

ITEM No. 53/TC/2015

Minutes of the Technical Committee Meeting
Held on 2.12.2015.

DELHI DEVELOPMENT AUTHORITY

Sub: Proposed modifications in MPD-2021 w.r.t. exemption of area of all staircases from FAR in all use premises.

File No. F.20(19)/2015-MP

1.0 Background

- 1.1 The issues of provisions for exemption of Fire Staircase and of waiting areas from FAR in Hospitals was discussed in the Technical Committee meeting held on 31.08.2015 vide Item No. 45/2015. Director, Delhi Fire Service, GNCTD vide letter No. F-6/DFS/MS/2015/2015 dt. 01.09.2015 communicated the following:

"It is once again requested to make all staircases free from FAR rather making only fire staircase free from FAR."

- 1.2 In the Technical Committee meeting held on 21.10.2015 while confirming the minutes of the Technical Committee meeting held on 31.08.2015, for Item No.46/2015 the following modification was made *"the provision to exempt all the staircases from FAR should be for all the use premises and enabling provision for the same may be made in the relevant chapters of Master Plan."*

- 1.3 The above need to exempt all staircases from FAR calculation in all use premise has been emphasized by the Fire Deptt., GNCTD in order to encourage owners / builders to provide wider regular / fire escape staircases / escape fire staircases in buildings to ensure better safety of users for fire safety and other disaster management point of view.

- 1.4 It is pertinent to mention here that the request made by Director, DFS has already been considered and accordingly, the enabling provision for exemption of area of all staircases in all use premises has been incorporated in the draft Unified Building Bye Laws which is being taken up by Building Section, DDA & DUAC.

- 1.5 In MPD-2021, there is no mention of any stipulations / provisions w.r.t. staircases except in case of Hospitals in Chapter 13.0: Social Infrastructure in Table 13.2: Development Controls for Health at Sl. No. 5 of column "Other Control" i.e. *"Common areas such as waiting halls, reception and fire stair cases shall be allowed free from FAR"* which is also under consideration for modification as per Authority decision vide Item No. 101/2015 dt 23.09.2015.

1.6 The proposal for exemption of all staircases as incorporated in the Unified Building Bye Laws is as under:

"Area of all staircase/s, Fire Tower/s, lift/s and lift Lobby/s in high rise / low rise building residential plotted development, shall not be counted in FAR and Ground Coverage."

2.0 Proposal:

In view of the background given in Para 1.0 above, the following modification in Chapter 17.0 i.e. Development Code of the MPD-2021 is proposed:

MPD – 2021		
Chapter 17 Development Code		
Sl. No.	Existing Provisions	Proposed Modifications
1.	8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES General Notes: 6. No Provision	8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES General Notes: 6. Area of all staircase/s, in high rise / low rise building, except residential plotted development, shall not be counted in FAR and Ground Coverage.

3.0 The proposal as contained in para 2.0 above is placed before the Technical Committee for its consideration.

DECISION

53/2015	Proposed modifications in MPD-2021 w.r.t. exemption of area of all staircases from FAR in all use premises.	The proposal was presented by Director (Plg) MP&DC. After detailed deliberation, it was observed that the exemption of lobbies in front of fire lifts from FAR calculations may lead to misuse as it is difficult to segregate this area. As such Technical Committee recommended that the text for modification to the MPD-2021 as proposed in the agenda may be replaced as under for further processing under Section 11A of DD Act, 1957: "Area of all staircase/s and Fire Tower/s in high rise / low rise buildings, excluding Residential Plot - Plotted Housing, shall not be counted in FAR and ground coverage." The corresponding provisions in the draft unified Building Bye Laws to be replaced with the same text as above.	Action: Director (Plg) MP&DC & Director (Building)
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ITEM No. 54/TC/2015

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Minutes of the Technical Committee Meeting
Held on 2.12.2015.

Sub: Proposed modifications in MPD-2021 regarding provisions of Stack Parking.

File No.: F.3(4)2015-MP

1.0 Background

- 1.1 As a part of MPD review exercise, modification to the MPD-2021 with respect to the provisions of stack parking in stilts and basements in a building keeping in view, the increased parking requirement and to reduce the number of basements in buildings, was discussed in 6th and 10th meeting of MAG held on 18.09.2012 & 05.06.2013 respectively and thereafter in the 8th, 9th & 10th Meetings of Advisory Group held on 06.12.2012, 19.03.2013 & 03.07.2013 respectively. (Annexure-I)
- 1.2 Thereafter, following the procedure laid down in the Section 11A of DD Act, 1957, the provisions for Stack Parking in Stilt & Basement were incorporated in the Chapter 17: Development Code in MPD-2021 vide Gazette Notification S.O. No. 2895 (E) dt 23.09.2013 & 678 (E) dt. 04.03.2014. (Annexure-II)
- 1.3 While sanctioning the plans for Group Housing at Vishwavidyalay Metro Station, Civil Lines, Delhi having the provision of stack parking in Stilt and Basements, Sr. Town planner, North Delhi Municipal Corporation vide letter No. TP/G/146 dt. 21.01.2015 requested for clarification on Equivalent Car Space (ECS) and height of stack parking, as there was no mention of the same in MPD-2021,

2.0 Details of Technical Committee Meeting held on dt. 22.01.2015 & 13.03.2015

- 2.1 Accordingly, the draft agenda prepared and forwarded by the North DMC vide above mentioned letter was placed before the Technical Committee in the meeting held on 22.01.2015. The salient features of agenda were as follows:
 - a. In the revised proposal for the construction of Group Housing at Vishwavidhyalaya Metro Station, Civil Lines and Delhi, the parking was proposed to be provided on surface, stilts and two level of basements with stack parking in stilt and upper & lower basements.

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- b. Due to ambiguity in the ECS calculation and the minimum height for stack parking proposed in the above project w.r.t. the norms prescribed in MPD-2021, the matter was referred to DDA for clarification by the Layout Scrutiny Committee (LOSC) in its meeting held on 27.11.2014 vide Item No. 83/14.

- 2.2 The matter was discussed before the Technical Committee in its meeting held on 22.01.2015 vide Item No. 07/2015. The decision of the Technical Committee is as under:

"The proposal was presented by Chief Town Planner (SDMC). After detailed deliberation Technical Committee agreed to the proposal for providing stack parking in the layout plan for residential development at Vishwa Vidhalya Metro Station. The minimum height was agreed as 3.6 mt in the basement & stilt. However, the height shall be as per the design and structural safety requirement. The area per ECS shall be 16 sqmt for calculation purposes as already given in clause 8 (4) of chapter 17- Development Code. Technical Committee has further recommended that the norms for stack parking also be included in the MPD-2021 for which the proposal regarding minimum height of 3.6 mt required for stack parking in the basement & stilt shall be processed under section 11-A of DD Act 1957 for amendment to the Master Plan 2021".

