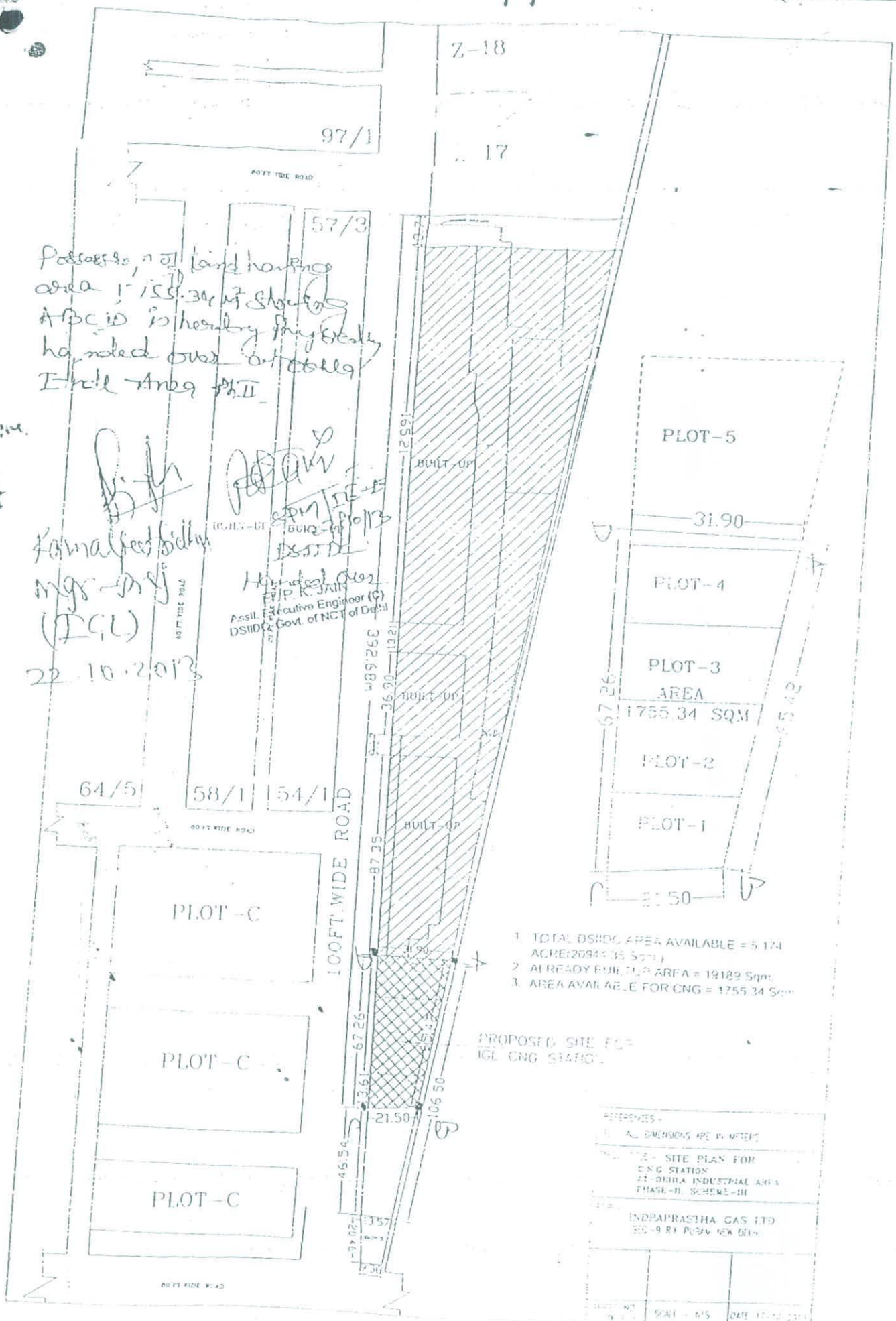
Idano 33/14.
Sanjay
0606/2014
A.D (M.P.)

in no 331/14
made
06/2014
D. (M.P.S)

Passage, n of land having
area 1.55.30, n of showing
ABCID is hereby physically
handed over to the
E. n of Area II

Kamal Kishore
mgr - Proj
(IGL)
22-10-2013

Handed over
P. R. JAIN
Asstt. Executive Engineer (C)
DSIIDC Govt. of NCT of Delhi



1. TOTAL DSIIDC AREA AVAILABLE = 5.174 ACRE (20944.35 Sqm.)
2. ALREADY BUILT-UP AREA = 19129 Sqm.
3. AREA AVAILABLE FOR CNG = 1755.34 Sqm.

PROPOSED SITE FOR
IGL CNG STATION

REFERENCES-		
1.	ALL DIMENSIONS ARE IN METERS	
2.	SITE PLAN FOR CNG STATION AT-DHRA INDUSTRIAL AREA PHASE-II, SCHEME-III	
3.	INDRAPRASTHA GAS LTD SEC-9 RA PURVA NEW DELHI	
DATE	DATE	DATE
06/2014	06/2014	06/2014

-15-

Annexure - D'

SOUTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT
E-Block, 21st Floor Civic Centre Jawaharlal Nehru Marg Delhi-02

No: TP/G/SDMC/2013/3494

Dated: 18/6/13

The Jt. Director (MP)
Delhi Development Authority
6th floor, Vikas Minar IP Estate
New Delhi 110002

Sub: - Incorporation of site for CNG Station in the approved layout plan of Okhla Industrial Area Phase-II (Scheme -III)

Sir,

The request for Incorporation of site for construction of CNG Station in the approved layout plan of Okhla Industrial Area Phase-II (Scheme -III) has been received from CGM- (Project) Indraprastha Gas Limited for approval of SDMC u/s 313 of DMC Act.

The land measuring 1755.34 sq m has been allotted by DSHDC to IGL on 14-10-13 for opening of CNG Facilities. As per the layout plan of Okhla Industrial Area Phase-II (Scheme -III) approved by-DDA, the land under reference comprises plot no 1 to 4 and part of plot no 5 in block Z and abuts 80'-0" wide road (Part copy enclosed). As per MPD 2021, fuel stations are permissible on minimum 30 m wide Master Plan/ Zonal Plan road and shall not be permitted in the absence of an approved Zonal Plan of the area. The maximum limit of the plot size for fuel station is also prescribed in MPD-2021 as 33m X 45 m i.e. 1485 sq m (75m X 40 m i.e. 3000 sq m for CNG Stn.)

In view of the above, it is requested to kindly examine the proposal w. r. t. the qualification of the site for incorporation, applicability of norms and comments/ advice for further processing of the request of the applicant. The copy of the proposal is enclosed herewith for ready reference.

Encl:- As above

Yours faithfully

Asstt. Architect (L)

Copy to:-

1. The CGM- (projects), IGL Bhawan Plot no. 4, Community Center R K Puram Sec-9, New Delhi-22

Asstt. Architect (L)

-16-

Annexure - E

LETTER NO. F-3 (30) 2006 MP/D-17 Dt 19.2.2011

NOT TO SCALE

Road to FRAC

Item no 93/4.
vdh
06.06.2014.
D(M.P.)5

Site U/r (U/C)
vide letter no.
F-3 (30) 2006 MP/D-17
Dt - 19.2.11

67.35m

B/W

To F.R.R.
↑

24.80m

DSIDC
Scheme

C

24.60m

Settlement
DSIDC
Scheme
(Sud)

TO Z Block OKHIA AND AREA

A. Desai
Revised
31/05/14

Surveyed by
28.3.14.

Minutes of the 8th Technical Committee Meeting
Held On 12.6.2014.

Item No.

34/14/7c

File No.F.20 (01)/2014-MP

Subject: Change of land measuring 25.23 Ha. (62.35 Acres) in Jamia Millia Islamia University, Okhla, Zone-F.

1.0 INTRODUCTION:

1.1 A letter was received from Assistant Architect (L), SDMC vide no. TP/G/SDMC/2013/3710, dated 16.12.2013. As per letter, LOEC on 05.12.2013 vide item no. 100/2013 decided that "During the processing but before sending the proposal to Standing Committee, Change of Land Use of 62.35 Acres land is required from DDA". (Refer Annexure-A)

1.2 A letter was received from Assistant Architect (L), SDMC vide no. TP/G/SDMC/2013/3753, dated 23.12.2013. As per letter, it was decided by LOEC on 05.12.2013 vide item no. 100/2013 that "As per proposal, overall scheme consists of five pockets and seven small pockets scattered at different locations. Plot no. 4 & 5 falls within the scheme boundary of regularized colony of Jamia Nagar and Noor Nagar. Since this colony was regularized by DDA, a reference be made to DDA as how these pockets were included in the regularization plan of Noor Nagar and Jamia Nagar". (Refer Annexure-B)

Registrar, Jamia Millia Islamia vide letter dated 05.03.2014 provided "the drawings and documents for the Land Use Conversion from City/ District/ Community Park area, Residential area and water/ sewerage treatment plant as mentioned in MPD-2021 to Public- Semi Public Facility Area, Jamia Millia Islamia". (Refer Annexure-C {Colly})

1.4 A meeting was held under the chairmanship of Hon'ble LG on 04.06.2014 where the status was discussed with the Sr. Officers of DUAC, SDMC, L&DO and DDA. During the meeting, it was informed that the case relates to existing structure of Jamia Millia Islamia University established in 1935. The proposal is only related to Change in Land Use, based on the land already occupied/used by Jamia Millia Islamia University.

It was decided that, Change in Land Use as requested to be processed by DDA on top priority and to put up the agenda in the next Authority Meeting. L & D.O. officers were asked to provide NOC for land ownership related issues simultaneously.

2.0 EXAMINATION:

2.1 Total area under the occupation of Jamia Millia Islamia University campus is 77.11 Ha. (190.55 Acres). Out of which, land use of 51.88 Ha. (128.20 Acres) area (as per the notified ZDP for Zone F & MPD-2021) is Public & Semi Public and thus no change in land use is required.

-174-

The remaining area, mostly on the periphery of existing campus measuring 25.23 Ha (62.35 Acres) requires Change in Land Use and the details are given below:

Pocket	Land Use as per ZDP/MPD-2021	Area (in sqm)	Proposed Land Use
1(a)	Residential	5185.26	PS-1 Public & Semi-Public Facilities (Educational & Research University / University Centre, College)
1(b)	Utility (Water Treatment Plant)	4289.15	
2	Residential	28836.27	
3	Residential	1707.07	
4(a)	Residential	4828.55	
4(b)	Recreational (CityPark/District Park/Community Park)	7513.35	
5	Residential	2609.90	
6	Residential	381.34	
7(a)	Residential	8754.36	
7(b)	Recreational (CityPark/District Park/Community Park)	48944.40	
7(c)	Utility (Sewerage Treatment Plant)	12586.74	
8(a)	Residential	167.75	
8(b)	Recreational (CityPark/District Park/Community Park)	96.85	
9(a)	Residential	3484.04	
9(b)	Recreational (CityPark/District Park/Community Park)	209.01	
10	Residential	961.70	
11	Residential	58.11	
12	Recreational (CityPark/District Park/Community Park)	23727.00	
13(a)	Recreational (CityPark/District Park/Community Park)	6850.56	
13(b)	Residential	73345.88	
13(c)	Recreational (CityPark/District Park/Community Park)	17796.06	
TOTAL		252333.35 sq m (25.23Ha.)	

Page No. 34/14.
 Zuck
 A.D. M.P.(E)

- 2.2 SDMC vide letter no. TP/G/SDMC/2013/3710, dated 16.12.2013 has asked clarification regarding plot no. 4 & 5 (Plot no. 11 & 10 respectively, as per documents submitted by JMIU). These pockets form part of approved regularization plan of Jamia Nagar and Noor Nagar.

Pocket	Area (in sqm)	Khasra No.
Plot No. 4	58.11	55 (Part)
Plot No. 5	961.70	55 (Part)
TOTAL	1019.81	

- 2.3 As per the decision taken in the meeting under the chairmanship of Hon'ble LG, L&DO will issue NOC for all the pockets under reference in respect of ownership status.

3.0 PROPOSAL:

- 3.1 It is proposed to Change Land Use of the following 21 pockets measuring 25.23 Ha. (62.35 Acres) as given in following table :-

Pocket	Land Use as per ZDP / MPD-2021	Area (in sqm)	Proposed Land Use
1(a)	Residential	5185.26	PS-1 Public & Semi-Public Facilities (Educational & Research University / University Centre, College)
1(b)	Utility (Water Treatment Plant)	4289.15	
2	Residential	28836.27	
3	Residential	1707.07	
4(a)	Residential	4828.55	
4(b)	Recreational (CityPark/District Park/Community Park)	7513.35	
5	Residential	2609.90	
6	Residential	381.34	
7(a)	Residential	8754.36	
7(b)	Recreational (CityPark/District Park/Community Park)	48944.40	
7(c)	Utility (Sewerage Treatment Plant)	12586.74	
8(a)	Residential	167.75	
8(b)	Recreational (CityPark/District Park/Community Park)	96.85	
9(a)	Residential	3484.04	
9(b)	Recreational (CityPark/District Park/Community Park)	209.01	
10	Residential	961.70	
11	Residential	58.11	
12	Recreational	23727.00	

Item no 34/14
Sudhakar
10.06.2014
A.D. (M.P.)

	(CityPark/District Park/Community Park)	
13(a)	Recreational (CityPark/District Park/Community Park)	6850.56
13(b)	Residential	73345.88
13(c)	Recreational (CityPark/District Park/Community Park)	17796.06
TOTAL		252333.35 sq m (25.23Ha.)

- 3.2 These pockets are located on the external periphery of the campus in Okhla. The campus is located on either side of Maulana Mohammad Ali Jauhar Marg. The location and boundaries of the campus is given below:

Location	Boundaries	Locality / Road
Zone-F: Jamia Millia Islamia University, Okhla	North:	Zakir Nagar, Mehboob Nagar, Joga Bai, Gafoor Nagar, Balla House
	East:	Okhla Village, Jauhar Bagh, Jamia Nagar, Jamia Enclave
	West:	Don Bosco, Holy Family Hospital, Water Works (DJB)
	South:	Mujeeb Bagh, Noor Nagar, Noor Nagar Extn., Okhla Vihar

4.0 RECOMMENDATION:

The proposal of change of land use as explained at para 3.0 above, is placed before the Technical Committee for consideration and further processing under section 11(A) of DD Act, 1957.

5.0 FOLLOW UP ACTION:

- Once the proposal is approved by the Technical Committee, the same will be put up for consideration of the Authority for issuing of Public Notice for inviting objections / suggestions under Section 11 (A) of DD Act, 1957.
- Land Management to give status of land as mentioned in para 2.2 above.

DECISION

The proposal presented by Director (Plg) AP-I, It was informed that Asstt. Architect (L), MCD (South) has submitted a layout plan showing 21 Pockets (laid on table alongwith detail of each pocket) for an area measuring 25.23 Hac (62.35 Acres) proposed for change of land use. After detailed deliberation

Asstt. Dir Technical Committee decided the following:

- Development control norms shall be as per table 13.6 for University campus. The University shall maintain minimum 15% at the total campus for parks and landscape.

Further processing of change of land use from 'Residential', 'Recreational' & 'Utility' to Public & Semi Public Facilities (Educational & Research University / University Centre College) under occupation of Jamia Millia by the Authority under section 11-A, of DD Act 1957.

Action: Director (Plg) AP-I

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED

This Proposal was Considered in
..... Technical Committee
Meeting held on 12.06.2014
Agenda Item No. 3.4.2.014

Suamfu 19/6/14
Director
Master Plan

Dy. Dir 19/6/14

-19-

SOUTH DELHI MUNICIPAL CORPORATION
Town Planning Department
21st floor, Civic Centre, Minto road, New Delhi-110002

Director (MP),
By. No. 11
2-1-14

DMC/2013/3710

Dated... 16/12/13

Director (MP),
Development Authority,
Minar, IP Estate,
New Delhi-02

DD (MP)'S Office
Diary No. 8134
Date 24/12/13

18/12/13
24/12/13

Sub: Master Plan of Jamia Milia Islamia, New Delhi.

Sir,

Revised Master Plan of Jamia Millia Islamia at Jamia Nagar, New Delhi has been submitted by Prof. M. Ejaz Hussain officiating Registrar Jamia Milia Islamia for approval of SDMC u/s 313 of DMC Act.

The total area of the campus is 196.1 Acre (i.e. 793493.19 sq m). As per proposal, out of 196.1 Acres land area, 2.19 Acres (8851.79 sq m) is not a Jamia Milia Islamia University property, 2.78 Acres land is under encroachment and 0.56 Acres (2253.94 sq m) is under DMRC. The proposal is made on the net plot area i.e. 190.55 Acres.

The overall university campus, as per the proposal, has been divided into five main pockets i.e. Pocket A, B, C, D, E and seven other small plots/ chunks i.e. plot no 4, 5, 6, 7, 8, 11 and 12 which have been included in the present proposal. As per the Zonal Development Plan Zone - F approved under MPD-2021, the site under reference (partly) falls in the area earmarked for 'University Centre'. Further Pocket C, (Part), Pocket D (Part) and pocket E falls in the area earmarked as 'District Park', pocket A (part) pocket B (part), plot no. 4, 5, 6, 7, 8, 11 and pocket D (Part) falls in the area earmarked as 'Residential'. There are twelve affected pockets (62.35 Acres approx.) which require change of landuse from DDA.

The above mentioned proposal has been considered by LOEC on 05.12.2013 vide item no. 100/2013 and it has been decided that "During the processing but before sending the proposal to Standing Committee, Change of Land use of 62.35 Acres land is required from DDA".

In view of the aforesaid decision you are therefore requested to look into the matter and do the needful at the earliest so that the matter may be processed further.

Copy of the proposal and the landuse plan as submitted by the applicant is enclosed herewith.

Encl:- as above

Yours faithfully

Assistant Architect (L)

Copy to:

1. Registrar, Jamia Milia Islamia Maulana Mohammad Ali Jauhar Marg, New Delhi 110025. (with the request to make available the details of area for landuse change to DDA)
2. Goel Associates, T-134A Aam Bagh farm Houses, Shamshi Talab Near Andheria Morh, New Delhi- 50. (With the request to make available the details of area for landuse change to DDA)

Assistant Architect (L)

- 20 -

Annexure - B

Sl. No. 8144

Date: 28/12/13

45/6

23.12.13

SOUTH DELHI MUNICIPAL CORPORATION

Town Planning Department

21st floor, Civic Centre, Minto road, New Delhi-110002

No.TP/G/SMC/2013/3753

Dated: 23/12/13

To,
The Director (Plg.), UC
12th Floor, Vikas Minar,
I. P. Estate, New Delhi-110002

Sub: Master Plan of Jamia Milia Islamia, New Delhi.

Sir,

Revised Master Plan of Jamia Millia Islamia at Jamia Nagar, New Delhi has been submitted by Prof. M. Ejaz Hussain officiating Registrar Jamia Milia Islamia for approval of SDMC u/s 313 of DMC Act.

The total area of the campus is 196.1 Acre (i.e. 793493.19 sq m). As per proposal, out of 196.1 Acres land area, 2.19 Acres (8851.79 sq m) is not a Jamia Milia Islamia University property, 2.78 Acres land is under encroachment and 0.56 Acres (2253.94 sq m) is under DMRC. The proposal is made on the net plot area i.e. 190.55 Acres.

As per the proposal, the overall university campus has been divided into five main pockets i.e. Pocket A, B, C, D and E. However there are seven other small plots/ chunks i.e. plot no 4, 5, 6, 7, 8, 11 and 12 which have been included in the present proposal. Plot no 4 and 5 falls within the scheme boundary of regularized colony Jamia Nagar and Noor Nagar.

The above mentioned proposal has been considered by LOEC on 05.12.2013 vide item no. 100/2013 and it has been decided that "As per proposal, overall scheme consists of five pockets and seven small plots scattered at different locations. Plot no 4 and 5 falls within the scheme boundary of regularized colony of Jamia Nagar and Noor Nagar. Since this colony was regularized by DDA, a reference be made to DDA as how these pockets were included in the regularization plan of Noor Nagar and Jamia Nagar."

In view of the aforesaid decision a reference is made to you for the clarification as how these pockets were included in the regularization plan of Noor Nagar and Jamia Nagar. Copy of the proposal is enclosed herewith.

An early action is requested for.

Encl:- as above

Yours faithfully

Assistant Architect (L)

Copy to:

1. The Director (MP), DDA, Vikas Minar, IP Estate, New Delhi-02
2. Registrar, Jamia Milia Islamia Maulana Mohammad Ali Jauhar Marg, New Delhi 110025. (with the request to make available the details of area for landuse change to DDA)
3. Goel Associates, F-134A Aam Bagh farm Houses, Shamshi Talab Near Andheria Morh, New Delhi- 30. (With the request to make available the details of area for landuse change to DDA)

Dir (mp) (containing)

D.D. (mp)

Area falls in Zone 'F'.

May kindly be seen by

Dir (mp) the F&H.

For details

see the

...

Assistant Architect (L)

JAMIA MILLIA ISLAMIA
(A Central University by an Act of Parliament)
Maulana Mohammed Ali Jauhar Marg
New Delhi-110025

Tel. : 26984075, 26988044
26981717, 26985176
Fax : 26980229, Grams : JAMIA
E-mail : ssajid@jmi.ac.in
Website : http://jmi.nic.in



Office of the Registrar

Commr. (Plg.)'s Office
Diary No. A-722
Date 6/3/14

Dated: 05.03.2014

224 Commissioner, PLANNING & Urban
Development Authority,
Khas Marg,
New Delhi - 110002

940
07/03/14

679

AS (AP)

Subj: Land use change for Jamia Millia Islamia, A Central University

Dear Sir

Kindly find enclosed herewith the following drawings and documents for the Land Use conversion from City District Community park area, Residential area and water/sewerage treatment plant as mentioned in MPD 2021 to Public - Semi-public Facilities Area, Jamia Millia Islamia, A Central University, Jamia Nagar, New Delhi - 110025 for your kind approval.

1. Land-use plan. [Zoning Plan superimposed on the DDA approved Zoning Plan (F-7)]
2. Khassra chart. [Khassra nos. for Land-use change]
3. Land-use & khassra plan. [JMIU area for land use change as DDA land-use MPD 2021]
4. Land-use & khassra plan. [Land-use Zoning as DDA land-use MPD 2021]
5. JMIU land-use zoning plan
6. Documents of Khassra for Land-use Change.

Yours faithfully,

Shahid Kshroff
Registrar

Registrar
Jamia Millia Islamia
(A Central University)
New Delhi

[Signature]

Pl. put up a note for confirmation of board of stat.
[Signature]
my duty 10/3
20-11

396 Dir (AP) 11-3-14

224/DP/AL 11/3/14

Item no 34/14
Sushil
10.06.2014
A.O. (M.P.)



D.D. (M.P.D.)
Buckley D. 11/10
34th Ave
01-20-10

[illegible]

Hours	Control (Eggs/female)	BGA-2 + 1:4500 (Eggs/female)
0	200	200
60	400	250
120	600	300
180	800	350
240	1400	400

EASTING _____
 NORTH _____
 PLANNED BY _____
 DATE 1400 _____
 DOWD, R.R., V. GOWD

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PROPOSAL FOR LANDUSE CHANGE FOR JAMIA MILLIA ISLAMIA UNIVERSITY CAMPUS AT JAMIA NAGAR, NEW DELHI

SECTION 1 - INVESTING AND USING ASSETS 0000 - AREA IN ACRES										KMSHA NO.			PROPOSED AMOUNT AS PER PROPOSAL		
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KEY PLAN

LEGEND

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WILEY

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1997

1. The first step is to identify the problem. In this case, the problem is that the company is not meeting its sales targets.

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20) $\text{H}_2\text{O} + \text{H}_2\text{O} \rightleftharpoons \text{H}_3\text{O}^+ + \text{OH}^-$
 21) $\text{H}_2\text{O} + \text{H}_2\text{O} \rightleftharpoons \text{H}_3\text{O}^+ + \text{OH}^-$
 22) $\text{H}_2\text{O} + \text{H}_2\text{O} \rightleftharpoons \text{H}_3\text{O}^+ + \text{OH}^-$
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800-368-1530 or 800-842-8248
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222

19. $\frac{1}{2} \log_2 16 = 2$

100

PROJECT
AMIA MILLIA ISLAMIA UNIVERSITY
CAMPUS AT JAMIA NAGAR, NEW DELHI

1994

KHASRA CHART
GOEL ASSOCIATES

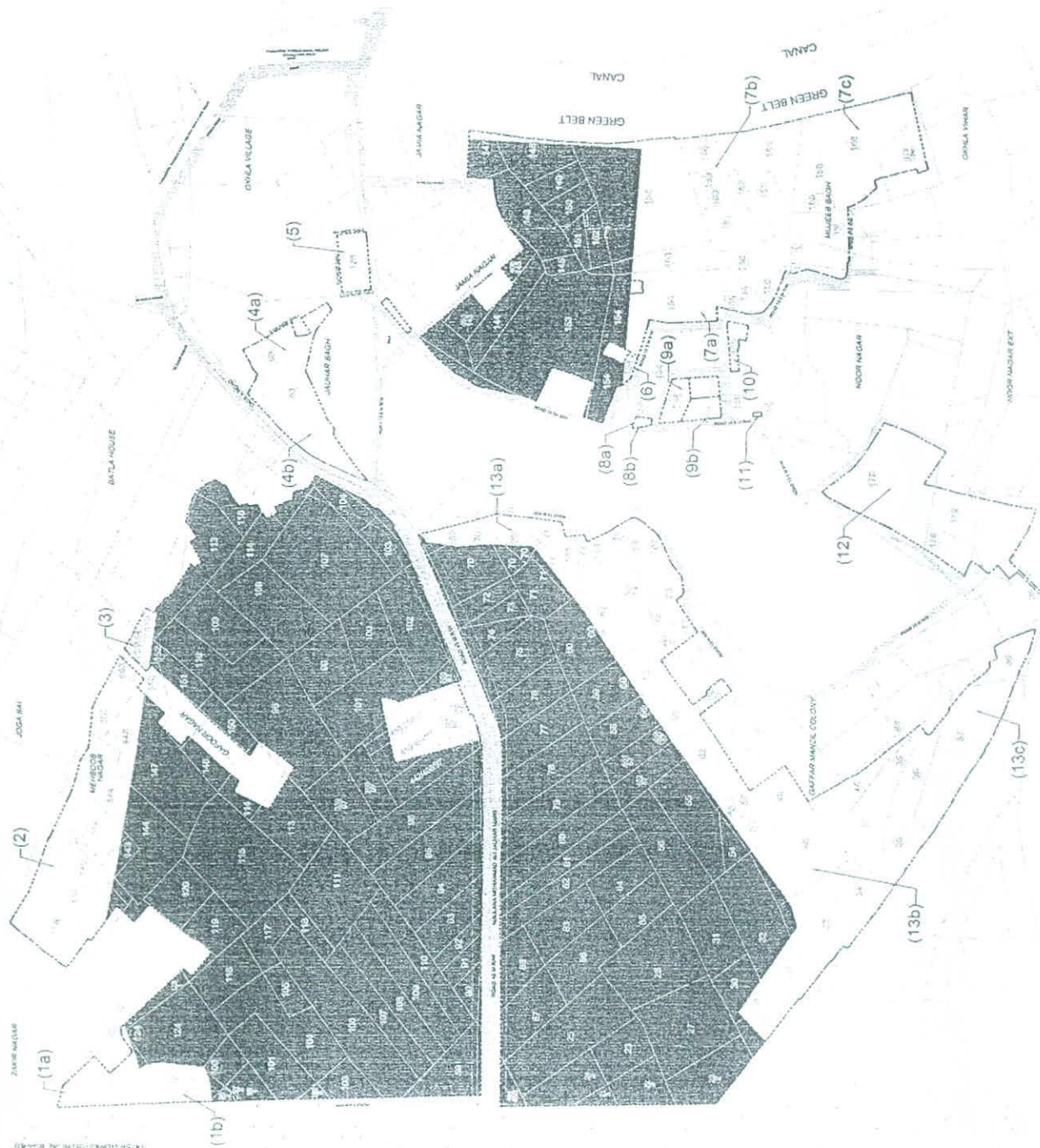
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ASSOCIATE ARCHITECTS: RUPA MULLER & RANDEE MO
 (P&S) - rupa@rupamuller.com
 FAX - 813-911-2884 (M&S)
 (P&S) - randee@randeemo.com

[illegible]

78

and the Commission will be able to find common ground more easily. It is not, however, a simple matter to find common ground. The Commission will have to find a way to balance the interests of the various parties involved. It will have to find a way to balance the interests of the various parties involved. It will have to find a way to balance the interests of the various parties involved.



I have
 Submitted
 4/12/2001
 4/12/2001

LEGEND

[illegible]

1. $\frac{1}{2} \log \frac{1}{2} = -\frac{1}{2} \log 2 = -\frac{1}{2} \times 0.3010 = -0.1505$
 2. $\frac{1}{3} \log \frac{1}{3} = -\frac{1}{3} \log 3 = -\frac{1}{3} \times 0.4771 = -0.1590$
 3. $\frac{1}{4} \log \frac{1}{4} = -\frac{1}{4} \log 4 = -\frac{1}{4} \times 0.6021 = -0.1505$
 4. $\frac{1}{5} \log \frac{1}{5} = -\frac{1}{5} \log 5 = -\frac{1}{5} \times 0.6990 = -0.1398$
 5. $\frac{1}{6} \log \frac{1}{6} = -\frac{1}{6} \log 6 = -\frac{1}{6} \times 0.7782 = -0.1297$
 6. $\frac{1}{7} \log \frac{1}{7} = -\frac{1}{7} \log 7 = -\frac{1}{7} \times 0.8451 = -0.1207$
 7. $\frac{1}{8} \log \frac{1}{8} = -\frac{1}{8} \log 8 = -\frac{1}{8} \times 0.9031 = -0.1129$
 8. $\frac{1}{9} \log \frac{1}{9} = -\frac{1}{9} \log 9 = -\frac{1}{9} \times 0.9542 = -0.1060$
 9. $\frac{1}{10} \log \frac{1}{10} = -\frac{1}{10} \log 10 = -\frac{1}{10} \times 1.0000 = -0.1000$
 10. $\frac{1}{11} \log \frac{1}{11} = -\frac{1}{11} \log 11 = -\frac{1}{11} \times 1.0414 = -0.0947$
 11. $\frac{1}{12} \log \frac{1}{12} = -\frac{1}{12} \log 12 = -\frac{1}{12} \times 1.0792 = -0.0899$
 12. $\frac{1}{13} \log \frac{1}{13} = -\frac{1}{13} \log 13 = -\frac{1}{13} \times 1.1139 = -0.0857$
 13. $\frac{1}{14} \log \frac{1}{14} = -\frac{1}{14} \log 14 = -\frac{1}{14} \times 1.1461 = -0.0819$
 14. $\frac{1}{15} \log \frac{1}{15} = -\frac{1}{15} \log 15 = -\frac{1}{15} \times 1.1761 = -0.0784$
 15. $\frac{1}{16} \log \frac{1}{16} = -\frac{1}{16} \log 16 = -\frac{1}{16} \times 1.2041 = -0.0753$
 16. $\frac{1}{17} \log \frac{1}{17} = -\frac{1}{17} \log 17 = -\frac{1}{17} \times 1.2304 = -0.0724$
 17. $\frac{1}{18} \log \frac{1}{18} = -\frac{1}{18} \log 18 = -\frac{1}{18} \times 1.2553 = -0.0697$
 18. $\frac{1}{19} \log \frac{1}{19} = -\frac{1}{19} \log 19 = -\frac{1}{19} \times 1.2792 = -0.0674$
 19. $\frac{1}{20} \log \frac{1}{20} = -\frac{1}{20} \log 20 = -\frac{1}{20} \times 1.3010 = -0.0651$
 20. $\frac{1}{21} \log \frac{1}{21} = -\frac{1}{21} \log 21 = -\frac{1}{21} \times 1.3222 = -0.0629$
 21. $\frac{1}{22} \log \frac{1}{22} = -\frac{1}{22} \log 22 = -\frac{1}{22} \times 1.3424 = -0.0609$
 22. $\frac{1}{23} \log \frac{1}{23} = -\frac{1}{23} \log 23 = -\frac{1}{23} \times 1.3617 = -0.0591$
 23. $\frac{1}{24} \log \frac{1}{24} = -\frac{1}{24} \log 24 = -\frac{1}{24} \times 1.3802 = -0.0575$
 24. $\frac{1}{25} \log \frac{1}{25} = -\frac{1}{25} \log 25 = -\frac{1}{25} \times 1.3979 = -0.0559$
 25. $\frac{1}{26} \log \frac{1}{26} = -\frac{1}{26} \log 26 = -\frac{1}{26} \times 1.4150 = -0.0546$
 26. $\frac{1}{27} \log \frac{1}{27} = -\frac{1}{27} \log 27 = -\frac{1}{27} \times 1.4314 = -0.0533$
 27. $\frac{1}{28} \log \frac{1}{28} = -\frac{1}{28} \log 28 = -\frac{1}{28} \times 1.4472 = -0.0521$
 28. $\frac{1}{29} \log \frac{1}{29} = -\frac{1}{29} \log 29 = -\frac{1}{29} \times 1.4624 = -0.0510$
 29. $\frac{1}{30} \log \frac{1}{30} = -\frac{1}{30} \log 30 = -\frac{1}{30} \times 1.4771 = -0.0496$
 30. $\frac{1}{31} \log \frac{1}{31} = -\frac{1}{31} \log 31 = -\frac{1}{31} \times 1.4914 = -0.0484$
 31. $\frac{1}{32} \log \frac{1}{32} = -\frac{1}{32} \log 32 = -\frac{1}{32} \times 1.5051 = -0.0472$
 32. $\frac{1}{33} \log \frac{1}{33} = -\frac{1}{33} \log 33 = -\frac{1}{33} \times 1.5185 = -0.0461$
 33. $\frac{1}{34} \log \frac{1}{34} = -\frac{1}{34} \log 34 = -\frac{1}{34} \times 1.5316 = -0.0450$
 34. $\frac{1}{35} \log \frac{1}{35} = -\frac{1}{35} \log 35 = -\frac{1}{35} \times 1.5440 = -0.0440$
 35. $\frac{1}{36} \log \frac{1}{36} = -\frac{1}{36} \log 36 = -\frac{1}{36} \times 1.5563 = -0.0431$
 36. $\frac{1}{37} \log \frac{1}{37} = -\frac{1}{37} \log 37 = -\frac{1}{37} \times 1.5682 = -0.0422$
 37. $\frac{1}{38} \log \frac{1}{38} = -\frac{1}{38} \log 38 = -\frac{1}{38} \times 1.5800 = -0.0413$
 38. $\frac{1}{39} \log \frac{1}{39} = -\frac{1}{39} \log 39 = -\frac{1}{39} \times 1.5913 = -0.0405$
 39. $\frac{1}{40} \log \frac{1}{40} = -\frac{1}{40} \log 40 = -\frac{1}{40} \times 1.6021 = -0.0398$
 40. $\frac{1}{41} \log \frac{1}{41} = -\frac{1}{41} \log 41 = -\frac{1}{41} \times 1.6128 = -0.0390$
 41. $\frac{1}{42} \log \frac{1}{42} = -\frac{1}{42} \log 42 = -\frac{1}{42} \times 1.6231 = -0.0383$
 42. $\frac{1}{43} \log \frac{1}{43} = -\frac{1}{43} \log 43 = -\frac{1}{43} \times 1.6330 = -0.0377$
 43. $\frac{1}{44} \log \frac{1}{44} = -\frac{1}{44} \log 44 = -\frac{1}{44} \times 1.6425 = -0.0370$
 44. $\frac{1}{45} \log \frac{1}{45} = -\frac{1}{45} \log 45 = -\frac{1}{45} \times 1.6513 = -0.0364$
 45. $\frac{1}{46} \log \frac{1}{46} = -\frac{1}{46} \log 46 = -\frac{1}{46} \times 1.6601 = -0.0358$
 46. $\frac{1}{47} \log \frac{1}{47} = -\frac{1}{47} \log 47 = -\frac{1}{47} \times 1.6684 = -0.0353$
 47. $\frac{1}{48} \log \frac{1}{48} = -\frac{1}{48} \log 48 = -\frac{1}{48} \times 1.6771 = -0.0348$
 48. $\frac{1}{49} \log \frac{1}{49} = -\frac{1}{49} \log 49 = -\frac{1}{49} \times 1.6854 = -0.0343$
 49. $\frac{1}{50} \log \frac{1}{50} = -\frac{1}{50} \log 50 = -\frac{1}{50} \times 1.6932 = -0.0338$
 50. $\frac{1}{51} \log \frac{1}{51} = -\frac{1}{51} \log 51 = -\frac{1}{51} \times 1.7013 = -0.0333$
 51. $\frac{1}{52} \log \frac{1}{52} = -\frac{1}{52} \log 52 = -\frac{1}{52} \times 1.7090 = -0.0328$
 52. $\frac{1}{53} \log \frac{1}{53} = -\frac{1}{53} \log 53 = -\frac{1}{53} \times 1.7163 = -0.0323$
 53. $\frac{1}{54} \log \frac{1}{54} = -\frac{1}{54} \log 54 = -\frac{1}{54} \times 1.7232 = -0.0318$
 54. $\frac{1}{55} \log \frac{1}{55} = -\frac{1}{55} \log 55 = -\frac{1}{55} \times 1.7301 = -0.0313$
 55. $\frac{1}{56} \log \frac{1}{56} = -\frac{1}{56} \log 56 = -\frac{1}{56} \times 1.7366 = -0.0308$
 56. $\frac{1}{57} \log \frac{1}{57} = -\frac{1}{57} \log 57 = -\frac{1}{57} \times 1.7428 = -0.0303$
 57. $\frac{1}{58} \log \frac{1}{58} = -\frac{1}{58} \log 58 = -\frac{1}{58} \times 1.74$