- 2.3 During the confirmation of the above decision/minutes of the Technical Committee meeting held on 13.3.2015, the following was decided vide Item No. 08/2015:

"However with respect to Item No. 7/2015 it was decided that the minimum height for stack parking be modified by replacing 3.6 mt. by 3.2 mt. in view of the options of minimum height available for stack parking at present"

3.0 Follow-up Action and Examination:

- 3.1 As a follow up action of Technical Committee decision referred in above para, it was observed that there are many cases / buildings wherein the minimum height for stack parking required shall be of variable nature depending on the structural design, type / height of the vehicle to be parked etc. As such different norms / regulations adopted in various cities of India for stack parking as per secondary data available on internet were studied.
- 3.2 As per the information available on internet, the following are the details of stack parking norms adopted in various cities of India:

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S. No.	Cities	Norms / Regulation w.r.t. Stack Parking
1.	MUMBAI (Source: Draft General Guidelines for High Rise Building Proposals)	Stack Parking shall be provided only on ground floor, 1st parking floor level and in 1st basement with sunken pit, with 3.5 m height .
2.	NAVI MUMBAI (Source: General Guidelines for High Rise Building Proposals)	Stack Parking shall be provided only on ground floor, 1 st parking floor level and in 1st basement, with 3.60 mt. minimum height with sunken pit .
3.	MUNICIPAL CORPORATION OF GREATER MUMBAI (Source: Draft General Guidelines For High Rise Building Proposals, 2011)	Stack Parking shall be provided only on ground floor, 1st parking floor level and in 1st basement with sunken pit, with 3.5 m height .
4.	BANGALORE (Source: Revised Master Plan 2015, Bangalore, 2007)	In case of stacked/ mechanical parking the height of the basement may be permitted up to a maximum of 4.5 m .
5.	KOLKATA (Source: The West Bengal Municipal (Building) Rules, 2007)	Stack car parking arrangement will be allowed in such a way that every car can be moved by shifting not more than one car. This stack' car parking will be allowed only on the basement and ground floor levels.
6.	MYSORE (Source: Revised Master Plan 2021 for Mysore-Nanjangud Local Planning Area)	In case of stacked / mechanical parking the height of the basement may be permitted up to a maximum of 5.0 m .
7.	GUWAHATI (Source: Guwahati Building Construction (Regulation) Byelaws, 2014)	Stack car parking will be allowed on the ground floor level with stilt and open basement and terrace. Maximum height of parking floor shall be 3.0 m measured up to the soffit level (general parking). Basements: Every basement shall be in every part at least 3.0 m in height from the floor to the underside of the roof slab or ceiling. For multiple levels the height shall be in multiples of 2.4 m. In case basement is used as mechanized split level parking , the height shall not be less than 4.8 m .
8.	NOIDA (Source: The New Okhla Industrial Development Area Building Regulation,	The internal height of the basement (floor to ceiling) shall be minimum 2.4mtrs from bottom of beam and maximum 4.5 metres. In case of Automatic / semi automatic /

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2010)	mechanised parking facility also more than 4.5 mtrs, additional height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
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Various types / designs of stack parking, with technical details as available on the internet in the Indian and International context, indicating the variations in heights of stacks as per length, width & height of the vehicles are at **Annexure – III**.

3.3 It is observed from the above data that different stack parking norms w.r.t. minimum -/ maximum height for stacks are being adopted by various cities and also the same varies due to the following factors:

- Type of vehicles to be parked i.e. small cars, sedans, SUVs / MUVs, luxury cars etc. having varied range of heights.
- Types of stack parking mechanism provided i.e. double stack, triple stack, with pits or lifts etc.

Hence, any restrictive provisions with respect to the height of the stack may not be desirable from planning and implementation point of view. However, for the calculations of numbers of car parking spaces required providing in the project, the parking area standards as stipulated for automated parking in MPD 2021 i.e. 16 sqm. / ECS may be adopted.

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4.0 Proposal:

Based on the above examination, the following modifications to MPD-2021 are proposed:

MPD – 2021		
Sl. No.	Chapter 17 Development Code	
	Existing Provisions	Proposed Modifications
1.	8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES General Notes: 2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR. In case of the buildings with 26 m. and more height in all use-zones, Technical Committee of DDA may permit the following in special circumstances:	8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES General Notes: 2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR. In case of the buildings with 26 m. and more height in all use-zones, Technical Committee of DDA may permit the following in special circumstances:

	<p>a) In case of provision of stack-parking in stilt floor or basement, minimum height should be 2.5 m.</p> <p>b) Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned and are not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc. The height of Service floor in the building shall be limited to 1.8 m.</p>	<p>a) In case of provision of stack-parking in stilt floor or basement, minimum height should be 2.5 m.</p> <p>b) Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned and are not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc. The height of Service floor in the building shall be limited to 1.8 m.</p>												
2.	<p>8(4) PARKING STANDARDS Table 17.3: Space Standards for Car Parking</p> <table border="1"> <thead> <tr> <th>Sl. No.</th><th>Type of Parking</th><th>Area in sqm. per ECS</th></tr> </thead> <tbody> <tr> <td>6.</td><td>No provision</td><td></td></tr> </tbody> </table>	Sl. No.	Type of Parking	Area in sqm. per ECS	6.	No provision		<p>8(4) PARKING STANDARDS Table 17.3 : Space Standards for Car Parking</p> <table border="1"> <thead> <tr> <th>Sl. No.</th><th>Type of Parking</th><th>Area in sqm. per ECS</th></tr> </thead> <tbody> <tr> <td>6.</td><td>Stack Parking</td><td>16</td></tr> </tbody> </table>	Sl. No.	Type of Parking	Area in sqm. per ECS	6.	Stack Parking	16
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Sl. No.	Type of Parking	Area in sqm. per ECS												
6.	Stack Parking	16												
3.	<p>8 (7) HIGH RISE BUILDINGS</p> <p>b) In case of provision of stack parking in stilt floor, minimum height of 2.4 m. for stilt floor may be relaxed. However, in case of stack parking the height shall be as per design and structural safety requirement.</p>	<p>8 (7) HIGH RISE BUILDINGS</p> <p>b) In case of provision of stack parking in stilt floor, minimum height of 2.4 m. for stilt floor may be relaxed. However, in case of stack parking in stilt floor or basement, the height shall be as per Technical specifications for stack parking.</p>												

5.0 The proposal in Para 4.0 above is put up for consideration of the Authority for further processing the proposed modifications under Section 11A of DD Act, 1957 for inviting objections / suggestions.