Measure of the risk of HIV + Sero-positive CMV

PROJECT
JAMIA MILLIA ISLAMIA UNIVERSITY
CAMPUS AT JANIA NAGAR, NEW DELHI
TITLE OF DRAWING
LANDUSE & KHASRA PLAN
(PLAN FOR LANDUSE CHANGE)

GOEL ASSOCIATES
ARCHITECTS ENGINEERS AND PLANNERS
11010 Ave. Lacombe Road, Suite 100
Midvale, UT 84047, (801) 581-1000
FAX: (801) 581-2288
Circle 26

03

Dr. Phil. Mag. y. d. 1800

[illegible]

ITEM No. 35/14/TC

Minutes of the 8th Technical Committee Meeting Held
on 12.6.2014.

Sub: Regarding Development Control Norms of Shops-cum-Residential plots designated as Local Shopping Centre in MPD-2001/2021.

Ref. of C.T.P. M.C.D.'s letter No. TP/6/SONC/2014/4393 dt. 22.4.14

1.0.0 Background

— (Annexure A & A-3)

In late fifties and early sixties, Delhi saw a rapid development of residential colonies. Besides the colonies developed by the Ministry of Rehabilitation, a number of colonies with plotted development were developed by private colonizers. These colonies while making provision for the residential plots, also had a small percentage of shop plots, which catered to the needs of the local residents. While residential plots were developed as per the norms prescribed for them in the Master Plan, shop plots were developed as per standard plans specially approved by the Local Bodies permitting Commercial use (shop) on the ground floor with upto 80% ground coverage and upper floors for residential use with remaining FAR permitted on a residential plot. Total FAR permitted was as per Development Control Norms for Residential plots. MPD-2021 did not focus on such type of shopping centres except for recommending one LSC for a population of 15000.

2.1.0 Provisions of MPD 2001:

- (i) Under the development controls for plotted Development Residential Plot the following was prescribed for these types of plots.
- (x) (a) Standard Plan: There are a number of Standard building plans designed and approved by the Authority. Such plans shall continue to operate whenever applicable.

(b) Shop-cum-residential plots: Where there is no approved standard plan and individual building plans on such plots were being sanctioned with 80 % ground coverage for shops and coverage as for residential development on first and upper floors, building plans shall continue to be sanctioned with maximum 80 % ground Coverage for shops without a mezzanine floor and with residential coverage on the upper floors subject to the condition that while calculating the FAR the provision in both (a) and (b) above maximum FAR as prescribed in MPD-2001 are not be violated.

(ii) For the Commercial Facility at Residential Neighbourhood Level Local Shopping Centres (LSC) was recommended to cater to the population of 15,000 persons i.e. Neighbourhood Level. The Development Controls prescribed were 30% Ground Coverage with 100 FAR and basement below ground floor was allowed and if used for parking and services was not to be counted in FAR. The development was stipulated to be in a composite manner (integrated Development Plans).

(iii) Mixed Use Regulations (non residential activity on residential premise) was permitted on residential plots subject to the stipulated conditions. Intended Mixed Land Use was also recommended to be planned at the time of preparation of layout of residential area. The Building Controls were prescribed to be as per residential plotted housing.

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Zonal Development Plans under MPD-2001, on their Land Use Plans showed a number of such shop plots as Local Shopping Centres. These Zonal Development Plans were approved by GOI between 1997 and 2006.

As per provisions of MPD-2001, for the plots to be developed as per standard plans and were categorized as local shopping centres, retail shops and commercial offices with permitted use on total permissible floors of the plot, for which building plans were approved/regularized by MCD.

2.2.0 Provisions of MPD-2021

- i) The provision for standard plans is given under Development Control of Residential Plot-Plotted Housing and is as follows:-

Para-4.4.3(a) (xix) Standard Plans: There are a number of standard building plans designed and approved by the Authority. Such plans shall continue to operate whenever applicable. Such plans shall be modified as per the applicable Development Controls.

- ii) The same concept of LSC as Commercial Facility at Residential Neighbourhood Level was continued. The controls stipulated are maximum ground coverage 40% with 100 FAR to be developed at integrated (composite) level. For the existing built up commercial centres, it is also recommended to redevelop if need be with enhanced FAR subject to payment of appropriate levels.

- iii) Under the Mixed Use Regulations, it is recommended that notified commercial streets/areas shall be considered as Local Shopping Centres. The Development Controls for residential plot is to be applicable as a onetime facility. However, under clause -15.12.3 it also necessitates the compliance of preparation of revised layout plan /scheme indicating adequate provision of circulation/parking/open space and other planning norms. The conversion of such plots is subject to relevant Mixed Use Regulations and also conversion charges.

2.3.0:- Earlier Decisions of Technical Committee, DDA:-

The no. of shop cum Residence plots were designated as LSC under MPD-2001/2021. However, the Development control norms for such plots were not stipulated in MPD-2001/2021 and hence, the proposal was sent to DDA for consideration. The matter was considered by the Technical Committee, DDA vide Item No. 50/10 in the meeting held on 12.11.10. The decision of the Technical Committee is reproduced as under:

- (a) The proposal was presented by the representatives from MCD. It was informed that the issue of Development Control Norms for designated LSCs in MPD-2001/2021 was discussed earlier in the Technical Committee Meeting and the decision and subsequent clarifications were conveyed to the MCD accordingly. The matter was deliberated in the meeting and considering the traffic circulation issues and parking problems in the existing designated LSCs, it was decided that the Development Control Norms of MPD 2021 for residential plots cannot be extended to the shop cum

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residence plots which will continue to be governed by the standard plans, approved by the Local Bodies.

Again the matter was considered by the Technical Committee, DDA on 01.12.10 and the decision of Technical Committee is reproduced as under:

- (b) The issues of sanction of building plans of Shop-cum-Residences in designated Local Shopping Centres was raised in the meeting. The Chief Town Planner and Supdt. Engineer (Bldg.) MCD present in the meeting sought certain clarifications in respect of the sanction of Building Plans and parking provisions as per MPD-2021. It was reiterated that the earlier Technical Committee decisions on the issue of development control norms was clear and accordingly MCD should sanction the building plans in such cases.

After deliberations the following was clarified:

- i) The building plans in designated Local Shopping Centres be sanctioned as per the Standard Plans, approved by the concerned Local Body, where basement is not permitted.
- ii) The applicable charges be levied by the local body as per the notification under mixed use policy for providing parking in the vicinity, as per the MPD-2021 norms for commercial use.

SE (Bldg.) assured that the Building Plans will be processed and cleared by MCD accordingly.

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3.1.0 Modification in Para 5.6.2 of MPD-2021 vide notification dt. 13.05.13

The LSC/CSC will cater to the day to day needs of the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of Commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To incentivize the redevelopment a maximum overall FAR of 50 % over and above the existing permissible FAR shall be given.

FAR enhancement in the shops cum residence complex developed prior to 1962 in rehabilitation colonies or other residential area shall be allowed higher FAR equivalent to FAR permissible on residential plot subject to availability of the parking in the area. The plot holder of shop-cum-residence plots is also allowed to continue with the original use i.e. shop-cum-residence and in such cases there will be no insistence for levy of any conversion charges.

3.1.1 Clarifications sought from DDA

In view of the notification dt. 13.05.13 and earlier decisions of T.C DDA, the matter was referred to the DDA (MP) vide letter dt. 19.08.13 for clarification of

- a. The Development Control Norms to be applicable on shop cum residential plots of approved colonies which were designated as LSC in MPD2001/2021.
- b. Whether FAR permissible on residential plots be applicable on the shop cum residential plot designated as LSC of all approved colonies at the time of Redevelopment of the entire market or on reconstruction of Individual plots & addition/ alteration of Individual plots.
- c. The permissibility and use of basement in these plots.

In response, the reply was received from Dy. Dir. (Plg.)/ MP & PF vide letter dt. 19.11.13 which is reproduced as under:-

"Please refer to the above noted letter relating to the subject for para 5.6 of MPD-2021 of the notification dated 13.05.13. In this regard, I am directed to inform that MPD-2021 provisions modified vide notification dated 13.05.13 are self explanatory, in case, any further clarifications/ interpretation w.r.t. MPD-2021 provisions is required, the same be send as an agenda for Technical Committee of DDA duly signed as per format for consideration".

4.1.0 Points of Consideration/ Clarifications required:-

4.1.1 Development Control Norms for shop cum Residential Plots in pre 1962 colonies designated as LSC

As per notification dated 13.05.13 " FAR enhancement in the shops cum residential complex developed prior to 1962 in relahabilitation colonies or other residential area shall be allowed higher FAR equivalent to FAR permissible on residential plot subject to availability of the parking in the area. The plot holder of shop-cum-residence plots is also allowed to continue with the original use i.e. shop cum residence and in such cases there will be no insistence for levy of any conversion change."

From the above, it is inferred that the development Control Norms as applicable on Residential plots shall be applicable in the shop cum residence plots developed prior to 1962 subject to availability of parking. However, it is not clear whether these norms shall be made applicable at the time of redevelopment of the entire Complex or the norms can be applied on individual plots/ addition /alteration of individual plots at the time of re-construction.

4.1.2 Development Control Norms for shop cum Residential Plots in colonies which are not covered under Pre- 1962 colonies list as per MPD-2021.

There are number of shop cum residence complex which were designated as LSC under MPD-2001/ 2021 like NDSE, Greater Kailash, Green Park Etc. Whether the residential norms can be made applicable in these colonies also while redevelopment or at the time of sanction of individual plots.

4.1.3 Development Control Norms for shop cum Residential plot which are not designated as LSC in MPD-2001/2021

Whether the Development Control Norms as applicable for Residential Plots shall be made applicable on shop cum Residential plots which are not designated as LSC in MPD-2001/2021.

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10.6.2014
A.D. (M.P.S)

4.1.4 Development Control Norms at the time of redevelopment of LSC/rsc

As per the notification dt. 13.05.13, "the para 5.6.2 have been amended and it is mentioned that to incentivize the redevelopment a maximum overall FAR of 50 % over and above the existing permissible FAR shall be given."

The existing permissible FAR needs consideration since the colonies referred above like Lajpat Nagar, Rajouri Garden, Tilak Nagar etc. are having shop cum residence plot only. As per the earlier decision of Technical Committee decision, the Development Control Norms of MPD-2021 for Residential Plot cannot be extended to the shop-cum-Residential Plot which will continue to be Governed by the Standard Plans approved by the Local bodies.

In view of above whether the existing permissible FAR as applicable in LSC/ Standard Design/ Residential Norms which shall be applicable needs clarifications.

4.1.5 Revision in Standard Plans:-

As per MPD-2021 there are number of Standard Building Plans designed and approved by the authority. Such plans shall continue to operate wherever applicable. Such plans shall be modified as per the applicable Development Control Norms.

The standard Design / Plans shall be revised as per the Development Control Norms as may be decided in the aforesaid paras.

4.1.6 Parking provisions

The required parking shall be accommodated in the shop- Cum residence complex at the time of redevelopment. In the cases of individual plots, the charges as per the mixed used policy notifications shall be levied for providing parking in the vicinity at the time of sanction of Bldg. Plans.

5.0.0 Proposal

It is suggested that on all shop-cum-Residential Plots (pre 1962 or after 1962) the Residential Development Control Norms shall be applicable whether such Shop-cum-Residential Complex are designated as LSC (under MPD-2001/2021) or not. The Residential Norms shall be applicable at the time of sanction of Bldg. plans on individual plots or addition/ alteration on individual plots. The Parking charges shall be charged as per Mixed Use policy for providing parking in the vicinity. The Standard Plans shall be revised as per the provisions of MPD-2021 with the Development Control Norms as applicable for Residential Plots. The Basement area may be used for Commercial purpose subject to payment of charges as per Mixed Use Regulations.

The above options are put-up for deliberation/ consideration in Technical Committee for appropriate decision.

"DECISION"

The proposal was presented by Executive Engineer, MCD (South). After detailed deliberation, the Technical Committee desired that the issue needs more clarity therefore this should be discussed separately by the Sr. Officers of DDA / MCD and thereafter, the Item be placed before the next Technical Committee. Meeting to be convened by DC&MP Unit.

Action: Chief Town Planner, MCD (South)
Director (Plg)DC&MP

DELHI DEVELOPMENT AUTHORITY MASTER PLAN SECTION VERIFIED	
This Proposal was Considered in the.....8th.....Technical Committee Meeting held on...12.6.14..... Vide Item No.....35.1.2014.....	
Sushil Asstt. Director Master Plan	Dy. Director Master Plan

35/14
 Sushil
 A.D. (M.P.D.)

SOUTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT

(MP)'S Office

Diary No. 871... E-Block, 21st floor, Civic Center, Minto road, New Delhi-110002.

Date 2/5/14

No. TP/G/SDMC/2014/4393

Dated 22/04/14

To,

The Commissioner (Plg.),
 Delhi Development Authority,
 Vikas Minar, I.P. Estate,
 New Delhi -110002.

14
 24/4/14

Commr (Plg.)-1

Diary No A-113

Date 24/04/14

Sub: - Regarding Development Control Norms of Shops - cum- Residential plots designated as Local Shopping Centre in MPD-2001/2021.

Sir,

This is with reference to letter no. F3(10)/14/MP/126 dt. 04.04.14 of Dy. Director (Plg.) MP & PF in response to this office letter dt. 27.11.13 on the above cited subject wherein it has been clarified that :-

- The Development Control Norms of LSC shall be applicable on Shop cum Residential plots / complexes designated as LSC under MPD 2001/2021.
- The Development Control Norms as applicable for Residential plots shall be applicable on Shop cum Residential plots /complexes which were in existence prior to 1962 in rehabilitation colonies or other residential area.
- Regarding 'Shop cum Residential plots /complexes or Shop cum Residential plots /complex not designated as LSC under MPD 2001/2021 after 1962, there is no mention of any such categories in MPD-2021.

In the above context, it is to inform that earlier Technical Committee, DDA has decided that the building plans in designated LSC be sanctioned as per Standard plans approved by the local body where basement is not permitted. Also, the DDA has conveyed vide letter dated 09.03.2009 that "as per provisions of MPD-2021 Local Area Plans/Layout Plan preparation is the mandate of local body. Local Area Plans are to be prepared by local bodies taking into account local problems and need. In this regard, it is clarified as per MPD-2021 'D Block Market, NDSE' earlier shown as Shop-cum-Residence can be re-designated/declared as Local Shopping Centre. DDA has no objection to this declaration." Further, the South MCD vide letter no. TP/G/SDMC/2013/3581 dt. 27.11.13 has conveyed the detailed observation to the DDA in the agenda note for placing the matter before the Technical Committee, DDA. (copy enclosed)

It is requested that the said agenda which contains a detailed note in respect of Shop-cum-Residence be placed before the Technical Committee, DDA.