DECISION

54/2015	Proposed modifications in MPD-2021 regarding provisions of Stack Parking.	The item was withdrawn.
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

VERIFIED

This Proposal was Considered in the...^{10th}... Technical Committee Meeting held on...^{02.11.2015}... Vide Item No...^{54/2015}...

Sudhakar / 02/11/2015 *Swaminathan* / 03/12/15
Asstt. Director Dy. Director
Master Plan Master Plan

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Minutes of the Tenth Meeting of the Advisory Group held on 03.07.2013 | Review of MPD-2021



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No. F-1(123)2013/Dir. (Plg.) MPR&TC/

Date: 11/07/2013

Subject: Minutes of the Tenth Meeting of the Advisory Group held on 03rd July, 2013 under the Chairmanship of the Hon'ble Lt. Governor, Delhi at Raj Niwas.

The Tenth Meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 03.07.2013 under the Chairmanship of the Hon'ble Lt. Governor of Delhi at Raj Niwas. The list of participants is enclosed (Appendix-A).

The Hon'ble Lt. Governor, Delhi welcomed the members and the participants to the Tenth Meeting of the Advisory Group and asked Commissioner (Plg.), DDA to present the items as per agenda.

1. Confirmation of the minutes of the Ninth Meeting of Advisory Group held on 19.03.2013

Since no comments were received, the minutes of the Ninth Meeting of Advisory Group held on 19/03/2013 were confirmed.

2. Action taken note on Minutes of the Ninth Meeting of Advisory Group held on 19.03.2013

The Action-Taken Note on minutes of the Ninth Meeting of Advisory Group held on 19/03/2013 was noted by the Advisory Group.

3. Management Action Group (MAG) meetings – minutes of the meeting of following MAGs placed for information

Minutes of Meetings of following MAGs were placed for information –

- a) "Local Level Participatory Planning" under the Chairmanship of Secretary (UD), GNCTD held on 18.04.13.
- b) "Heritage Conservation" under the Chairmanship of Secretary (UD), GNCTD held on 18.04.13.
- c) "Environment Planning & Co-ordination" under the Chairmanship of Secretary (Environment) GNCTD held on 29.04.13.
- d) "Enforcement & Plan Monitoring" under the Chairmanship of VC, DDA held on 30.04.13 & 28.05.13.
- e) "Delhi Unified Metropolitan Transport" under the Chairmanship of Pr. Secretary- (Transport), GNCTD.
- f) "Common Platform & Building Approval" under the Chairmanship of EM, DDA held on 09.05.13 05.06.2013 & 17.06.2013

4. Presentation of the items recommended by MAGs for review/ amendments in MPD 2021

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
Chapter-10.0 CONSERVATION OF BUILT HERITAGE 10.3 HERITAGE ZONES		
	<p>Heritage Zone is an area, which has significant concentration, linkage or continuity of buildings, structures, groups or complexes united historically or aesthetically by plan or physical development. The following areas have been identified as Heritage Zones as indicated in the Zonal Plan:</p> <p>i. Specific heritage complex within Walled City of Delhi, Shahjahanabad.</p> <p>ii. Specific heritage complex within Lutyens Bungalow Zone.</p> <p>iii. Specific heritage complex within Nizamuddin and Humayun's Tomb Complex.</p> <p>iv. Specific heritage complex within Mehrauli area.</p> <p>v. Specific heritage complex within Vijay Mandir - Begumpur - Sarai Shahji - Lal Gumbad.</p> <p>vi. Specific heritage complex within Chirag Delhi.</p> <p>However more areas can be added to this list based on studies by concerned agencies.</p>	<p>Heritage Zone is an area, which has significant concentration, linkage or continuity of buildings, structures, groups or complexes united historically or aesthetically by plan or physical development. The following areas have been identified as Heritage Zones as indicated in the Zonal Plan:</p> <p>i. Specific heritage complex within Walled City of Delhi, Shahjahanabad.</p> <p>ii. Specific heritage complex within Lutyens Bungalow Zone.</p> <p>iii. Specific heritage complex within Nizamuddin and Humayun's Tomb Complex.</p> <p>iv. Specific heritage complex within Mehrauli area.</p> <p>v. Specific heritage complex within Vijay Mandal - Begumpur - Sarai Shahji - Lal Gumbad.</p> <p>vi. Specific heritage complex within Chirag Delhi.</p> <p><i>Heritage Zones mentioned in para (i) and (ii) have been nominated by GNCTD for inscription as 'Imperial Cities of Delhi' in UNESCO's list of World Heritage Cities.</i></p> <p>However more areas may be added to this list based on studies by concerned agencies.</p>

Advisory Group recommended the above modification for processing under Section 11A of DD Act.

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
Chapter-17.0 DEVELOPMENT CODE 8 (5) BASEMENTS		
	<p>a) Basement(s) upto the setback line maximum equivalent to parking and services requirement, such as Air Conditioning Plant and equipment, water storage, Boiler, Electric Sub-Station HT and LT Panel rooms, Transformer Compartment, Control Room, Pump House, Generator Room and other mechanical services and installation of electrical and fire fighting equipments, and other services required for the maintenance of the building with prior approval of the agencies concerned, could be permitted and not to be counted in FAR. However, the area provided for services should not exceed 30% of the basement area.</p>	<p>a) Basement(s) upto the setback line maximum equivalent to parking and services requirement, such as Air Conditioning Plant and equipment, water storage, Boiler, Electric Sub-Station HT and LT Panel rooms, Transformer Compartment, Control Room, Pump House, Generator Room and other mechanical services and installation of electrical and fire fighting equipments, and other services required for the maintenance of the building with prior approval of the agencies concerned, may be permitted and not to be counted in FAR. <i>In case of Hotels Laundry, Cold Room for storing Food articles, Linen store, Garbage room, Housekeeping store and cold storage may be allowed.</i> However, the area provided for services should not exceed 30% of the basement area.</p>

Member mentioned that the restriction of 30% is not desirable, and the same has not been provided in case of Hospitals for which Authority has given approval and Public Notice has been issued on 29/05/2013 for inviting objections/suggestions from public. In view of this, the Advisory Group recommended the following modification for processing under Section 11A of DD Act.

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
Chapter-17.0 DEVELOPMENT CODE		
(No provision in MPD-2021)	8(7) HIGH RISE BUILDINGS <i>a) Buildings taller than 15M and 17.5M including stilt in all use zones will be considered as a High Rise Building.</i> <i>b) In case of provision of stack-parking in stilt floor, minimum height of 2.4 m. for stilt floor may be relaxed.</i> <i>c) Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned and is not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc. Height below bottom of any beam shall not be more than 1.8 m from the finished floor level excluding false floor if any.</i> <i>d) In view of the increased parking requirement and to reduce the number of basements, the mandatory setbacks applicable for basements shall be 2M on all sides from the plot boundary.</i> <i>e) Podium(s) will be permitted within the setback lines subject to clearance from the fire department. The movement of vehicles and parking shall be restricted within the podium. Rooftop to be allowed for uses such as swimming pool, landscaping, and related structures.</i>	

After discussion, Advisory Group proposed the following modification.

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
Chapter-17.0 DEVELOPMENT CODE		
(No provision in MPD-2021)	8(7) HIGH RISE BUILDINGS <i>a) Buildings taller than 15M (without stilt) and 17.5M (including stilt) in all use zones will be considered as a High Rise Building.</i> <i>b) In case of provision of stack-parking in stilt floor, minimum height of 2.4 m. for stilt floor may be relaxed.</i> <i>c) Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned and is not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc. Height below bottom of any beam shall not be more than 1.8 m from the finished floor level excluding false floor if any.</i> <i>d) In view of the increased parking requirement and to reduce the number of basements, the mandatory setbacks applicable for basements shall be 2M on all sides from the plot boundary.</i> <i>e) Podium(s) will be permitted within the setback lines subject to clearance from the fire department. The movement of vehicles and parking shall be restricted within the podium. Rooftop to be allowed for uses such as swimming pool, landscaping, and related structures.</i>	

The Advisory Group agreed with the above modification and recommended the same for processing under Section 11A of DD Act.

Para/ S. No.	MPD 2021									
1	Existing Provisions			Proposed Amendments/Modifications						
2	3									
Chapter-13.0 SOCIAL INFRASTRUCTURE										
Table 13.17: Development Controls for Social-Cultural Facilities										
Table 13.17: Development Controls for Social-Cultural Facilities			Table 13.17: Development Controls for Social-Cultural Facilities							
S. No	Category	Maximum			Other Controls					
		G. C	FAR	Ht.						
6	International Convention Centre	30%	120	NR, subject to approval of AAI, Fire department and other statutory bodies.	Parking standard @ 2 ECS					

S. No	Category	Maximum			Other Controls
		G. C	FAR	Ht.	
6	International Convention Centre (Upto 4 Ha)	60%	250	NR, subject to approval of AAI, Fire department and other statutory bodies.	i. Parking standard @ 2 ECS ii. Hotels and related activities to be restricted to 40% of floor area.

Note:

i. In case of plots more than 4 Ha., the FAR shall be reduced by 10 points and Ground Coverage shall be reduced by 5 points for every increase of 10 Ha. The minimum limit for FAR shall be 120 and Ground Coverage 30%.

ii. Hotels and related activities to be restricted to maximum upto 40% of floor area.

Note:

i. In case of plots more than 4 Ha., the FAR shall be reduced by 10 points and Ground Coverage shall be reduced by 5 points for every increase of 10 Ha. The minimum limit for FAR shall be 120 and Ground Coverage 30%.

ii. Hotels and related activities to be restricted to maximum upto 40% of floor area.

The Advisory Group agreed with the above modification and recommended the same for processing under Section 11A of DD Act.



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No. F.1(111)2013 /Dir.(Plg)MPR/TC

Dt. – 29.04.2013

Subject: Minutes of the Ninth Meeting of the Advisory Group on Review of MPD-2021 held on 19.03.2013 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The ninth meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 19.03.2013 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas. Please find enclosed herewith a copy of the minutes for further necessary action.

(S.P.Pathak)

Addl. Commissioner (Plg) MPR & AP
Member Secretary

Copy to:

- | | |
|---|---------------|
| 1. Hon'ble Lt. Governor, Delhi | Chairman |
| 2. Vice Chairman, DDA | Vice Chairman |
| 3. Director, School of Planning & Architecture, New Delhi | Member |
| 4. Director, National Institute of Urban Affairs | Member |
| 5. President, Indian Building Congress | Member |
| 6. President, Institute of Town Planners | Member |
| 7. Chairman/Secretary, Indian National Trust for Art & Cultural Heritage (INTACH) | Member |
| 8. Chairman/Nominee, Delhi Urban Arts Commission (DUAC). | Member |
| 9. Director General, National Council of Applied Economic Research (NCAER) | Member |
| 10. Chairman, Housing and Urban Development Corporation Ltd. (HUDCO) | Member |

Co-opted Members

1. Principal Secretary (Urban Development), Govt. of NCT of Delhi
2. Chairperson, NDMC
3. Member- Secretary, NCR Planning Board
4. Jt. Secretary (DL) MOUD, GOI.
5. Commissioner (Planning) DDA

Special Invitee

1. Principal Secretary (Transport), GNCTD, Chairman of MAG on "Delhi Unified Metropolitan Transport".
2. Secretary (Environment), GNCTD, Chairman of MAG on "Environment Planning & Co-ordination".
3. Secretary (L&B), GNCTD, Chairman of MAG on "Slum Rehabilitation and Social Housing".
4. Engineer Member, DDA, Chairman of MAG on "Common Platform for Building Approvals".

*SPU
02/12/2015*



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No. F(1)111/Dir. (Plg.) MPR&TC/

Date: 29/04/2013

Subject: Minutes of the Ninth Meeting of the Advisory Group held on 19th March, 2013 under the Chairmanship of the Hon'ble Lt. Governor, Delhi at Raj Niwas.

The Ninth Meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 19.03.2013 under the Chairmanship of the Hon'ble Lt. Governor of Delhi at Raj Niwas. The list of participants is enclosed (Appendix-A).

The Hon'ble Lt. Governor, Delhi welcomed the members and the participants to the Ninth Meeting of the Advisory Group and asked Addl. Commissioner (Plg.), DDA to present the items as per agenda. Additional Commissioner (Plg.) MPR & AP, DDA welcomed the Vice-Chairman, DDA and Engineer Member, DDA and the Commissioners of the three Municipal Corporations of Delhi for their first meeting of the Advisory Group; and presented the following items as per the agenda.

1. **Confirmation of the minutes of the Eighth Meeting of Advisory Group held on 06.12.2012**
It was informed that the modifications suggested were placed before the Authority on 05/03/2013 for consideration. Based on approval, Public Notice for inviting objections/ suggestion under Section 11A of DD Act will be issued.