Encl. - As above

Yours faithfully,

[Signature]
 Chief Town Planner (SDMC)

Encl. 35/14
 10.6.2014
 A.D. (M.P.)

SOUTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT
E-Block, 21st floor, Civic Center, Minto road, New Delhi-110002.

No.TP/G/Sama/2013/3581

Dated. 22.11.13

To,

The Commissioner (Png.),
Delhi Development Authority,
Vikas Minar, I.P. Estate,
New Delhi -110002.

Sub: - Regarding Development Control Norms of Shops - cum- Residential plots
designated as Local Shopping Centre in MPD-2001/2021.

Sir,

The Ministry of UD, GOI vide notification dated 13.05.13 has modified the para 5.6.2 of MPD-2021. As per the aforesaid modification, FAR enhancement in the Shops-cum-Residence complex developed prior to 1962 in rehabilitation colonies or other residential area shall be allowed higher FAR equipment to FAR permissible on residential plot subject to availability of the parking in the area. Earlier, the matter regarding applicability of the Development Control Norms on shop cum residential plots designated as LSC under MPD-2001/2021 was considered by the Technical Committee and it was decided that the Development Control Norms as applicable on Shop cum Residential plots cannot be extended to the Shop cum Residential plots which will continued to be governed by the Standard plan where basement is not permitted.

In view of the aforesaid notification dt. 13.05.13 and earlier decision of Technical Committee, DDA certain clarifications were sought from DDA. The Dy. Dir. (MP) vide letter dt. 19.11.13 has suggested that for clarifications/interpretations w.r.t MPD-2021 provisions, an agenda be send to DDA for consideration of Technical Committee DDA.

The draft agenda note for placing the matter before Technical Committee DDA is enclosed. It is requested that the same may be considered at the earliest so that the building plans on such plots may be processed for sanction of building plans.

Yours faithfully,


Chief Town Planner

22.11.2014
2-6-2014
P.(M.D.S.)



Date: - 19.06.2014

F.1 (08) 2014/MP/207

Sub: Minutes of the 8th Technical Committee held on 12-06-2014

Item No. 31/2014

Confirmation of Minutes

The Minutes of the 7th Technical Committee meeting held on 21.04.2014 were circulated vide letter No. F.1(7)2014-MP/166 dated 28-05-2014 to all the members. As no observations have been received, the Minutes of the 7th Technical Committee meeting held on 21.05.2014 were confirmed.

Item No. 32/2014

Relaxation in setback norms for Community Hall in CS/OCF Pocket, Sector 5, Rohini.
F2(01)/2009/HUPW/SA(R&N)/DDA

The proposal was presented by the Sr. Architect (R&N), HUPW, DDA, it was explain that the Fire department while according the Fire clearance have observed that an additional stair case of specified width as per the fire safety provision under National Building Code - 2005 are to be provided. Technical Committee approved the proposal for relaxation of set-back.

Action: Sr. Architect (R&N) HUPW, DDA

Item No. 33/2014

Proposal for CNG Station at Okhla Industrial Area, Phase-II by IGL.

F3(30)/2006/MP

The proposal was presented by the Director (Plg)AP-I, it was explain that DSIIDC has allotted plot No. 1 to 4 & part of plot 5 of Okhla Industrial area Phase-II to Inderprastha Gas Ltd. for developing CNG facility on this entire plot measuring 1755.34 sqm. It was further informed that this plot is situated at 24 mt RoW road whereas as per MPD-2021 minimum road width required is 30 mt RoW. As per development code Chapter 17 note (iv) under table 17.1, it is mentioned that "The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances".

The layout of Okhla Industrial area Phase -II was prepared as per provision of MPD-1962, wherein the norms for CNG station were not prescribed. MPD-2021 Table 12.6 provide norms for filling station in industrial use zone and Para 7.6.1 provide for upgradation of infrastructure of existing planned industrial areas. In view of this the proposed CNG will cater to the needs of Okhla Industrial area Ph-II.

The available odd size vacant plot has been allotted for CNG filling station by DSIIDC.

After detailed deliberation, Technical Committee has taken the following decision:

1. Keeping in view that IGL will utilize the site for filling station for light motor vehicles only and since Inderprstha Gas Ltd. is a government agency which is providing clean fuel being an infrastructural requirement in the already built up industrial area with no scope of road widening, the relaxation of RoW was agreed as a special case.
2. As per MPD-2021 the minimum area for fuel station is 1080 sqmt (30x 36sqmt). Therefore, the excess area of this plot will be utilized for queuing of vehicles during the waiting period, so that the main road remains free for moving vehicles.
3. The proposal of relaxation of RoW as special case to be placed before the Authority for consideration.

Action: Director (Plg) AP-I,DDA

Item No. 34/2014

Proposal for change of land use of an area measuring 25.23 Hact (62.35 acres) in Jamia Millia Islamia University, Okhla Zone- F..

F20(01)/2014/MP

The proposal presented by Director (Plg) AP-I, It was informed that Asstt. Architect (L), MCD (South) has submitted a layout plan showing 21 Pockets (laid on table alongwith detail of each pocket) for an area measuring 25.23 Hac (62.35 Acres) proposed for change of land use. After detailed deliberation Technical Committee decided the following:

- (i) Development control norms shall be as per table 13.6 for University campus. The University shall maintain minimum 15% at the total campus for parks and landscape.
- (ii) Further processing of change of land use from 'Residential', 'Recreational' & 'Utility' to Public & Semi Public Facilities (Educational & Research University / University Centre College) under occupation of Jamia Millia by the Authority under section 11-A, of DD Act 1957.

Action: Director (Plg) AP-I

Item No. 35/2014

Regarding Development Control Norms of Shops-cum-Residential Plots designated as local shopping Centre in MPD-2001 / 2021.

F3(10)/2014/MP

The proposal was presented by Executive Engineer, MCD (South). After detailed deliberation, the Technical Committee desired that the issue needs more clarity therefore this should be discussed separately by the Sr. Officers of DDA / MCD and thereafter, the Item be placed before the next Technical Committee. Meeting to be convened by DC&MP Unit.

Action: Chief Town Planner, MCD (South)
Director (Plg)DC&MP

The Meeting ended with vote of thanks to the Chair.


(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg)
5. Commissioner (LD)
6. Commissioner (LM)
7. Chief Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Chief Town Planner, MCD (SOUTH)
13. Chief Town Planner, MCD (NORTH)
14. Chief Town Planner, MCD (EAST)
15. Addl. Commr. (Landscape), DDA
16. Addl. Commr. (Plg.) TB&C, DDA
17. Addl. Commr. (Plg.) MP, UE&LP, DDA
18. Addl. Commr. (Plg.) AP & MPPR, DDA
19. Addl. Commr. (Plg.) UC & Infrastructure, DDA
20. Secretary, DUAC
21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
22. Dy. Commissioner of Police (Traffic) Delhi
23. Land & Development Officer (L&DO)

List of participants of 8th meeting for the year 2014 of Technical Committee on 12.06.2014

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

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

OTHER ORGANIZATION

S/Sh./Ms.

1. Harleen Behl, Sr. Architect (Rohini & Narela) HUPW,
2. Ravinder Soni, ACP/Traffic, Delhi Police,
3. P.S. Chauhan, CE. DMRC.
4. Sushanshu Pant, Chief General Manager (CGM) Project, IGL
5. M.P. Sharma, A.E. L&DO office,
6. Bharat Bhushan, Sr. Town Planner, Town Planning department, SDMC
7. A.R. Goel, DCA, NDMC,
8. Anshu Gupta, Dy. Architect, NDMC,



Date: - 19.06.2014

F.1 (08) 2014/MP/207

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Item No. 32/2014

Relaxation in setback norms for Community Hall in CS/OCF Pocket, Sector 5, Rohini.
F2(01)/2009/HUPW/SA(R&N)/DDA

The proposal was presented by the Sr. Architect (R&N), HUPW, DDA, it was explain that the Fire department while according the Fire clearance have observed that an additional stair case of specified width as per the fire safety provision under National Building Code – 2005 are to be provided. Technical Committee approved the proposal for relaxation of set-back.

Action: Sr. Architect (R&N) HUPW, DDA

Item No. 33/2014

Proposal for CNG Station at Okhla Industrial Area, Phase-II by IGL.

F3(30)/2006/MP

The proposal was presented by the Director (Plg)AP-I, it was explain that DSIIDC has allotted plot No. 1 to 4 & part of plot 5 of Okhla Industrial area Phase-II to Inderprastha Gas Ltd. for developing CNG facility on this entire plot measuring 1755.34 sqm. It was further informed that this plot is situated at 24 mt RoW road whereas as per MPD-2021 minimum road width required is 30 mt RoW. As per development code Chapter 17 note (iv) under table 17.1, it is mentioned that "The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances".

The layout of Okhla Industrial area Phase -II was prepared as per provision of MPD-1962, wherein the norms for CNG station were not prescribed. MPD-2021 Table 12.6 provide norms for filling station in industrial use zone and Para 7.6.1 provide for upgradation of infrastructure of existing planned industrial areas. In view of this the proposed CNG will cater to the needs of Okhla Industrial area Ph-II.

The available odd size vacant plot has been allotted for CNG filling station by DSIIDC.

After detailed deliberation, Technical Committee has taken the following decision:

1. Keeping in view that IGL will utilize the site for filling station for light motor vehicles only and since Inderprstha Gas Ltd. is a government agency which is providing clean fuel being an infrastructural requirement in the already built up industrial area with no scope of road widening, the relaxation of RoW was agreed as a special case.
2. As per MPD-2021 the minimum area for fuel station is 1080 sqmt (30x 36sqmt). Therefore, the excess area of this plot will be utilized for queuing of vehicles during the waiting period, so that the main road remains free for moving vehicles.
3. The proposal of relaxation of RoW as special case to be placed before the Authority for consideration.

Action: Director (Plg) AP-I, DDA

Item No. 34/2014

Proposal for change of land use of an area measuring 25.23 Hact (62.35 acres) in Jamia Millia Islamia University, Okhla Zone- F..

F20(01)/2014/MP

The proposal presented by Director (Plg) AP-I, It was informed that Asstt. Architect (L), MCD (South) has submitted a layout plan showing 21 Pockets (laid on table alongwith detail of each pocket) for an area measuring 25.23 Hac (62.35 Acres) proposed for change of land use. After detailed deliberation Technical Committee decided the following:

- (i) Development control norms shall be as per table 13.6 for University campus. The University shall maintain minimum 15% at the total campus for parks and landscape.
- (ii) Further processing of change of land use from 'Residential', 'Recreational' & 'Utility' to Public & Semi Public Facilities (Educational & Research University / University Centre College) under occupation of Jamia Millia by the Authority under section 11-A, of DD Act 1957.

Action: Director (Plg) AP-I

Item No. 35/2014

Regarding Development Control Norms of Shops-cum-Residential Plots designated as local shopping Centre in MPD-2001 / 2021.

F3(10)/2014/MP

The proposal was presented by Executive Engineer, MCD (South). After detailed deliberation, the Technical Committee desired that the issue needs more clarity therefore this should be discussed separately by the Sr. Officers of DDA / MCD and thereafter, the Item be placed before the next Technical Committee. Meeting to be convened by DC&MP Unit.

Action: Chief Town Planner, MCD (South)
Director (Plg) DC&MP

The Meeting ended with vote of thanks to the Chair.


(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg)
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20. Secretary, DUAC
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23. Land & Development Officer (L&DO)

List of participants of 8th meeting for the year 2014 of Technical Committee on 12.06.2014

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

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1. Harleen Behl, Sr. Architect (Rohini & Narela) HUPW,
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Date: - 19.06.2014

F.1 (08) 2014/MP/207

Sub: Minutes of the 8th Technical Committee held on 12-06-2014

Item No. 31/2014

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Action: Sr. Architect (R&N) HUPW, DDA

Item No. 33/2014

Proposal for CNG Station at Okhla Industrial Area, Phase-II by IGL.

F3(30)/2006/MP

The proposal was presented by the Director (Plg) AP-I, it was explain that DSIIDC has allotted plot No. 1 to 4 & part of plot 5 of Okhla Industrial area Phase-II to Inderprastha Gas Ltd. for developing CNG facility on this entire plot measuring 1755.34 sqm. It was further informed that this plot is situated at 24 mt RoW road whereas as per MPD-2021 minimum road width required is 30 mt RoW. As per development code Chapter 17 note (iv) under table 17.1, it is mentioned that "*The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances*".

The layout of Okhla Industrial area Phase -II was prepared as per provision of MPD-1962, wherein the norms for CNG station were not prescribed. MPD-2021 Table 12.6 provide norms for filling station in industrial use zone and Para 7.6.1 provide for upgradation of infrastructure of existing planned industrial areas. In view of this the proposed CNG will cater to the needs of Okhla Industrial area Ph-II.

The available odd size vacant plot has been allotted for CNG filling station by DSIIDC.

After detailed deliberation, Technical Committee has taken the following decision:

1. Keeping in view that IGL will utilize the site for filling station for light motor vehicles only and since Inderprstha Gas Ltd. is a government agency which is providing clean fuel being an infrastructural requirement in the already built up industrial area with no scope of road widening, the relaxation of RoW was agreed as a special case.
2. As per MPD-2021 the minimum area for fuel station is 1080 sqmt (30x 36sqmt). Therefore, the excess area of this plot will be utilized for queuing of vehicles during the waiting period, so that the main road remains free for moving vehicles.
3. The proposal of relaxation of RoW as special case to be placed before the Authority for consideration.

Action: Director (Plg) AP-I, DDA

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Proposal for change of land use of an area measuring 25.23 Hact (62.35 acres) in Jamia Millia Islamia University, Okhla Zone- F..
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Action: Director (Plg) AP-I

Item No. 35/2014

Regarding Development Control Norms of Shops-cum-Residential Plots designated as local shopping Centre in MPD-2001 / 2021.
F3(10)/2014/MP

The proposal was presented by Executive Engineer, MCD (South). After detailed deliberation, the Technical Committee desired that the issue needs more clarity therefore this should be discussed separately by the Sr. Officers of DDA / MCD and thereafter, the Item be placed before the next Technical Committee. Meeting to be convened by DC&MP Unit.

Action: Chief Town Planner, MCD (South)
Director (Plg) DC&MP

The Meeting ended with vote of thanks to the Chair.


(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
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2. As per MPD-2021 the minimum area for fuel station is 1080 sqmt (30x 36sqmt). Therefore, the excess area of this plot will be utilized for queuing of vehicles during the waiting period, so that the main road remains free for moving vehicles.
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Action: Director (Plg) AP-I

Item No. 35/2014

Regarding Development Control Norms of Shops-cum-Residential Plots designated as local shopping Centre in MPD-2001 / 2021.
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The proposal was presented by Executive Engineer, MCD (South). After detailed deliberation, the Technical Committee desired that the issue needs more clarity therefore this should be discussed separately by the Sr. Officers of DDA / MCD and thereafter, the Item be placed before the next Technical Committee. Meeting to be convened by DC&MP Unit.

Action: Chief Town Planner, MCD (South)
Director (Plg)DC&MP

The Meeting ended with vote of thanks to the Chair.


(I.P. PARATE)

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Action: Director (Plg) AP-I

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Action: Chief Town Planner, MCD (South)
Director (Plg)DC&MP

The Meeting ended with vote of thanks to the Chair.


(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

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Action: Chief Town Planner, MCD (South)
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The Meeting ended with vote of thanks to the Chair.


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8. Anshu Gupta, Dy. Architect, NDMC,



Date: - 19.06.2014

F.1 (08) 2014/MP/207

Sub: Minutes of the 8th Technical Committee held on 12-06-2014

Item No. 31/2014

Confirmation of Minutes

The Minutes of the 7th Technical Committee meeting held on 21.04.2014 were circulated vide letter No. F.1(7)2014-MP/166 dated 28-05-2014 to all the members. As no observations have been received, the Minutes of the 7th Technical Committee meeting held on 21.05.2014 were confirmed.

Item No. 32/2014

Relaxation in setback norms for Community Hall in CS/OCF Pocket, Sector 5, Rohini.
F2(01)/2009/HUPW/SA(R&N)/DDA

The proposal was presented by the Sr. Architect (R&N), HUPW, DDA, it was explain that the Fire department while according the Fire clearance have observed that an additional stair case of specified width as per the fire safety provision under National Building Code – 2005 are to be provided. Technical Committee approved the proposal for relaxation of set-back.

Action: Sr. Architect (R&N) HUPW, DDA

Item No. 33/2014

Proposal for CNG Station at Okhla Industrial Area, Phase-II by IGL.

F3(30)/2006/MP

The proposal was presented by the Director (Plg)AP-I, it was explain that DSIIDC has allotted plot No. 1 to 4 & part of plot 5 of Okhla Industrial area Phase-II to Inderprastha Gas Ltd. for developing CNG facility on this entire plot measuring 1755.34 sqm. It was further informed that this plot is situated at 24 mt RoW road whereas as per MPD-2021 minimum road width required is 30 mt RoW. As per development code Chapter 17 note (iv) under table 17.1, it is mentioned that "The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances".

The layout of Okhla Industrial area Phase -II was prepared as per provision of MPD-1962, wherein the norms for CNG station were not prescribed. MPD-2021 Table 12.6 provide norms for filling station in industrial use zone and Para 7.6.1 provide for upgradation of infrastructure of existing planned industrial areas. In view of this the proposed CNG will cater to the needs of Okhla Industrial area Ph-II.

The available odd size vacant plot has been allotted for CNG filling station by DSIIDC.