Item no. 6.1:

'Para- 4.2.3.4 Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation / Relocation - In-situ Up-gradation / Rehabilitation of Slum & JJ Clusters and Resettlement Colonies.'

Prof. Neelima Risbud, Dean, SPA informed the Group that CEO, DUSIB in a MAG meeting on 'Slum Rehabilitation & Social Housing' held on 12/03/2013 had mentioned that many slums in Delhi are located on plots smaller than 2000 sqm. MPD-2021 in para 4.2.3.4 provides guidelines for redevelopment of Slum & JJ Clusters on a plot size of minimum 2000 sqm.

The Advisory Group in its 8th meeting on 06/12/2012 has already recommended relaxation of minimum plot size by 10% in Para 4.2.3.4 (i). The members felt that Slum & JJ Clusters on plots smaller than 2000 sqm may be relocated instead of taking up in-situ rehabilitation.

2. **Action taken note on Minutes of the Eighth Meeting of Advisory Group held on 06.12.2012**

The Action-Taken Note on minutes of the Eighth Meeting of Advisory Group held on 06/12/2012 was noted by the Advisory Group.

3. **Issues of the previous Advisory Group meetings:**

a) **Constitution of an Expert Advisory Committee**

In view of the Legal opinion provisions of Section 5A of the Act enables and empowers the Authority to constitute as many Committees as the Authority may desire within the parameters of the Act. The

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Proposed Amendment						
S. No.	Use Premises	Use Zones				
		RD	C1	C2	M	PS
RD	RESIDENTIAL					
i)	Residential plot- Plotted Housing	P	P**	NP	NP	NP
ii)	Residential plot- Group Housing	P	P	NP	NP	P
iii)	Studio Apartment	P	NP	NP	NP	NP
iv)	Residence-cum-Work Plot	P	P	NP	NP	NP
v)	Foreign Mission	P	P	NP	NP	NP
vi)	Hostel/ Old age home	P	P	NP	P	P
vii)	Short term Accommodation – Hostel / Guest House / Lodging & Boarding House / Working Women-Men Hostel, Dharamshala and its equivalent / Service Apartment	P	P	P	P	P
viii)	Community Hall/ Barat Ghar	P	P	NP	NP	P
ix)	Night Shelter	P	P	P	P	P
x)	Community/ Recreational hall, Library, Reading Room, Society office, Crèche and Day Care Centre	P	P	P	P	P

(The use-premises will be suitably re-numbered based on the modifications above.)

Modification- 16

8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES

Existing Provision in MPD-2021

2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR.

Proposed Amendment

- i) In case of the buildings with 26 m. and more height in all use-zones, Technical Committee of DDA may permit the following in special circumstances. i) In case of provision of stack-parking in stilt floor or basement, minimum height of 2.4 m. may be relaxed.
- ii) Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned, and is not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc.

7. Proposed Modifications in MPD-2021 as per the Minutes of the Meetings of Management Action Group held under the Chairmanship of Vice Chairman, DDA

Following modifications in MPD-2021, proposed by the Management Action Groups, were recommended by the Advisory Group for further processing under Section 11A of DD Act.

Para/ S. No.	MPD 2021							
	Existing Provisions		Proposed Amendments/Modifications					
2	2		3					
CHAPTER 13 SOCIAL INFRASTRUCTURE								
Table 13.3: Planning Norms and Standards for Education Facilities								
1	S. No.	Category	Population / unit (approx.)	Plot Area	S. No.	Category	Population / unit (approx.)	Plot Area
	2.	Sr. Secondary School	10,000	0.6-0.8 ha	2.	Sr. Secondary School/ <i>Secondary School</i>	10,000	0.6-0.8 ha

Table 13.4: Development Controls for Education Facilities

S. No.	Category	Maximum			Other Controls
		Gr. Cov.	FAR	Ht.	
4.	Sr. Secondary School	35%	150	18 m	

Table 13.21: Educational Facilities

Existing Provision			
S. No.	Use Premises	Definitions	Activities permitted
4	Senior Secondary School	A premise having educational and playing facilities for students upto XII standard.	Nursery School, Senior Secondary School, Watch & Ward Residence (Upto 20 sq m), Books and Stationery Shop, Uniform Shop (Upto 20 sq m each) Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.
Proposed Amendment/Modification			
S. No.	Use Premises	Definitions	Activities permitted
4	Senior Secondary School	A premise having educational and playing facilities for students upto XII standard.	Nursery School, Senior Secondary School, Watch & Ward Residence (Upto 20 sq m), Books and Stationery Shop, Uniform Shop (Upto 20 sq m each) Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.
4(b)	Secondary School	A premise having educational and playing facilities for students from VI to XII standard.	Secondary School, Watch & Ward Residence (Upto 20 sq m), Books and Stationery Shop, Uniform Shop (Upto 20 sq m each) Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.

Chapter 5.0 TRADE AND COMMERCE

Table 5.1: Five-Tier System of Commercial Areas

4	No Provision in MPD-2021	Following Note to be added after note no. (iv) Notes: (v) The non-residential activities permitted as per Mixed Use Regulations in residential plots will be permitted in Commercial Centres.
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Chapter 4.0 SHELTER

Table 4.2- Infrastructure Requirement for layout at Residential Neighbourhood Level

S. No.	Use Premises	No. of Units	Unit Area (ha.)	Total Land (ha.)
(e)	Utilities including segregation facility	1	0.02	0.02

S. No.	Use Premises	No. of Units	Unit Area (ha.)	Total Land (ha.)
(e)	Utilities 15. Area for segregation of waste and parking of utility vehicles	1	0.02	0.02

Notes:
(viii) Local Bodies to ensure removal of existing dhalaos in phases.

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Para 4.4.3 B. Residential Plot – Group Housing		
7	(v) Such flats should have a carpet area between 25 to 40 sqm.	(v) Such flats should have a carpet area upto 25sqm.

Following modifications in MPD-2021, proposed by the Management Action Groups, were not agreed by the Advisory Group.

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
Chapter-17.0 DEVELOPMENT CODE		
CLAUSE 3.0 ESTABLISHMENT OF USE ZONES AND USE PREMISES		
	No Provision in MPD-2021	Chapter-17.0 DEVELOPMENT CODE Para 3 Clause 3.0 Sanction of Plans <i>3(14) The Technical Committee to formulate a policy for allowing Pre-1962 Land Uses on private land, which will extend an option to the private land-owners to opt for land-uses conforming to the provisions of MPD-2021.</i>

The Hon'ble LG observed that the policy may be formulated and placed before the next Advisory Group Meeting for discussion. He suggested that the owner of large piece of land may surrender some part of the land to DDA. The following group was constituted for preparing draft policy.