After detailed deliberation, Technical Committee has taken the following decision:

1. Keeping in view that IGL will utilize the site for filling station for light motor vehicles only and since Inderprstha Gas Ltd. is a government agency which is providing clean fuel being an infrastructural requirement in the already built up industrial area with no scope of road widening, the relaxation of RoW was agreed as a special case.
2. As per MPD-2021 the minimum area for fuel station is 1080 sqmt (30x 36sqmt). Therefore, the excess area of this plot will be utilized for queuing of vehicles during the waiting period, so that the main road remains free for moving vehicles.
3. The proposal of relaxation of RoW as special case to be placed before the Authority for consideration.

Action: Director (Plg) AP-I, DDA

Item No. 34/2014

Proposal for change of land use of an area measuring 25.23 Hact (62.35 acres) in Jamia Millia Islamia University, Okhla Zone- F..
F20(01)/2014/MP

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- (i) Development control norms shall be as per table 13.6 for University campus. The University shall maintain minimum 15% at the total campus for parks and landscape.
- (ii) Further processing of change of land use from 'Residential', 'Recreational' & 'Utility' to Public & Semi Public Facilities (Educational & Research University / University Centre College) under occupation of Jamia Millia by the Authority under section 11-A, of DD Act 1957.

Action: Director (Plg) AP-I

Item No. 35/2014

Regarding Development Control Norms of Shops-cum-Residential Plots designated as local shopping Centre in MPD-2001 / 2021.
F3(10)/2014/MP

The proposal was presented by Executive Engineer, MCD (South). After detailed deliberation, the Technical Committee desired that the issue needs more clarity therefore this should be discussed separately by the Sr. Officers of DDA / MCD and thereafter, the Item be placed before the next Technical Committee. Meeting to be convened by DC&MP Unit.

Action: Chief Town Planner, MCD (South)
Director (Plg)DC&MP


(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

The Meeting ended with vote of thanks to the Chair.

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

List of participants of 8th meeting for the year 2014 of Technical Committee on 12.06.2014

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

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

OTHER ORGANIZATION

S/Sh./Ms.

1. Harleen Behl, Sr. Architect (Rohini & Narela) HUPW,
2. Ravinder Soni, ACP/Traffic, Delhi Police,
3. P.S. Chauhan, CE. DMRC.
4. Sushanshu Pant, Chief General Manager (CGM) Project, IGL
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Action: Sr. Architect (R&N) HUPW, DDA

Item No. 33/2014

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After detailed deliberation, Technical Committee has taken the following decision:

1. Keeping in view that IGL will utilize the site for filling station for light motor vehicles only and since Inderprstha Gas Ltd. is a government agency which is providing clean fuel being an infrastructural requirement in the already built up industrial area with no scope of road widening, the relaxation of RoW was agreed as a special case.
2. As per MPD-2021 the minimum area for fuel station is 1080 sqmt (30x 36sqmt). Therefore, the excess area of this plot will be utilized for queuing of vehicles during the waiting period, so that the main road remains free for moving vehicles.
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Action: Director (Plg) AP-I

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The proposal was presented by Executive Engineer, MCD (South). After detailed deliberation, the Technical Committee desired that the issue needs more clarity therefore this should be discussed separately by the Sr. Officers of DDA / MCD and thereafter, the Item be placed before the next Technical Committee. Meeting to be convened by DC&MP Unit.

Action: Chief Town Planner, MCD (South)
Director (Plg) DC&MP

The Meeting ended with vote of thanks to the Chair.


(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

Copy to:

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Action: Director (Plg) AP-I,DDA

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Action: Director (Plg) AP-I

Item No. 35/2014

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**Action: Chief Town Planner, MCD (South)
Director (Plg)DC&MP**

The Meeting ended with vote of thanks to the Chair.


(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
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20. Secretary, DUAC
21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
22. Dy. Commissioner of Police (Traffic) Delhi
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List of participants of 8th meeting for the year 2014 of Technical Committee on 12.06.2014

DELHI DEVELOPMENT AUTHORITY

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7. A.R. Goel, DCA, NDMC,
8. Anshu Gupta, Dy. Architect, NDMC,



F.1 (08)

Sub: Mir

Item No.

Confirm

The Mir

No. F.1

received, the Minutes of the 7th Technical Committee meeting held on 1.05.2014 were confirmed.

7/C
DLHA DEVELOPMENT AUTHORITY
MASTER PLAN SECTION,
6TH FLOOR, VIKAS MINAR,
P. ESTATE, NEW DELHI - 110002

Date: - .06.2014

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Action: Sr. Architect (R&N) HUPW, DDA

Item No. 33/2014

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Action: Director (Plg) AP-I, DDA

* * infrastructural requirement in the already built up industrial area with no scope of road widening

46/C

Item No. 34/2014

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Action: Director (Plg) AP-I

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**Action: Chief Town Planner, MCD (South)
Director (Plg) DC&MP**

The Meeting ended with vote of thanks to the Chair.

(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

Copy to:

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

45/c

Annexure -A

List of participants of 8th meeting for the year 2014 of Technical Committee on 12.06.2014

DELHI DEVELOPMENT AUTHORITY

S/Sh./Ms.

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. J.B. Kshirsagar Commissioner (Plg), DDA
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
 6th FLOOR, VIKAS MINAR
 I.P Estate, New Delhi – 110002
 Phone No.23370507

F.1(08)/2014/MP/182

Date 10.06.2014

MEETING NOTICE

The 8th Technical Committee meeting of DDA will be held under the Chairmanship of Vice Chairman, DDA on Thursday dated 12.06.2014 at 01:00 PM in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, INA, New Delhi 110023

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


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

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg)
5. Commissioner (LD)
6. Commissioner (LM)
7. Chief Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr.(Plg.) (Infrastructure & UC)
13. Addl. Commr.(Plg.)TB&C, DDA
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16. Addl. Commr. (Landscape), DDA
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18. Chief Town Planner, SDMC, NDMC, EDMC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)



Special Invitees

- I. Chief General Manager (Project), IGL
- II. Chief Town Planner, SDMC
- III. Director (Plg) Zone – F
- IV. Director (Plg) AP-I

For item No.

32/2014
 34/2014 & 35/2014
 34/2014
 33/2014

N.O.O

1. Chief Security officer, Vikas Sadan, DDA, INA, New Delhi-23.
2. Dy. Director (Horticulture) South, Vikas Sadan
3. Asstt. Director Zone- 'A' & 'B' for uploading the presentation in Computer at Conference Hall
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5. A.E (Maintenance), Electrical Vikas Sadan, DDA, INA, New Delhi-110023.
6. Reception, Vikas Sadan, DDA, INA, New Delhi-110023

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

F.1(08)/2014/MP/182

Date 10.06.2014

MEETING NOTICE

The 8th Technical Committee meeting of DDA will be held under the Chairmanship of Vice Chairman, DDA on Thursday dated 12.06.2014 at 01:00 PM in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, INA, New Delhi 110023

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

[Signature]
 (I.P. PARATE)
 Director (MPR/TC)

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg)
5. Commissioner (LD)
6. Commissioner (LM)
7. Chief Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC *[Signature]*
10. Chief Engineer (Property Development), DMRG
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 Director (MPR/TC)

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 Director (MPR/TC)

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4. Commissioner (Plg) *10/6*
5. Commissioner (LD)
6. Commissioner (LM)
7. Chief Planner, TCPO
8. Chief Architect, HUPW DDA *sent 10/6/14*
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr.(Plg.) (Infrastructure & UC) *10/6/14*
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- IV. Director (Plg) AP & I *fu*

For item No.

- 2*
- 32/2014
 34/2014 & 35/2014
 34/2014
 33/2014

N.O.O

- SA (REN) 10-6-14*
1. Chief Security officer, Vikas Sadan, DDA, INA, New Delhi-23.
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Special Invitees**For item No.**

- | | |
|---|-------------------|
| I. Chief General Manager (Project), IGL | 32/2014 |
| II. Chief Town Planner, SDMC | 34/2014 & 35/2014 |
| III. Director (Plg) Zone – F | 34/2014 |
| IV. Director (Plg) AP-I | 33/2014 |

INDEX8th Technical Committee Meeting to be held on 12.06.2014

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3.	33/2014	Proposal for CNG Station at Okhla Industrial Area, Phase-II by IGL. F3(30)/2006/MP	8-16
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5.	35/2014	Regarding Development Control Norms of Shops-cum-Residential Plots designated as local shopping Centre in MPD-2001 / 2021 F3(10)/2014/MP	26-32

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
 6th FLOOR, VIKAS MINAR
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36/C

ITEM NO. 31/14/1E

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

F.1 (07) 2014/MP/166

Date: - 28.05.2014

Sub: Minutes of the 7th Technical Committee held on 21-05-2014**Item No. 24/2014****Confirmation of Minutes**

The Minutes of the 6th Technical Committee meeting held on 22.04.2014 were circulated vide letter No. F.1(6)2014-MP/39 dated 29-04-2014 to all the members. As no observations have been received, the Minutes of the 6th Technical Committee meeting held on 22.04.2014 were confirmed.

Item No. 25/2014

Regarding proposed Change of Land Use (CLU) of:-

- (i) Area measuring 1,99,005.10 sqmt in Planning Zone E from Partly Recreational and Partly Residential to Transportation (Depot and Fuel station / Petrol Pump) for construction of Car Maintenance Depot and relocation of Petrol Pump at Vinod Nagar (East) for MRTS, Phase- III.
- (ii) Area measuring 18,396.96 sqm from Recreational to Transportation (Bus Depot).
- (iii) Area measuring 11635.34 sqm from Recreational to Industrial for allotment to EDMC for Solid Waste C&D Processing Plant.

F20(04)2012/MP

The proposal was presented by Director (Plg) Zone- E. After detailed deliberation the Technical Committee agreed to recommend the following proposal for further processing for change of land use under section 11-A, of DD Act 1957.

- (i) Area measuring 199005.10 sqmt in Planning Zone - E from Partly 'Recreational' and Partly Residential to Transportation (Depot and Fuel station / Petrol Pump) for construction of Car Maintenance Depot and relocation of Petrol Pump at Vinod Nagar (East) for MRTS, Phase- III.
- (ii) Area measuring 18,396.96 sqm from Recreational to Transportation (Bus Depot)
- (iii) Area measuring 11635.34 sqm from Recreational to utility (Solid waste management facility).

Action: Director (Plg), Zone - 'E'

Item No. 26/2014

Proposed Layout Plan of Industrial Area, Rohini Phase -V (Revised)

F20(14)2014/MP

The proposal was presented by Director (Plg) Rohini. After detailed deliberation, the Technical Committee agreed to recommend the proposal for further processing of Change of Land under section 11-A, of DD Act 1957.

- (i) Area measuring 1.44 Hact (3.55 Acres) from Industrial to Utility (Solid waste management facility).
- (ii) Area measuring 1.21 Hac (2.98 Acres) from Industrial to Utility (Solid waste management facility) for C&D Waste treatment plant and after completion of DMRC works this site will be handed over to local body.

Action: Director (Plg), 'Rohini'

Item No. 27/2014

Proposed Change of landuse of two sites at location 'A' & 'B' in Planning Zone K-II (Dwarka) from District Park / M.P. Green (P-2) to Utility (U-4) for solid waste processing / facility sites.

- (i) Construction & Demolition waste at Location 'A' in sector 24 and
- (ii) Kitchen waste disposal at location 'B' in sector 29.

F20(17)2014/MP

The proposal was presented by Director (Plg) Zone- Rohini. After detailed deliberation the Technical Committee agreed to recommend the following proposal for further processing for change of land use under section 11-A, of DD Act 1957.

- (i) Area measuring 20000 sqmt in Planning Zone – K-II Sector 24 (Dwarka) from 'District Park / Master Plan Green (P-2) to Utility (U-4) for solid waste management facility.
- (ii) Area measuring 20000 sqmt in Planning Zone – K-II Sector 29 (Dwarka) from 'District Park / Master Plan Green (P-2) to Utility (U-4) for solid waste management facility.

Action: Director (Plg) Dwarka

Item No. 28/2014

Proposal for Change of land use of site measuring 4.0 acres approx. for C&D Waste Plant in Planning Zone- J at Maidangarhi, near IGNOU Campus.

F3(12)2014/MP

The proposal was presented by Director (Plg) Zone J. After detailed deliberation, the Technical Committee agreed to recommend the proposal for further processing for change of land use of an area measuring 4.0 acre (approximately) for change of land use in Planning Zone – J from 'Facility Corridor' to utility (Solid waste management facility) under section 11-A, of DD Act 1957.

The change of land use will be initiated after confirmation of status of land by Lands Department, DDA.

Action: Director (Plg) zone J, DDA
Director (LM) HQ, DDA

Item No. 29/2014

Proposal for Change of land use of site measuring 4.0 acres approx. for Zero Waste Plant in Planning Zone- J at Maidangarhi, near IGNOU Campus.

F3(13)2014/MP

The proposal was presented by Director (Plg) Zone J. After detailed deliberation, the Technical Committee agreed to recommend the proposal for further processing for change of land use of an area measuring 4.0 acre (approximately) for change of land use in Planning Zone – J from 'Facility Corridor' to utility (Solid waste management facility) under section 11-A, of DD Act 1957 .

The change of land use will be initiated after confirmation of status of land by Lands Department, DDA. .

Action: Director (Plg) zone J, DDA
Director (LM) HQ, DDA

- 3 -

34/C

LAI D ON TABLE

Item No. 30/2014

Plot measuring 16,000 sqmt earmarked in the layout plan of PVC Bazar Project, Tikri Kalan Road, Zone- L, Proposed for Change of land use from "Manufacturing, Service & Repair Industries (M-1)" to "Utility (U-4)" Solid waste Management Facility and PVC Waste for SDMC.

F20(12)95/MP/ Vol-I

The proposal was presented by Director (Plg) Zone L. After detailed deliberation, the Technical Committee agreed to recommend the proposal for further processing for change of land use of an area measuring 16000 sqmt change of land use in Planning Zone L Manufacturing, Service & Repair Industries (M-1)" to "Utility (U-4)" Solid waste management facility under section 11-A, of DD Act 1957.

Action: Director (Plg) zone L, DDA

The Meeting ended with vote of thanks to the Chair.


(I.P. PARATE)

Director (Plg.) MPR & Technical Committee

Copy to:

1. Vice Chairman, DDA
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6. Commissioner (LM)
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11. Chief Engineer (Elect.), DDA
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13. Chief Town Planner, MCD (NORTH)
14. Chief Town Planner, MCD (EAST)
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20. Secretary, DUAC
21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
22. Dy. Commissioner of Police (Traffic) Delhi
23. Land & Development Officer (L&DO)

List of participants of 7th meeting for the year 2014 of Technical Committee on 21.05.2014**DELHI DEVELOPMENT AUTHORITY**

S/Sh./Ms.

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. J.B. Kshirsagar Commissioner (Plg), DDA
4. B.K. Mishra, Commissioner (LM), DDA
5. R.K. Jain, Addl. Commissioner (Plg) UE,MP&LP, DDA
6. S.P. Pathak, Addl. Commissioner (Plg) AP&MPR, DDA
7. Partha Dhar, Adm. Commissioner
8. P.S. Uttarwar, Director (Plg) Dwaraka
9. Vinod Sakle, Director (Plg) Rohoni, DDA
10. Chandu Bhutia, Director (Plg) UC & Zone - J, DDA
11. I.P. Parate, Director (Plg) MPR&TC, DDA
12. D.K. Rathi, Director (Plg) Survey, DDA
13. T.K. Mandal, Director (Plg) AP, DDA
14. O.P. Kamra Sr. Executive, CC3 DDA
15. H.K. Bharti, Dy. Director (Plg) Rohini, DDA
16. Pramjeet Singh, DD NL-I
17. Saurab Jindal, Asstt. Director Dwarka
18. Ashwani Kumar, Asstt. Director (Plg) Rohini
19. D.Minz, Asstt. Director (Plg) DDA Zone

OTHER ORGANIZATION

S/Sh./Ms.

1. Pradeep Khandelwal, CE- TP, EDMC
2. H.P. Mukhi, Manager Land, DMRC
3. S.Malik AGM, DMRC
4. Divesh Chand, A.E. L&DO office

- 6 - 31/c

3.0 PROPOSAL:

In compliance to CFO observations an additional staircase of 2m width was incorporated in the scheme thus reducing its rear setback from 3m to 0.965m. Therefore the proposed setback norms in Community Hall scheme be relaxed as stated below:

Plot Area	Setbacks as MPD 2021 Norms	Proposed setback
860 sqmts.	Front - 6m. Rear - 3m. Side (1) - 3m. Side (2) - 3m.	Front - 6m. Rear - .965m Side (1) - 3m. Side (2) - 3m.

Sudhakar
06/06/2014
A.D.(M.P.S)

4.0 RECOMMENDATION:

The proposal as reflected in para 3 above is recommended for consideration of the Technical Committee Meeting.


AD (Arch) IV.


Dy. Dir. (Arch) II


Sr. Architect(R&N)

Item No. 32/14/7C

SUB: RELAXATION IN SETBACK NORMS FOR COMMUNITY HALL IN CS/OCF POCKET, SECTOR 5, ROHINI.

File No. F2 (01)2009/HUPW/SA(R&N)/DDA

1.0 BACKGROUND :

The Community Hall scheme in CS/OCF, Sector 5, Rohini was approved in 307th Screening Committee Meeting held on 02.08.2012 vide item no 66:2012. The approved scheme was submitted to CFO for obtaining Fire Clearance. As per the observations of Chief Fire Office the scheme required an additional staircase of specified width (2m) as per the fire safety provisions under NBC-2005 which had to be provided beyond the setback line.

Accordingly the scheme, incorporated with the CFO observations was submitted to CFO and accorded Fire Clearance vide letter no. F6/DFS/MS/2012/BP/4487 dated 05.12.12.

2.0 EXAMINATION :

The approved scheme for Community Hall under reference was examined as under:

- a) **Setback Norms** as per **MPD 2021** applicable for this site having an area of **860 sqm** are as under:

Plot size in sqmts.	Minimum setback in meters			
	Front	Rear	Side(1)	Side(2)
Above 500 up to 2000.	6 mts	3 mts	3 mts	3 mts
Setbacks provided in case of Community Hall under reference	6 mts	0.965 mts	3 mts	3 mts

- b) **Observation received from CFO w.r.t clause 4.6.2 part-4 of NBC-2005:**

Under this clause additional staircase of specified width of 2m to be provided for all assembly buildings.

The provision of additional staircase was not possible to be incorporated within the setbacks of the plot with plot size being 860sqmts and the building envelope area of 470.56sqmts within the setbacks. Further provision drive way and adequate parking as per MPD 2021 norms made it difficult to accommodate an additional staircase with 2m width without compromising the areas provided for community hall and other activities. Therefore the additional fire escape staircase has been provided by reducing the rear setback to 0.965m.

The scheme has been approved by C.F.O.

Item no 32/14.
Setback
06/06/2014
A.D (M.P.)

1-6-

NOTE:-

1. All drawings of this project are to be read in conjunction with the specification and the Bill of Materials (BOM) and the schedule of work.
2. Materials to be used shall be as per the schedule of work, approved by engineering with all necessary approvals i.e., EIA, Fire, Sanitation, Air approval etc. applicable if any may please be taken by engineering with the approval of the concerned authorities.
3. The preparation of detailed working drawings, BOM and execution at site.
4. Any discrepancy in the drawings shall be brought to the notice of the client before execution of work at site.
5. All dimensions are in MM, unless and unit specified.
6. Only certain dimensions are to be followed and not be taken at random.

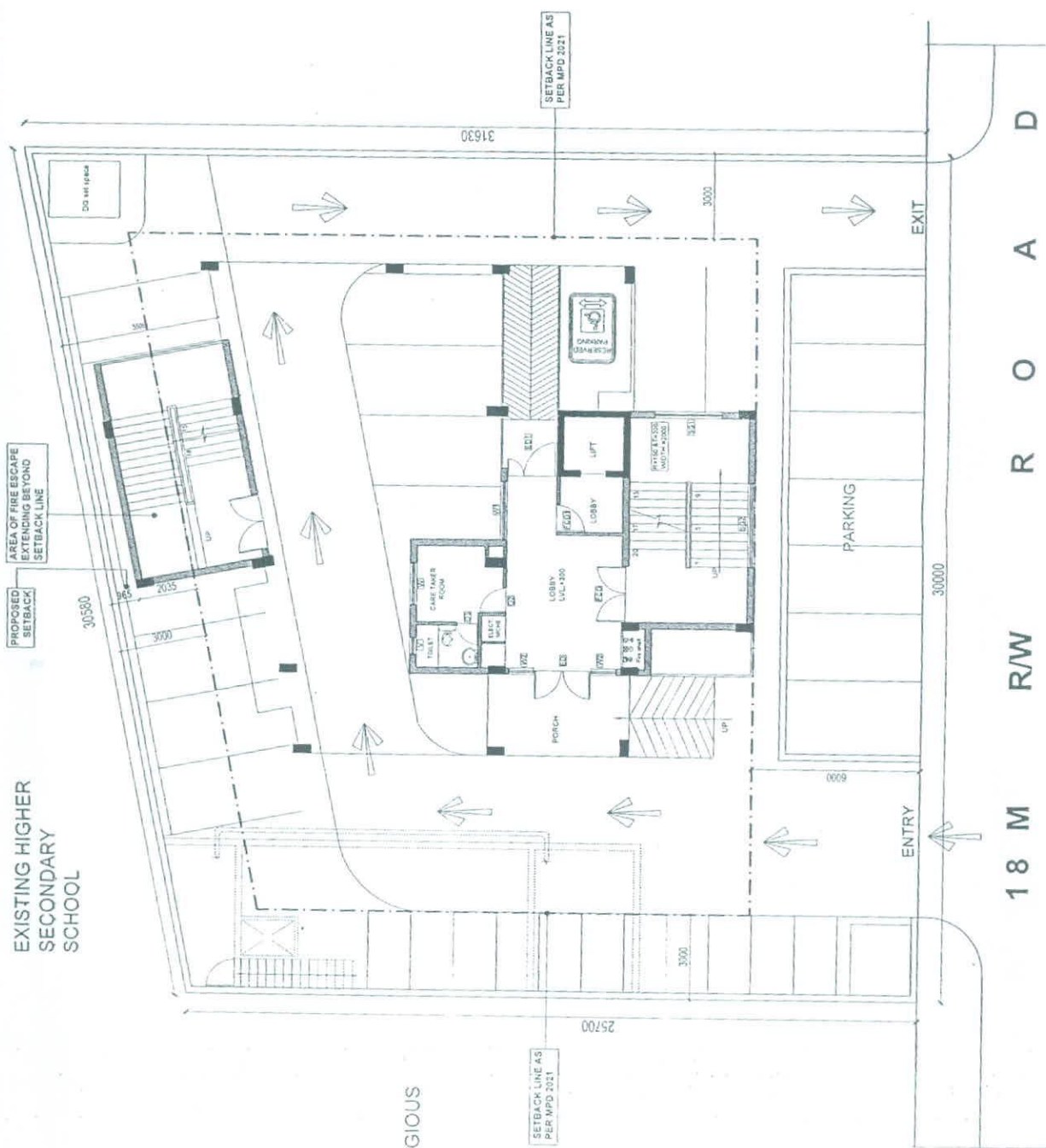
The Billhead has been approved in the 307th G.C. meeting held on 02.09.2012 vide min. no. 44/1012.

The scheme has been approved from Chubb Fire Insurance Co. Ltd. vide min. no. 1009/2012/2013/1014/12, 12/12.

AREA STATEMENT					
SITE AREA	=	860 sqm			
PERM. GR. COV.	=	50% (234sqm)			
PERMISSIBLE FPA	=	130 (1021 sqm)			
SETBACK (AS MPD 2021)	=	6 + 12.31 sqm			
PERMISSIBLE PARKING	=	27 slots			
REQUIRED PARKING	=	25 ECS			
PROPOSED FPA	=	130 (1021 sqm) @ 100% of proposed build-up area			
PROF. GR. COV.	=	52.83% (450 sqm)			
PROF. GR. COV. (EX. FPA)	=	21.83% (187.54 sqm)			
PROF. GR. COV. AREA ON UNPAVED FLOOR	=	62.83 sqm			
FIRST FLOOR	=	248 sqm			
SECOND FLOOR	=	248.5 sqm			
THIRD FLOOR	=	248.5 sqm			
PROPOSED BUILD UP AREA	=	133 sqm			
PROPOSED HEIGHT	=	14.7 m			
PROPOSED FACING	=	25 ECS			

[illegible]

PROJECT TITLE :	COMMUNITY HALL IN SEC-5, ROHINI		
SHEET TITLE :	LAYOUT PLAN		
DWG. NO.	01	SC. NO.	R-165
			<i>hjs</i>
		DATE	
		NTS	
ARCH. ASSTT.	<i>hjs</i>	A.D. (ARCH.)	Dy. D. (ARCH.)
SR. ARCH.		ADD. CH. ARCH.	CH. ARCH.
MOHAWA & LIGMAN PROJECT WAPS 10045 MAHARAJA ROAD NEW DELHI-110061 011-26101100			



June 22/14
Sachse
06/06/2014
A.D. (H.P.)

RELIGIOUS

-8-

29/c

Item No.: 33/14/7c

No.: F.3 (30) / 2006-MP

Subject: Proposal for CNG Station at Okhla Industrial Area, Phase-II by IGL.

1.0. BACKGROUND:

- 1.1. The Chief General Manager (Projects), IGL vide letter dated 5.12.2013 has requested to consider the relaxation of road ROW for construction of CNG Station at Okhla Industrial Area, Phase II. (Annexure-A).
- 1.2. Chief Manager, DSIDC Ltd. vide letter dated 14.10.2013 allotted 1755.34 sqm. of land to Indraprastha Gas Ltd. on Perpetual Lease Hold basis for opening CNG facilities at Okhla Industrial Area Ph. II. Copy of the letter is placed as Annexure-B.
- 1.3. The allotted plot of 1755.34 sqm was created by merging 4 plots i.e. plot 1 to 4 & part of plot no. 5 which is an odd size plot having a frontage of 67.26 ~~sqm~~ m along the 80' wide R/W road in the approved lay out plan. Copy of the possession plan issued by DSIDC is placed as Annexure-C.
- 1.4. The Assistant Architect (I), SDMC vide letter dated 18.11.2013 has requested DDA to examine the proposal with respect to clarification of the site for incorporation in the LOP, applicability of norms and comments / advise for further processing of the request of the applicant. Copy of the letter is placed as Annexure-D.

2.0. EXAMINATION:

- 2.1. As per the possession plan / approved lay out plan, the site measuring 1755.34 sqm is located along 80' wide R/W. The dimension of the site which is of odd size are as follows:
- | | | |
|----------|---|---------|
| Front | : | 67.26 M |
| Back | : | 65.42 M |
| Side - 1 | : | 21.50 M |
| Side - 2 | : | 31.90 M |
- 2.2. As per the site report, the existing road in front of the plot is 24.60 M. The site forms part of Okhla Industrial Area Ph. II as shown in the approved LOP of Okhla Industrial Ph. II. Copy of the plan is placed as Annexure-E.
- 2.3. MPD-2021 provisions for CNG Station are given below:

As per the provision of MPD-2021, CNG is permitted in all use zones except Regional Parks/ Ridge and developed District Parks, to be located on road minimum 30 m RoW, minimum size 30 m X 36 m, 100 m distance from the intersection and frontage of plot should not be less than 30 m.

Item No. 33/14
Successful
06.06.2014
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28/c

- 2.4. As per the LOP Okhla Industrial Area Phase-II, the site under reference is shown as four Plots numbering plot nos. 1 to 4 & part of plot no. 5, Block-'Z'. DSIIDC has allotted these plots as one plot having total plot area of 1755.34 sqm.
- 2.5. The plot is located at the internal road turning of 24 m. The frontage of the plot is 67.26 m.
- 2.6. From the above, it is seen that the plot is an odd size plot but qualifies as per the minimum area requirement and as stated by IGL, the area is adequate enough for installation of CNG Station.
- 2.7. Further as per the Master Plan provision, the road RoW needs to be 30 m but the location of the proposed site is on 24 m RoW which is part of the approved layout Plan of Okhla Industrial Area Ph. II.
- 2.8. As reported in the letter of IGL, the filling station will be meant for the small vehicle like three wheelers, cars, tempos and small carriers which are entering the industrial area. This CNG Station will only serve the vehicles which are coming to the Industrial area specifically; hence there should not be large flow of traffic other than the vehicles which are destined for the industrial area.

3.0. PROPOSAL:

Based on the request from IGL for construction of CNG Station at Okhla Industrial Area, Phase-II and examination at para 2.0, the case is placed before the Technical Committee for relaxation in the following development control norms:

- i) Amalgamation of plot nos. 1 to 4 & part of plot no. 5, Block-'Z' in the LOP.
- ii) Permission to develop the CNG Station on 24 m RoW road in place of 30 m RoW.
- iii) The plot area is 1755.34 Sqm against required 1080 Sqm as per MPD 2021.

4.0 RECOMMENDATION

The proposal as reflected above in para 3.0 is placed for consideration of the Technical Committee.

Plg. Asstt. (AP-I)

Asstt. Director (Plg) AP-I

Dy. Director (Plg.) AP-I

Director (Plg.) AP-I

- 10 -

Annexure - A-27/C



INDRAPRASTHA GAS LIMITED

(A Joint Venture of GAIL (India) Ltd, BPCL & Govt. of NCT of Delhi)
December 5, 2013

IGL/PLNG/DDA/OKHLA-II/051213

Vice Chairman
Delhi Development Authority (DDA)
VikasSadan, INA
New Delhi - 110 023

Sub: Construction of CNG station at Okhla Industrial Area, Phase-II, Scheme-III by Indraprastha Gas Limited (IGL)

Sir,

Compressed Natural Gas (CNG), which is mandated to be used by the whole public transport system in Delhi, as per the order of the Hon'ble Supreme Court has become the most preferred fuel due to its various advantages including vehicle running economics. CNG helps in reduction of outdoor vehicular exhaust pollution, thereby, improving the air quality and reducing various pollution related illnesses such as bronchitis, asthma etc. Due to use CNG as automotive fuel, the environment in Delhi has become much cleaner. This fact has been acknowledged and appreciated in various national and international forums.

Comfortable availability of CNG, at all geographical areas, is a prerequisite in achieving good results by usage of CNG. In Delhi, in South Delhi areas, still the CNG dispensing infrastructure is not adequate and long queues are observed at most of the existing CNG stations. Due to lack of availability of lands, we are not able to increase the number of CNG stations as required by its demand. During various review meetings, which were earlier held at Chief Secretary, Govt. of NCT of Delhi, level, all the land owning agencies such as DDA, DSIIDC, DUSIB, L&DO etc. were advised to provide more and more lands to IGL so that the CNG dispensing infrastructure is expanded to meet the increase in CNG demand at all geographical areas, especially in South Delhi area.

Considering this, a land of 1755.34 sqm, at Okhla Phase-II Scheme-III, was allotted by DSIIDC to IGL for construction of CNG station. We have submitted our plans to South Delhi Municipal Corporation for approval so that station construction and completion can be achieved at the earliest for the benefit of the CNG consumers there. However, the ROW of the road in front of the station is 24 Mts., though the actual road width available is 28.5 Mts. As per the Master Plan for Delhi, CNG stations are permitted on 30 Mts. wide or 30 Mts. ROW roads. South Delhi Municipal Corporation has written to DDA in this regard vide their letter no. TP/G/SDMC/2013/3494 dated 18/11/2013 (copy enclosed for your ready reference).

It may be noted here that all light goods vehicles (LGVs), carrying various materials in Delhi are also running on CNG. Hence, most of the vehicles, plying in Okhla Industrial Area, goods carriers, autos and other vehicles are all running on CNG. The above mentioned station will help immensely in catering to these vehicles. Therefore, a relaxation in the norm of road width is kindly requested for the said CNG station in Okhla Ph. II, Scheme III.

With the aforesaid background, we would request your goodself to kindly consider the relaxation in this case, as a special case, and issue direction to the concerned officials in DDA to take up the matter before the next Technical Committee for examination/ clearance so that the CNG station can be completed, commissioned and put to operation for the benefit of the CNG users in Okhla Ph. II, Scheme III.

We are looking forward to your kind consideration in this regard.

Thanking you,

Yours sincerely,

Sudhanshu Pant
Chief General Manager - Projects

Encl. As above

CC. 1. Commissioner (Planning), DDA, Vikas Minar, ITO, New Delhi
2. Director (Planning), Zone-F&H, DDA, Vikas Minar, ITO, New Delhi

IGL Bhawan, Plot No. 4, Community Centre, E.K. Puram, Sector - 9, New Delhi-110 022

Phone: 46674667 Fax: 26171863 Website: www.iglonline.net

Encl. 33/14
nch
6-2014
D.M.P.

12/11/13

DELHI STATE INDUSTRIAL AND INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
A 3/4, BABA KHARAK SINGH MARG, NEW DELHI-110001

(REM DIVISION)

No. DSIIDC/REM/CNG Station/Okhla/2010/115

Dated: 14/10/2013

To

Sh. Sudhanshu Pant,
CGM (Projects),
Indraprastha Gas Limited,
IGL Bhawan, Plot No. 4,
Community Center,
R. K. Puram, Sector-9,
New Delhi - 110022.

IL-110 33/14.
Sudhanshu
01.06.2014
AP(M.P.)5

Sub:- Allotment of plot for revised area measuring 1755.34 Sqm for opening of CNG facilities at DSIIDC Okhla Ph-II, Scheme-III on Perpetual Lease Basis.

Sir,

In Continuation of allotment letter no. DSIIDC/REM/CNG Station/Okhla/2010 dated 23/03/2011 the revised area for allotment is 1755.34 sqm on perpetual lease basis for opening of CNG facilities in the name of Indraprastha Gas Ltd. The other terms and conditions are given as under:

1. The above site/plot measuring 1755.34 Sqm as identified and inspected by officials of DSIIDC & IGL, has been allotted on Perpetual Lease basis for opening CNG facilities in the name of Indraprastha Gas Ltd.
2. The building plans should have the provisions, which are compulsory for CNG facilities in conformity to explosive norms.
3. The premises of the CNG facilities site shall not be used for any other purposes.
4. No cut in the central verge in the main road will be permitted.
5. Fire safety measure will have to be provided in the site as prescribed by Delhi Fire Service.

Contd.....2/-

6. Regarding electric connection/water connection the entire expenditure and charges are to be borne by the licensee to the concerned Authorities.
7. Regarding lease to be determined on account of violation of the terms and conditions of allotment and lease deed the breach/violation to be determined by the lessor shall be final, not challengeable on any account.
8. No transfer, sale, parting with possession shall be made by allottee under any circumstances.
9. The lessor shall not be responsible for safety or any loss or damage of any article/goods under any circumstances.
10. That lessee shall not display, exhibit picture, posters, status or other articles which are repugnant to the moral or of indecent material or other improper character.
11. The lessee shall pay all charges or other fee and taxes payable to the Govt. or Municipal or Local body concerned.
12. The lessee shall not claim any compensation whatsoever, at any stage in case of shifting of CNG facilities.
13. For the land, used as an approach road for filling-cum-service station, the lessee shall pay annual licence fee of Rs. 50 p.a. with the condition that the land under approach road shall be surrendered by the allottee as and when required for development and other purposes.
14. All structures on the site shall confirm to the structural design prescribed for installation of a filling station.
15. A Lease deed shall be executed by the company at their own cost on payment of requisite fee for preparation of deed, which will be supplied shortly.
16. The trees, if any, standing at site shall remain the property of the Govt. and the company shall be required to deposit the cost thereof with the concerned department as and when asked to do so.