- i) Advisor- NPICC
- ii) Addl. Commissioner (Plg.) (MP & UEP), DDA
- iii) Addl. Commissioner (Plg.) (MPR & AP), DDA

Action: Advisor- NPICC



DELHI DEVELOPMENT AUTHORITY
(Master Plan Review Section)
6th Floor: Vikas Minar
New Delhi: 110002; Ph. No.-23379731

Date: 24.06.2013

F-1(10)2011/Dir (Plg.)MPR & TC/

Sub: Minutes of the 10th Meeting of Management Action Group on "Common Platform for Building Approvals" for Review of MPD-2021

Tenth Meeting of Management Action Group (MAG) on "Common Platform for Building Approvals" was held on 05.06.2013 under the Chairmanship of Engineer Member, DDA at Conference room, B-Block, First floor, Vikas Sadan. The copy of the approved minutes are enclosed herewith for further necessary action.

(I.P. Parate)
Director (Plg.) MPR & TC

Copy to:

1. Engineer Member, DDA
2. Chief Planner, TCPO, Govt. of India
3. Commissioner (Plg), DDA
4. Chief Town Planner, SDMC/EDMC/North DMC
5. Chief Architect, DDA
6. Secretary, DUAC
7. Chief Architect, NDMC
8. Addl. Commissioner (Plg) MPR & AP, DDA
9. Suptdg. Engineer (Bldg.), MCD
10. Director (Bldg.), DDA

Chairman
Member
Member
Member
Member
Member
Member
Member
Member
Member

CO-OPTED EXPERT MEMBERS

1. President, Council of Architecture, India
2. Sh. Ujan Ghosh, President, Institute of Urban Designers, India
3. President, Indian Institute of Architect
4. Sh. Sudhir Vohra, Architect

SPECIAL INVITEES

1. Addl. Comm. (Plg.) UTTIPEC & Bldg., DDA
2. Addl. Comm. (Plg.) UE&MP, DDA
3. Director UTTIPEC, DDA with a request for co-ordinating meeting and preparation of minutes.
4. Ms. Romi Roy, Dy. Director(HUPW-UTTIPEC), DDA
5. Director (MP), DDA
6. Prof. S.C. Gupta, Ex. Addl. Commissioner, DDA
7. Sh. V.K. Bagga, Ex. CTP, MCD
8. Director, School of Planning & Architecture, New Delhi
9. Chairman, Housing and Urban Development Corporation Ltd. (HUDCO)
10. Advisor NPIIC
11. Representative from Delhi Builders and Promoters Association.
12. Representative from FHRAI
13. Representative from PHD Chamber of Commerce and Industry
14. Representative from ASSOCHAM

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2. Advisor, NPIIC suggested that the clause "Technical Committee of DDA may permit the following in special circumstance", should be removed.
3. The forum agreed to allow relaxation of Height of the stilt, in case of provision of mechanized stack parking in the stilt.
4. The following aspects were discussed with regards to the provision of service floors in high rise buildings:
 - Representatives from ASSOCHAM and the Delhi Builder's Association said that for High Rise Buildings, the service floor becomes inevitable and that the same should be allowed free of FAR
 - Representative from Gyan P. Mathur and Associates, who have been working on the construction of Kothputli In-situ slum up gradation scheme, clarified, that the fire department had made it mandatory for them to provide service floors at stipulated intervals.

EM, DDA concluded that Service Floors may be allowed in buildings as per requirements of the concerned sanctioning authority. However, the same shall not be allowed free of FAR, since the provision of Service Floor may be mis-utilised by developers in future.
5. HoD, Urban Planning Department, SPA suggested that the regulation for Solar access may be replaced with the relation of building heights with the RoW of the adjoining road, similar to what has been suggested in a report prepared by Kasturirangan Committee for MoEF.

Recommendations:

No Provision in MPD 2021 Amendments Presented	Recommendations of the MAG
<p>In Chapter 17.0 Development Code, following para to be added after 8 (5) -</p> <p>8 (6) HIGH RISE BUILDINGS</p> <p><i>In case of the buildings with 26 m. and more height in all use-zones, Technical Committee of DDA may permit the following in special circumstances. Note that High-rise Norms within Influence Zones of MRTS Corridors will be as per Chapter 19.</i></p> <p><i>In case of provision of stack-parking in stilt floor or basement, minimum height of 2.4 m. may be relaxed.</i></p> <p>ii) <i>Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned and are not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc.</i></p> <p>iii) <i>All dwelling units should get minimum 2-hour solar access in at least one habitable area (living room, bedroom or private open space) on the shortest winter day of Dec 21 (Winter Solstice).</i></p> <p>a. <i>On 6m and 9m R/Ws, buildings higher than 15 m height (including the height of</i></p>	<p>In Chapter 17.0 Development Code, following para to be added after 8 (5) and 8 (6) as per Public notice dated 04.05.2013-</p> <p>8 (7) HIGH RISE BUILDINGS</p> <p><i>Buildings taller than 15M and 17.5M including stilt in all use zones will be considered as a High Rise Building.</i></p> <p><i>In case of provision of stack-parking in stilt floor, minimum height of 2.4 m. for stilt floor may be relaxed.</i></p> <p><i>Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned and is not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc. Height below bottom of any beam shall not be more than 1.8 m from the finished floor level excluding false floor if any.</i></p> <p>To be included as part of design guidelines.</p>

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DELHI DEVELOPMENT AUTHORITY
(Master Plan Review Section)

6TH Floor: Vikas Minar
New Delhi: 23379731

No.F.1 (10)/2011/ Dir. (Plg.) MPR & TC/

Dt: 17.10.2012

Subject: Minutes of the 6th meeting of Management Action Group on "Common Platform for Building Approvals" held on 18th September, 2012

The sixth meeting of the Management Action Group on "Common Platform for Building Approvals" on mid-term review of MPD-2021 was held on 18th September, 2012 under the Chairmanship of Engineer Member, DDA at Vikas Sadan, New Delhi.

The following Members/Special Invitees attended the meeting.

Members

- Engineer Member, DDA - Chairman
- Commissioner (Plg.) II, DDA
- Chief Architect, DDA
- Addl. Commissioner (Plg.) MPPR, DDA
- Director (Building), DDA

Co-opted expert members

- Prof. S.C. Gupta, Ex. Addl. Commissioner, DDA

Special Invitee

- Addl. Commissioner (Plg.) Area Planning, DDA

Others

- Director (Plg.) MPR & TC, DDA
- Director (Plg.) MP, DDA
- Asst. Engineer, Building (HQ), SDMC
- Anshu Gupta, Dy. Architect, NDMC
- Ashok Singh, Dy. Architect, NDMC

Chairman welcomed Members and Special Invitees for the sixth meeting of MAG on "Common Platform for Building Approvals". Thereafter, Director (Plg.) MPR briefly outlined the issues to be discussed in this meeting.

i. Confirmation of the minutes of the 5th meeting on MAG on "Common Platform for Building Approvals" held on 27.07.2012.