Item no 33114
Serial 1/10/10/12/4
A.D.(M.P)5

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24/C
- 13 -

- 3 -

17. The detailed plan shall be got approved by the appropriate Authorities. Any other approvals for setting up CNG facilities shall also be obtained by the lessee from appropriate authorities concerned.
18. The filling station shall not be used for workshop facilities except for service of CNG vehicles to customer.
19. Please note that Service Tax at the rate approved by the Government of India is also payable.
20. Apart from the above, following conditions also applies:-

- a. The land allotted to the CNG site shall not be used for any other purposes other than the CNG facilities.
- b. Building Plans for the CNG site has to be got approved from the appropriate authorities.
- c. The land is being allotted for CNG facilities and it shall not be misused in any manner.

Please submit one Affidavit/Undertaking from the Company, on Non-judicial stamp paper duly attested by 1st Class Magistrate with two witnesses to the effect that the Company shall abide by all the terms and conditions of allotment as per approved policy.

Yours faithfully,

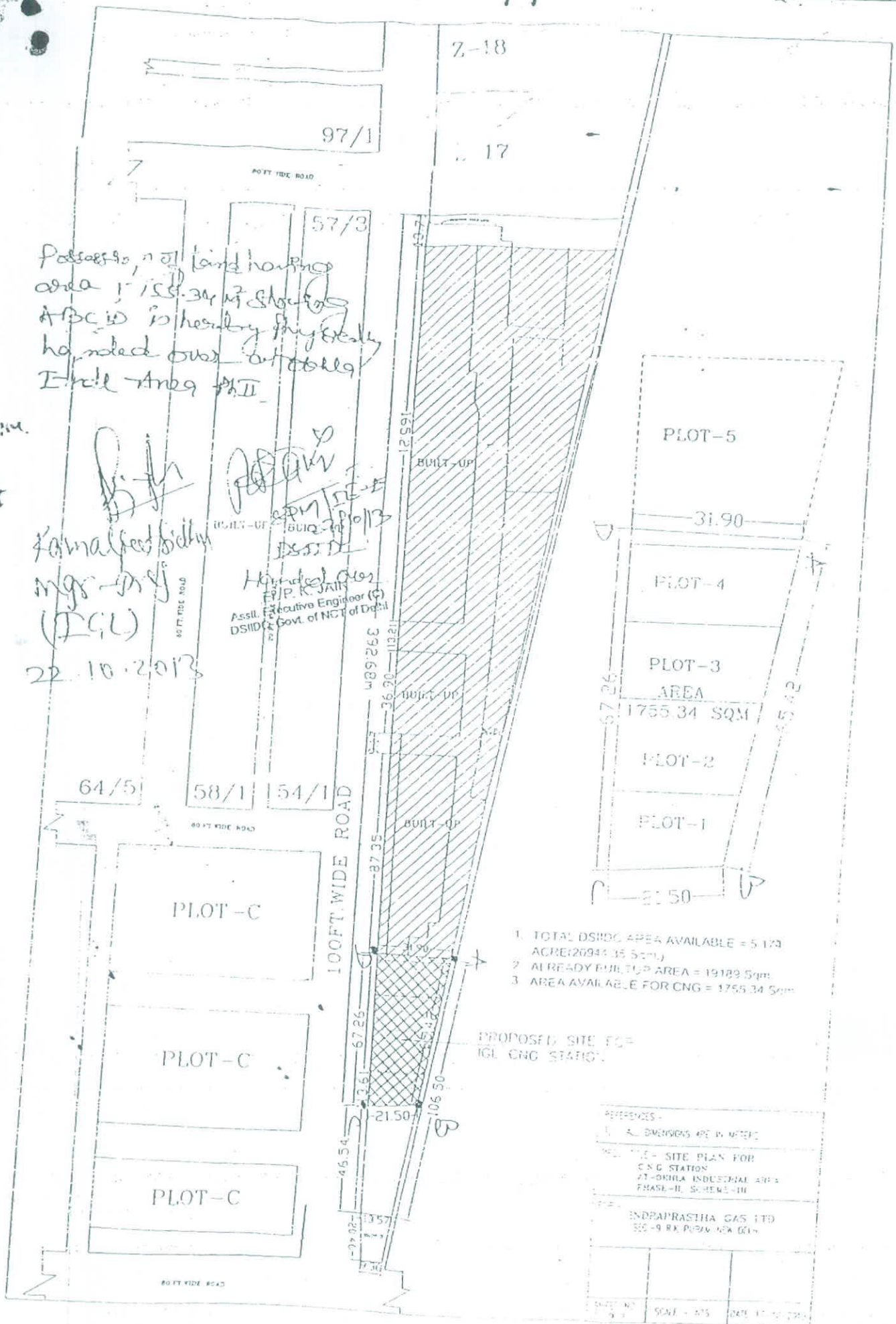

(Sanjay Sharma)
CM (REM)

Copy for information to:

1. PS to ED
2. Director (Works)
3. CPM (Okhla) with the directions to handover possession within a week and submit a report of the same.

(Sanjay Sharma)
CM (REM)

Idan no 33/14.
Sumit
06.06.2014.
A.D (M.P.S)



	(CityPark/District Park/Community Park)	
13(a)	Recreational (CityPark/District Park/Community Park)	6850.56
13(b)	Residential	73345.88
13(c)	Recreational (CityPark/District Park/Community Park)	17796.06
TOTAL		252333.35 sq m (25.23Ha.)

- 3.2 These pockets are located on the external periphery of the campus in Okhla. The campus is located on either side of Maulana Mohammad Ali Jauhar Marg. The location and boundaries of the campus is given below:

Location	Boundaries	Locality / Road
Zone-F: Jamia Millia Islamia University, Okhla	North:	Zakir Nagar, Mehboob Nagar, Joga Bai, Gafoor Nagar, Batla House
	East:	Okhla Village, Jauhar Bagh, Jamia Nagar, Jamia Enclave
	West:	Don Bosco, Holy Family Hospital, Water Works (DJB)
	South:	Mujeeb Bagh, Noor Nagar, Noor Nagar Extn., Okhla Vihar

4.0 RECOMMENDATION:

The proposal of change of land use as explained at para 3.0 above, is placed before the Technical Committee for consideration and further processing under section 11(A) of DD Act, 1957.

5.0 FOLLOW UP ACTION:

- Once the proposal is approved by the Technical Committee, the same will be put up for consideration of the Authority for issuing of Public Notice for inviting objections / suggestions under Section 11 (A) of DD Act, 1957.
- Land Management to give status of land as mentioned in para 2.2 above.

Asstt. Director (Plg.) AP-I

(Signature)
(AL VASISTH)
Dy. Director (Plg.) AP-I

(Signature)
(J.P. Pant)
Director (Plg.) AP-I

-15-

22/C

Annexure - D'

SOUTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT
E-Block, 21st Floor Civic Centre Jawaharlal Nehru Marg Delhi-02

No: TP/G/SDMC/22/3/3494

Dated: 18/6/13

The Jt. Director (MP)
Delhi Development Authority
6th floor, Vikas Minar IP Estate
New Delhi 110002

Sub: - Incorporation of site for CNG Station in the approved layout plan of Okhla Industrial Area Phase-II (Scheme -III)

Sir,

The request for Incorporation of site for construction of CNG Station in the approved layout plan of Okhla Industrial Area Phase-II (Scheme -III) has been received from CGM- (Project) Indraprastha Gas Limited for approval of SDMC u/s 313 of DMC Act.

The land measuring 1755.34 sq m has been allotted by DSHDC to IGL on 14-10-13 for opening of CNG Facilities. As per the layout plan of Okhla Industrial Area Phase-II (Scheme - III) approved by DDA, the land under reference comprises plot no 1 to 4 and part of plot no 5 in block Z and abuts 80'-0" wide road (Part copy enclosed). As per MPD 2021, fuel stations are permissible on minimum 30 m wide Master Plan/ Zonal Plan road and shall not be permitted in the absence of an approved Zonal Plan of the area. The maximum limit of the plot size for fuel station is also prescribed in MPD-2021 as 33m X 45 m i.e. 1485 sq m (75m X 40 m i.e. 3000 sq m for CNG Stn.)

In view of the above, it is requested to kindly examine the proposal w. r. t. the qualification of the site for incorporation, applicability of norms and comments/ advice for further processing of the request of the applicant. The copy of the proposal is enclosed herewith for ready reference.

Encl: - As above

Yours faithfully

Asstt. Architect (L.)

Copy to:-

1. The CGM- (projects), IGL, Bhawan Plot no. 4, Community Center R K Puram Sec-9, New Delhi-22

Asstt. Architect (L.)

Subscribed by Ar
 on 28.3.14.
 S. V. V. V.

- 2.2 SDMC vide letter no. TP/G/SDMC/2013/3710, dated 16.12.2013 has asked clarification regarding plot no. 4 & 5 (Plot no. 11 & 10 respectively, as per documents submitted by JMIU). These pockets form part of approved regularization plan of Jamia Nagar and Noor Nagar.

Pocket	Area (in sqm)	Khasra No.
Plot No. 4	58.11	55 (Part)
Plot No. 5	961.70	55 (Part)
TOTAL	1019.81	

- 2.3 As per the decision taken in the meeting under the chairmanship of Hon'ble LG, L&DO will issue NOC for all the pockets under reference in respect of ownership status.

3.0 PROPOSAL:

- 3.1 It is proposed to Change Land Use of the following 21 pockets measuring 25.23 Ha. (62.35 Acres) as given in following table :-

Pocket	Land Use as per ZDP / MPD-2021	Area (in sqm)	Proposed Land Use
1(a)	Residential	5185.26	PS-1 Public & Semi-Public Facilities (Educational & Research University / University Centre, College)
1(b)	Utility (Water Treatment Plant)	4289.15	
2	Residential	28836.27	
3	Residential	1707.07	
4(a)	Residential	4828.55	
4(b)	Recreational (CityPark/District Park/Community Park)	7513.35	
5	Residential	2609.90	
6	Residential	381.34	
7(a)	Residential	8754.36	
7(b)	Recreational (CityPark/District Park/Community Park)	48944.40	
7(c)	Utility (Sewerage Treatment Plant)	12586.74	
8(a)	Residential	167.75	
8(b)	Recreational (CityPark/District Park/Community Park)	96.85	
9(a)	Residential	3484.04	
9(b)	Recreational (CityPark/District Park/Community Park)	209.01	
10	Residential	961.70	
11	Residential	58.11	
12	Recreational	23727.00	

Item no 34/14
Sudhakar
to 06.2.14
A.D. (M.P.)

-19-

16/

7/10/14

SOUTH DELHI MUNICIPAL CORPORATION
Town Planning Department
21st floor, Civic Centre, Minto road, New Delhi-110002

Director (P.L.)
By. No. 11
2-1-14

DMC/2013/3710

Dated...16/12/13

Director (MP),
Development Authority,
Minar, IP Estate,
New Delhi-02

DD (MP)'S Office
Diary No. 8134
Date...24/12/13

18/12/13

Sub: Master Plan of Jamia Millia Islamia, New Delhi.

Sir,

Revised Master Plan of Jamia Millia Islamia at Jamia Nagar, New Delhi has been submitted by Prof. M. Ejaz Hussain officiating Registrar Jamia Millia Islamia for approval of SDMC u/s 313 of DMC Act.

The total area of the campus is 196.1 Acre (i.e. 793493.19 sq m). As per proposal, out of 196.1 Acres land area, 2.19 Acres (8851.79 sq m) is not a Jamia Millia Islamia University property, 2.78 Acres land is under encroachment and 0.56 Acres (2253.94 sq m) is under DMRC. The proposal is made on the net plot area i.e. 190.55 Acres.

The overall university campus, as per the proposal, has been divided into five main pockets i.e. Pocket A, B, C, D, E and seven other small plots/ chunks i.e. plot no 4, 5, 6, 7, 8, 11 and 12 which have been included in the present proposal. As per the Zonal Development Plan Zone - F approved under MPD-2021, the site under reference (partly) falls in the area earmarked for 'University Centre'. Further Pocket C. (Part), Pocket D (Part) and pocket E falls in the area earmarked as 'District Park', pocket A (part) pocket B (part), plot no. 4, 5, 6, 7, 8, 11 and pocket D (Part) falls in the area earmarked as 'Residential'. There are twelve affected pockets (62.35 Acres approx.) which require change of landuse from DDA.

The above mentioned proposal has been considered by LOEC on 05.12.2013 vide item no. 100/2013 and it has been decided that "During the processing but before sending the proposal to Standing Committee, Change of Land use of 62.35 Acres land is required from DDA".

In view of the aforesaid decision you are therefore requested to look into the matter and do the needful at the earliest so that the matter may be processed further.

Copy of the proposal and the landuse plan as submitted by the applicant is enclosed herewith.

Encl:- as above

Yours faithfully

Assistant Architect (L)

Copy to:

1. Registrar, Jamia Millia Islamia Maulana Mohammad Ali Jauhar Marg, New Delhi 110025. (with the request to make available the details of area for landuse change to DDA)
2. Goel Associates, T-134A Aam Bagh farm Houses, Shamshi Talab Near Andheria Morh, New Delhi- 30. (With the request to make available the details of area for landuse change to DDA)

Area falls in Zone F
may kindly be sent to
by the time for the
DDA/MPD-2021

Assistant Architect (L)

24/12/13

Pl. open a
master plan
file in the
subject & send to
DDA for processing

DDMP

Date: 26/12/13

23.12.12
SOUTH DELHI MUNICIPAL CORPORATION

Town Planning Department

21st floor, Civic Centre, Minto road, New Delhi-110002

No.TP/G/SMC/2013/3753

Dated... 23/12/13

To,
The Director (Plg.), UC
12th Floor, Vikas Minar,
I. P. Estate, New Delhi-110002

Sub: Master Plan of Jamia Milia Islamia, New Delhi.

Sir,

Revised Master Plan of Jamia Millia Islamia at Jamia Nagar, New Delhi has been submitted by Prof. M. Ejaz Hussain officiating Registrar Jamia Millia Islamia for approval of SDMC u/s 313 of DMC Act.

The total area of the campus is 196.1 Acre (i.e. 793493.19 sq m). As per proposal, out of 196.1 Acres land area, 2.19 Acres (8851.79 sq m) is not a Jamia Milia Islamia University property, 2.78 Acres land is under encroachment and 0.56 Acres (2253.94 sq m) is under DMRC. The proposal is made on the net plot area i.e. 190.55 Acres.

As per the proposal, the overall university campus has been divided into five main pockets i.e. Pocket A, B, C, D and E. However there are seven other small plots/ chunks i.e. plot no 4, 5, 6,7,8,11 and 12 which have been included in the present proposal. Plot no 4 and 5 falls within the scheme boundary of regularized colony Jamia Nagar and Noor Nagar.

The above mentioned proposal has been considered by LO SC on 05.12.2013 vide item no. 100/2013 and it has been decided that "As per proposal, overall scheme consists of five pockets and seven small plots scattered at different locations. Plot no 4 and 5 falls within the scheme boundary of regularized colony of Jamia Nagar and Noor Nagar. Since this colony was regularized by DDA, a reference be made to DDA as how these pockets were included in the regularization plan of Noor Nagar and Jamia Nagar."

In view of the aforesaid decision a reference is made to you for the clarification as how these pockets were included in the regularization plan of Noor Nagar and Jamia Nagar. Copy of the proposal is enclosed herewith.

An early action is requested for.

Encl:- as above

Yours faithfully

Assistant Architect (L)

Copy to:

1. **The Director (MP), DDA, Vikas Minar, IP Estate, New Delhi-02**
2. **Registrar, Jamia Milia Islamia Maulana Mohammad Ali Jauhar Marg, New Delhi 110025. (with the request to make available the details of area for landuse change to DDA)**
3. **Goel Associates, T-134A Aam-Bagh farm Houses, Shamshi Talab Near Andheria Morh, New Delhi- 30. (With the request to make available the details of area for landuse change to DDA)**

Dr. (mpt) (conclusion)

D. D. (mp.)

Area falls in zone F

Assistant Architect (L)

-21- 14/12

JAMIA MILLIA ISLAMIA
(A Central University by an Act of Parliament)
Maulana Mohammed Ali Jauhar Marg
New Delhi-110025

Tel. : 26984075, 26988044
26981717, 26985176
Fax : 26980229, Grams : JAMIA
E-mail : ssajid@jmi.ac.in
Website : http://jmi.nic.in

Office of the Registrar

Commr. (Plg.)'s Office
Diary No. A-722
Date 6/3/14

Dated: 05.03.2014

The Commissioner, PLANNING & Development Authority,
Kas Marg,
New Delhi - 110002

Subj: Land use change for Jamia Millia Islamia, A Central University

Dear Sir,

Kindly find enclosed herewith the following drawings and documents for the Land Use conversion from City/District Community park area, Residential area and water/sewerage treatment plant as mentioned in MPD 2021 to Public - Semi-public Facilities Area, Jamia Millia Islamia, A Central University, Jamia Nagar, New Delhi - 110025 for your kind approval.