The minutes of the meeting held on 27.07.2012 were circulated on 27.08.2012. The members of the MAG suggested following modifications in the minutes -

S. No.	Issues raised/ Suggestion made	Observation/Recommendation of the Group
5	(DDA Dy. No. 1878, 3157, 2012, 4024, 4029, 4032, 1962) Mamta Malhotra, A-75/1, Naraina Vihar, New Delhi. i) Review of Height, FAR and Coverage for double storey DDA Flats on 150 sq. yard plots is	(i) To be deleted (ii) As per the documents provided by the representatives of Naraina Vihar, subsequent to the meeting, the additional construction on Ground Floor was earlier allowed based on the circular issued by the Enforcement Branch of DDA vide letter No. F4(102) AE/Enf(H)/SE2/09/707 dated 22-07-2011. This issue does not relate to Master Plan amendment. However, taking note of the circular issued by Enforcement branch of Housing department, DDA dt. 22.07.2011 as

(vi) Discussion on suggestions received for Review of MPD-2021			
a) Regarding basement, stilt floor height, atriums, balconies etc.			
4.	1428 Mr. Hafeez Contractor, Architect, 29, Bank Street Mumbai 400023.	<p>a) Basement be allowed to flush with the Ground Floor level.</p> <p>b) The height-restriction of 2.4 m. for stilt floor shall be removed.</p> <p>c) Construction of podiums shall be allowed, even outside the building footprint, so as to allow more parking above ground level, and thus, eliminating the need to construct basement levels.</p> <p>d) Staircase and lift should be exempted from FAR calculations.</p> <p>e) Cantilevered balconies shall be allowed to expand by the provision of structural columns at the end.</p> <p>f) Develop compact cities with higher FAR and density norms, so as to arrest sprawling urbanization.</p> <p>g) Provision of 400 sqm. for Community Facilities in group housing complexes, is grossly inadequate.</p> <p>h) Norms for size of Swimming Pool needs revision. Presently, pool of size upto 300 sqm. is free from FAR, whereas pools larger than 300 sqm. are not exempted.</p> <p>i) Rain Water Harvesting in underground water reservoir shall be encouraged and mandated.</p> <p>j) No provision for Service Floors in high-rise buildings.</p>	<p>a) MAG was informed that this issue was discussed and a public notice is being issued towards modification in MPD-2021 (Para 8(5).(b)) with following provisions.</p> <p>"The basement(s) <i>beyond building line</i> shall be kept flushed with ground and shall be ventilated with mechanical means of ventilation."</p> <p>b) MAG suggested following para to be added in continuation to Para 8(5) (b).</p> <p>"In case of provision of stack parking in stilts and basement, height of 2.4 m. can be relaxed on case to case basis by Technical Committee in case of Group Housing by public agencies."</p> <p align="right">Action: Director (Plg.) MPR & TC, DDA</p> <p>d) This is to be examined as part of building bye-laws.</p> <p align="right">Action: CTP, SDMC Director (Building) DDA</p> <p>f) MAG noted the suggestion.</p> <p>g) & h) MAG was informed that a public notice is being issued with following provision:</p> <p>"S. No. (iii) Additional floor area minimum 400 sqm or at the rate of 0.6% of permissible FAR subject to maximum of 1200 sqm. shall be allowed free from FAR to cater to community needs such as community/recreational hall, crèche, library, reading room, senior citizen recreation room/club and society office."</p> <p>The MAG observed in case of large public housing schemes, the maximum limit of 1200 sqm. is inadequate, and needs review. MAG suggested the maximum limit could be</p>

			<p>exempted in case of group housing by public agencies. This may be treated as a suggestion to the public notice being issued.</p> <p>Action: Director (Plg.) MPR & TC, DDA</p> <p>i) This is to be examined as part of building bye-laws.</p> <p>Action: CTP, SDMC; Director (Building) DDA</p> <p>b), c), e) & j)</p> <p>MAG appreciated the suggestions presented by Architect Hafeez Contractor based on his professional experience in designing high-rise buildings in Mumbai and other countries. MAG observed that in most of the use-premises, MPD-2021 has mentioned no restriction of height, and as such large number of buildings in all use-zones will be high-rise. These high-rise buildings need special consideration due to higher demand in terms of parking, services, structural-safety, fire-safety etc. A separate Para for high rise buildings in all use-zones may be introduced. MAG suggested introduction of a common para in the Chapter on 'Development Code' covering service floor, podium, etc. The proposed modifications are given in Para (v) on Page 9.</p> <p>Action: Director (Plg.) MPR & TC, DDA</p>
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g) DDA flat owner should be allowed to construct 3rd floor like private housing			
9.	2538 / 07-05-12 Sh. Sushil Kumar 3349/ 03 Christian Colony, Karol Bagh, New Delhi - 05	DDA flat owner should be allowed to construct Third floor as in case of plotted Housing on individual plots.	MAG did not agree to the suggestion.
h) Regularization with Increase in FAR in Ghaffar Market Area			
10	3165/15-07-12 Sh. Satinder Singh Sh. Mohit Chadha Ghaffar Market Beopar Mandal F-14/160-161, Ghaffar Market, Karol Bagh, New Delhi 110005.	FAR should be 350 with a height of 15m. In Gaffer Market and the existing construction in Gaffar Market should be regularised.	As per Para 16.2 (5) of MPD-2021, Re-development plan and schemes for the special area should be prepared by the local body within three years of approval of the MPD-2021. In view of this provision North DMC should examine based on the scheme as per provision in MPD-2021. Action: Chief Town Planner, North DMC
i) FAR in the commercial properties to be increased			
11.	2018/10-4-12 Sh. Achal Kataria Principal Architect E-15, South extension-I, New Delhi-49	FAR for commercial property should be increased and distributed in transparent manner amongst different property owner & rate for additional FAR may be notified by the Govt of India.	MAG was informed that this issue was discussed in the meeting of Advisory Group held on 12.01.2012. It was decided that "Retrofitting or addition of floors on individual plot, on the basis of enhanced FAR, should not be permitted." MAG observed that in case of commercial areas, the specified FAR is achieved on the basis of comprehensive schemes.