1. Land-use plan. [Zoning Plan superimposed on the DDA approved Zoning Plan (F-7)]
2. Khasra char. [Khasra nos. for Land-use change]
3. Land-use & khasra plan. [JMIU area for land use change as/DDA land-use MPD 2021]
4. Land-use & khasra plan. [Land-use Zoning as/DDA land-use MPD 2021]
5. JMIU land-use zoning plan
6. Documents of Khasras for Land-use change.

Yours faithfully,

Shahid Ashraf
Registrar

Registrar
Jamia Millia Islamia
(A Central University)
New Delhi

940
27/03/14

AS (AD)

D/O (F-21)

396/Dir (AD)-E
11-3-14

224/DP/AD
11/3/14

Item no 34/14
Sudheer
10.06.2014
D.O. (M.P.)

P. put up a
note for confirmation
of land status
My duty
20-11

[Signature]



D.D. (M.D.)
 B. D. (M.D.)
 10. 3. 2010
 10. 3. 2010

LEGEND

- 1. BUILDING AREA (Hatched Area)
- 2. OPEN AREA (White Area)
- 3. ROAD (Double Line)
- 4. FENCE (Dashed Line)
- 5. WATER BODY (Blue Area)
- 6. TREE (Green Circle)
- 7. PARKING (Dotted Area)
- 8. SPORTS FIELD (Green Area)
- 9. GROUND WATER (Blue Dotted Area)
- 10. OTHER (Yellow Area)

SCALE

0 100 200 300 400 500m

NORTH

DATE _____

PROJECT

JAMIA MILLIA ISLAMIA UNIVERSITY
CAMPUS AT JAMIA NAGAR, NEW DELHI

TITLE OF DRAWING

LAND-USE PLAN

GOEL ASSOCIATES
ARCHITECTS ENGINEERS & PLANNERS
10/11, ANSAL BUILDING SOCIETY, 1ST FLOOR
KALKAJI, NEW DELHI-110019
TEL: 011-26644818
FAX: 011-26644818
EMAIL: green_plans@gmail.com

ASSOCIATE ARCHITECTS: RUPA M. KULJUR & MANDEEP ROY

AREA CALCULATION

TOTAL AREA UNDER DEVELOPMENT: 111.11 HA (27.33 ACRES)

CLAND UNDER GROUND: 110.34 HA (27.33 ACRES)

PROJECT AREA:

- (1) - 10.11 HA (2.50 ACRES)
- (2) - 10.11 HA (2.50 ACRES)
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PROPOSAL FOR LANDUSE CHANGE FOR JAMIA MILLIA ISLAMIA UNIVERSITY CAMPUS AT JAMIA NAGAR, NEW DELHI

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Source: *Author's calculations*.

JAMIA MILLIA ISLAMIA UNIVERSITY
CAMPUS AT JAMIA NAGAR, NEW DELHI

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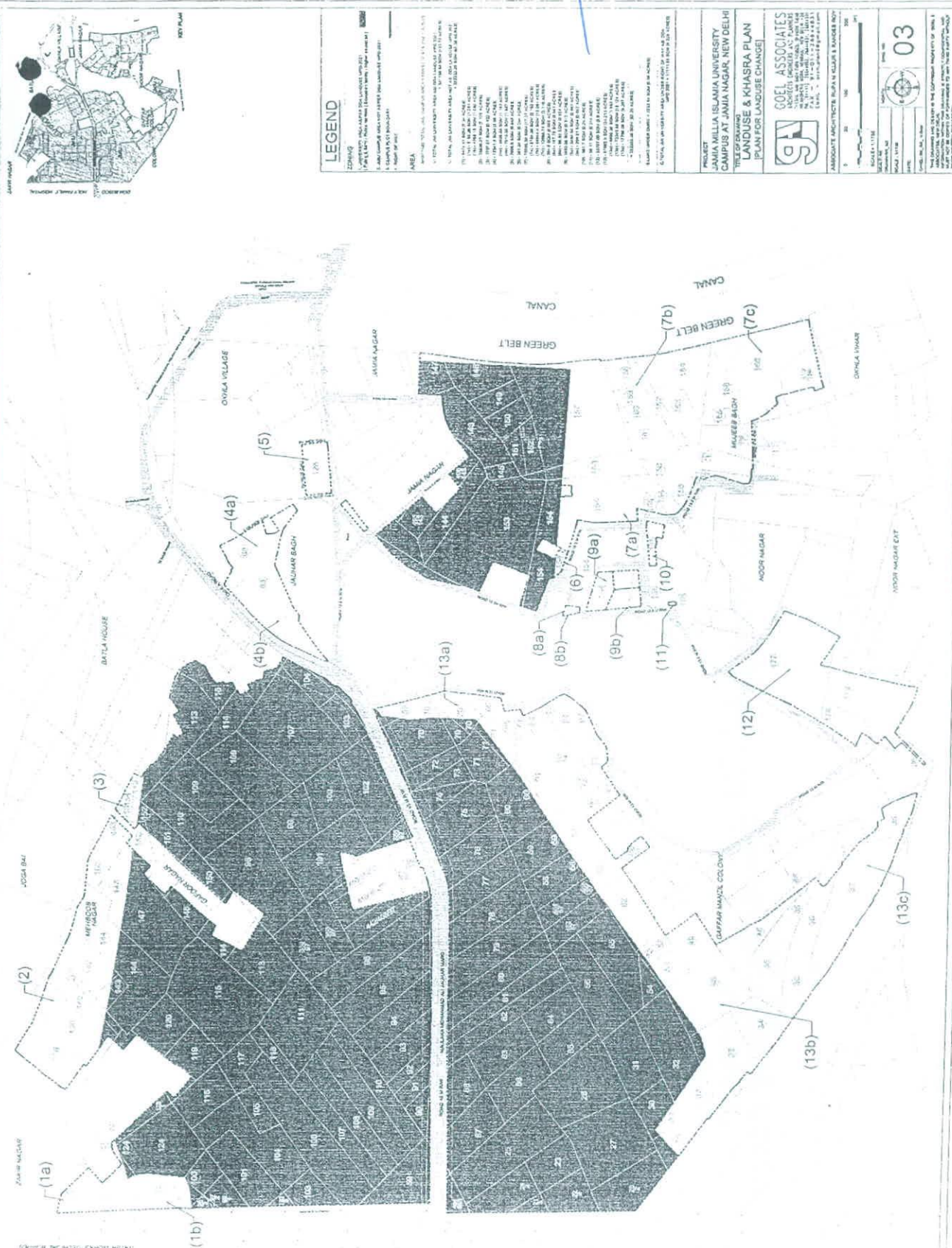


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02

It is believed that the above-mentioned measures will be taken in the near future.



I have no 3/4/11
 Sunday
 11:00-12:00

Sub: Regarding Development Control Norms of Shops-cum-Residential plots designated as Local Shopping Centre in MPD-2001/2021.

Ref. of C.T.P. M.C.D.'s letter No. TR/G/SDMC/2014/4393 dt. 22.4.14

— (Annexure A-A-3)

1.0.0 Background

In late fifties and early sixties, Delhi saw a rapid development of residential colonies. Besides the colonies developed by the Ministry of Rehabilitation, a number of colonies with plotted development were developed by private colonizers. These colonies while making provision for the residential plots, also had a small percentage of shop plots, which catered to the needs of the local residents. While residential plots were developed as per the norms prescribed for them in the Master Plan, shop plots were developed as per standard plans specially approved by the Local Bodies permitting Commercial use (shop) on the ground floor with upto 80% ground coverage and upper floors for residential use with remaining FAR permitted on a residential plot. Total FAR permitted was as per Development Control Norms for Residential plots. MPD-2021 did not focus on such type of shopping centres except for recommending one LSC for a population of 15000.

2.1.0 Provisions of MPD 2001:

(i) Under the development controls for plotted Development Residential Plot the following was prescribed for these types of plots.

(x) (a) Standard Plan: There are a number of Standard building plans designed and approved by the Authority. Such plans shall continue to operate whenever applicable.

(b) Shop-cum-residential plots: Where there is no approved standard plan and individual building plans on such plots were being sanctioned with 80 % ground coverage for shops and coverage as for residential development on first and upper floors, building plans shall continue to be sanctioned with maximum 80 % ground Coverage for shops without a mezzanine floor and with residential coverage on the upper floors subject to the condition that while calculating the FAR the provision in both (a) and (b) above maximum FAR as prescribed in MPD-2001 are not be violated.

(ii) For the Commercial Facility at Residential Neighbourhood Level Local Shopping Centres (LSC) was recommended to cater to the population of 15,000 persons i.e. Neighbourhood Level. The Development Controls prescribed were 30% Ground Coverage with 100 FAR and basement below ground floor was allowed and if used for parking and services was not to be counted in FAR. The development was stipulated to be in a composite manner (integrated Development Plans).

(iii) Mixed Use Regulations (non residential activity on residential premise) was permitted on residential plots subject to the stipulated conditions. Intended Mixed Land Use was also recommended to be planned at the time of preparation of layout of residential area. The Building Controls were prescribed to be as per residential plotted housing.

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Zonal Development Plans under MPD-2001, on their Land Use Plans showed a number of such shop plots as Local Shopping Centres. These Zonal Development Plans were approved by GOI between 1997 and 2006.

As per provisions of MPD-2001, for the plots to be developed as per standard plans and were categorized as local shopping centres, retail shops and commercial offices with permitted use on total permissible floors of the plot, for which building plans were approved/regularized by MCD.

2.2.0 Provisions of MPD-2021

- i) - The provision for standard plans is given under Development Control of Residential Plot-Plotted Housing and is as follows:-

Para-4.4.3(a) (xix) Standard Plans: There are a number of standard building plans designed and approved by the Authority. Such plans shall continue to operate whenever applicable. Such plans shall be modified as per the applicable Development Controls.

- ii) The same concept of LSC as Commercial Facility at Residential Neighbourhood Level was continued. The controls stipulated are maximum ground coverage 40% with 100 FAR to be developed at integrated (composite) level. For the existing built up commercial centres, it is also recommended to redevelop if need be with enhanced FAR subject to payment of appropriate levels.

- iii) Under the Mixed Use Regulations, it is recommended that notified commercial streets/areas shall be considered as Local Shopping Centres. The Development Controls for residential plot is to be applicable as a onetime facility. However, under clause -15.12.3 it also necessitates the compliance of preparation of revised layout plan /scheme indicating adequate provision of circulation/parking/open space and other planning norms. The conversion of such plots is subject to relevant Mixed Use Regulations and also conversion charges.

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2.3.0:- Earlier Decisions of Technical Committee, DDA:-

The no. of shop cum Residence plots were designated as LSC under MPD-2001/2021. However, the Development control norms for such plots were not stipulated in MPD-2001/2021 and hence, the proposal was sent to DDA for consideration. The matter was considered by the Technical Committee, DDA vide Item No. 50/10 in the meeting held on 12.11.10. The decision of the Technical Committee is reproduced as under:

- (a) The proposal was presented by the representatives from MCD. It was informed that the issue of Development Control Norms for designated LSCs in MPD-2001/2021 was discussed earlier in the Technical Committee Meeting and the decision and subsequent clarifications were conveyed to the MCD accordingly. The matter was deliberated in the meeting and considering the traffic circulation issues and parking problems in the existing designated LSCs, it was decided that the Development Control Norms of MPD 2021 for residential plots cannot be extended to the shop cum-

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residence plots which will continue to be governed by the standard plans, approved by the Local Bodies.

Again the matter was considered by the Technical Committee, DDA on 01.12.10 and the decision of Technical Committee is reproduced as under:

- (b) The issues of sanction of building plans of Shop-cum-Residences in designated Local Shopping Centres was raised in the meeting. The Chief Town Planner and Supdt. Engineer (Bldg.) MCD present in the meeting sought certain clarifications in respect of the sanction of Building Plans and parking provisions as per MPD-2021. It was reiterated that the earlier Technical Committee decisions on the issue of development control norms was clear and accordingly MCD should sanction the building plans in such cases.

After deliberations the following was clarified:

- i) The building plans in designated Local Shopping Centres be sanctioned as per the Standard Plans, approved by the concerned Local Body, where basement is not permitted.
- ii) The applicable charges be levied by the local body as per the notification under mixed use policy for providing parking in the vicinity, as per the MPD-2021 norms for commercial use.

SE (Bldg.) assured that the Building Plans will be processed and cleared by MCD accordingly.

3.1.0 Modification in Para 5.6.2 of MPD-2021 vide notification dt. 13.05.13

The LSC/CSC will cater to the day to day needs of the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of Commercial activities, may continue subject to conditions prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To incentivize the redevelopment a maximum overall FAR of 50 % over and above the existing permissible FAR shall be given.

FAR enhancement in the shops cum residence complex developed prior to 1962 in rehabilitation colonies or other residential area shall be allowed higher FAR equivalent to FAR permissible on residential plot subject to availability of the parking in the area. The plot holder of shop-cum-residence plots is also allowed to continue with the original use i.e. shop-cum-residence and in such cases there will be no insistence to levy of any conversion charges.

3.1.1 Clarifications sought from DDA

In view of the notification dt. 13.05.13 and earlier decisions of T.C. DDA, the matter was referred to the DDA (MP) vide letter dt. 19.08.13 for clarification of

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- a. The Development Control Norms to be applicable on shop cum residential plots of approved colonies which were designated as LSC in MPD2001/2021.
- b. Whether FAR permissible on residential plots be applicable on the shop cum residential plot designated as LSC of all approved colonies at the time of Redevelopment of the entire market or on reconstruction of Individual plots & addition/ alteration of Individual plots.
- c. The permissibility and use of basement in these plots.

In response, the reply was received from Dy. Dir. (Plg.)/ MP & PF vide letter dt. 19.11.13 which is reproduced as under:-

"Please refer to the above noted letter relating to the subject for para 5.6 of MPD-2021 of the notification dated 13.05.13. in this regard, I am directed to inform that MPD-2021 provisions modified vide notification dated 13.05.13 are self explanatory, in case, any further clarifications/ interpretation w.r.t. MPD-2021 provisions is required, the same be send as an agenda for Technical Committee of DDA duly signed as per format for consideration".

4.1.0 Points of Consideration/ Clarifications required:-

4.1.1 Development Control Norms for shop cum Residential Plots in pre 1962 colonies designated as LSC

As per notification dated 13.05.13 " FAR enhancement in the shops cum residential complex developed prior to 1962 in relahabilitation colonies or other residential area shall be allowed higher FAR equivalent to FAR permissible on residential plot subject to availability of the parking in the area. The plot holder of shop-cum-residence plots is also allowed to continue with the original use i.e. shop cum residence and in such cases there will be no insistance for levy of any conversion change."

From the above, it is inferred that the development Control Norms as applicable on Residential plots shall be applicable in the shop cum residence plots developed prior to 1962 subject to availability of parking. However, it is not clear whether these norms shall be made applicable at the time of redevelopment of the entire Complex or the norms can be applied on individual plots/ addition /alteration of individual plots at the time of re-construction.

4.1.2 Development Control Norms for shop cum Residential Plots in colonies which are not covered under Pre- 1962 colonies list as per MPD-2021.

There are number of shop cum residence complex which were designated as LSC under MPD-2001/ 2021 like NDSE, Greater Kailash, Green Park Etc. Whether the residential norms can be made applicable in these colonies also while redevelopment or at the time of sanction of individual plots.

4.1.3 Development Control Norms for shop cum Residential plot which are not designated as LSC in MPD-2001/2021

Whether the Development Control Norms as applicable for Residential Plots shall be made applicable on shop cum Residential plots which are not designated as LSC in MPD-2001/2021.

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10.6.2014
A.O. (M.P.)

4.1.4 Development Control Norms at the time of redevelopment of LSC/RSC

As per the notification dt. 13.05.13, "the para 5.6.2 have been amended and it is mentioned that to incentivize the redevelopment a maximum overall FAR of 50 % over and above the existing permissible FAR shall be given."

The existing permissible FAR needs consideration since the colonies referred above like Lajpat Nagar, Rajouri Garden, Tilak Nagar etc. are having shop cum residence plot only. As per the earlier decision of Technical Committee decision, the Development Control Norms of MPD-2021 for Residential Plot cannot be extended to the shop-cum-Residential Plot which will continue to be Governed by the Standard Plans approved by the Local bodies.

In view of above whether the existing permissible FAR as applicable in LSC/ Standard Design/ Residential Norms which shall be applicable needs clarifications.

4.1.5 Revision in Standard Plans:-

As per MPD-2021 there are number of Standard Building Plans designed and approved by the authority. Such plans shall continue to operate wherever applicable. Such plans shall be modified as per the applicable Development Control Norms.

The standard Design / Plans shall be revised as per the Development Control Norms as may be decided in the aforesaid paras.

4.1.6 Parking provisions

The required parking shall be accommodated in the shop- Cum residence complex at the time of redevelopment. In the cases of individual plots, the charges as per the mixed used policy notifications shall be levied for providing parking in the vicinity at the time of sanction of Bldg. Plans.

5.0.0 Proposal

It is suggested that on all shop-cum-Residential Plots (pre 1962 or after 1962) the Residential Development Control Norms shall be applicable whether such Shop-cum-Residential Complex are designated as LSC (under MPD-2001/2021) or not. The Residential Norms shall be applicable at the time of sanction of Bldg. plans on individual plots or addition/ alteration on individual plots. The Parking charges shall be charged as per Mixed Use policy for providing parking in the vicinity. The Standard Plans shall be revised as per the provisions of MPD-2021 with the Development Control Norms as applicable for Residential Plots. The Basement area may be used for Commercial purpose subject to payment of charges as per Mixed Use Regulations.

The above options are put-up for deliberation/ consideration in Technical Committee for appropriate decision.

for 35th
A.D. (M.P.D.)