(v) Proposed modifications in MPD-2021 with reference to Para 4 above.

In Chapter 17.0 Development Code, following new para to be added after 8 (5) -

8 (6) HIGH RISE BUILDINGS

In case of buildings with 26 m. and above heights in all use-zones, Technical Committee of DDA may permit following in special circumstances.

- In case of provision of stack-parking in stilt floor or basement, minimum height of 2.4 m. can be relaxed.
- Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the concerned agencies, and not to be counted in FAR. The height of the service floor to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc.
- In view of the increased parking requirement and to reduce the number of basements, the basement(s) may be permitted upto the plot line with the condition that service ducts will be provided to connect internal and external services subject to clearance from fire department. Podium in terms of single floor (without roof) may be permitted within the plot line subject to clearance from fire department. The movement of vehicles and parking may be restricted to ground level, where there can be podium also for pedestrian movement and rooftop may be

landscaped and exclusively used as public spaces. The building line to be within the setback lines.

- iv) In case of group housing, the cantilevered balconies upto 1200 mm. depth and width of 1800 mm. per habitable room may be permitted without counting in FAR. In case of kitchen, this will be treated as a service balcony subject to clearance from statutory authority as per building bye laws.
- v) Maximum 10% ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR.

Action: Director (Plg.) MPR & TC, DDA

The meeting ended with thanks to the Chair.

(I.P. Parate)

Director (Plg.) MPR & TC, DDA

Copy to:

- All members
- Co-opted Members
- Special Invitees
- Concerned officers for necessary action as mentioned in the minutes

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02/12/2015

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रजिस्ट्री सं० डी० एल०-33004/99

REGD. NO. D. L.-33004/99

P.20(4)/13-MP

भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 2223]

No. 2223]

नई दिल्ली, सोमवार, सितम्बर 23, 2013/आश्विन 1, 1935

NEW DELHI, MONDAY, SEPTEMBER 23, 2013/ASVINA 1, 1935

MINISTRY OF URBAN DEVELOPMENT

(Delhi Division)

NOTIFICATION

New Delhi, the 23rd September, 2013

S.O. 2895(E).—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as part of its review exercise which were published in the Gazette of India, Extraordinary, as Public Notice S.O.1377 (E) dated 28th May, 2013 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within forty-five days from the date of the said notice.

2. Whereas, objections/suggestions received with regard to the proposed modifications have been considered by the Board of Enquiry and Hearing, setup by the Delhi Development Authority and also approved at the meeting of the Delhi Development Authority.

3. Whereas, the Central Government has, after carefully considering all aspect of the matter, decided to modify the Master Plan for Delhi-2021.

4103 GE/13-5

4. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India.

CHAPTER-WISE MODIFICATIONS ARE AS UNDER:

Chapter/ S. No.	Para/Clause/Table of MPD-2021	Modifications																																																																											
1	2	3																																																																											
CHAPTER 1.0-INTRODUCTION																																																																													
1	Para 20 (m)	• Provision for introducing cycle tracks, pedestrian and <i>differently abled persons</i> friendly features in arterial and sub-arterial roads.																																																																											
CHAPTER 3.0-DELHI URBAN AREA 2021																																																																													
2	Table 3.3: Hierarchy of Urban Development	<table><tr><th>Level</th><th>Facilities</th><th colspan="2">To be provided/ indicated</th></tr><tr><th></th><th></th><th>LOP</th><th>ZP</th></tr><tr><th>1</th><th>2</th><th>6</th><th>7</th></tr><tr><td rowspan="9">3. Community Population 1,00,000</td><td>4. Maternity Home</td><td>•</td><td></td></tr><tr><td>5. Nursing Home/Polyclinic</td><td>•</td><td></td></tr><tr><td>11. Multipurpose Community Hall (provision for marriages, small public gathering, function, eating joint and library, gym etc.)</td><td>•</td><td></td></tr><tr><td>14. Electric sub station 66KV</td><td>•</td><td></td></tr><tr><td>16. Informal Bazaar</td><td>•</td><td></td></tr><tr><td>19. Bus Terminal</td><td>•</td><td></td></tr><tr><td>20. Waste water treatment facility</td><td>•</td><td></td></tr><tr><td>21. Sewage Pumping Station</td><td>•</td><td></td></tr><tr><td>22. Parking space for parking of buses, LMVs, IPTs, etc.</td><td>•</td><td></td></tr><tr><td rowspan="5">4. District Population 5,00,000</td><td>3. Veterinary Hospital for pet animals & birds</td><td>•</td><td></td></tr><tr><td>12. Care Centre for Physically/Mentally Challenged</td><td>•</td><td></td></tr><tr><td>13. Working women-men hostel</td><td>•</td><td></td></tr><tr><td>15. Orphanage/ Children's Centre (one each)</td><td>•</td><td></td></tr><tr><td>19. Bus Terminal</td><td>•</td><td></td></tr><tr><td rowspan="5">5. Zonal/Sub City Population 10,00,000</td><td>3. Telephone Exchange</td><td>•</td><td></td></tr><tr><td>7. Head Post Office & Administration Office</td><td>•</td><td></td></tr><tr><td>8. Sewage Pumping Station</td><td>•</td><td></td></tr><tr><td>9. Municipal Office for water & sewerage</td><td>•</td><td></td></tr><tr><td>12. Old Age Home</td><td>•</td><td></td></tr></table>				Level	Facilities	To be provided/ indicated				LOP	ZP	1	2	6	7	3. Community Population 1,00,000	4. Maternity Home	•		5. Nursing Home/Polyclinic	•		11. Multipurpose Community Hall (provision for marriages, small public gathering, function, eating joint and library, gym etc.)	•		14. Electric sub station 66KV	•		16. Informal Bazaar	•		19. Bus Terminal	•		20. Waste water treatment facility	•		21. Sewage Pumping Station	•		22. Parking space for parking of buses, LMVs, IPTs, etc.	•		4. District Population 5,00,000	3. Veterinary Hospital for pet animals & birds	•		12. Care Centre for Physically/Mentally Challenged	•		13. Working women-men hostel	•		15. Orphanage/ Children's Centre (one each)	•		19. Bus Terminal	•		5. Zonal/Sub City Population 10,00,000	3. Telephone Exchange	•		7. Head Post Office & Administration Office	•		8. Sewage Pumping Station	•		9. Municipal Office for water & sewerage	•		12. Old Age Home	•	
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3	Title of Para 4.2.3.4	Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation/Relocation In-situ Up-gradation/ Rehabilitation of Slum & JJ Clusters, Resettlement Colonies, Schemes for rehabilitation of project-affected persons and for In-situ Buildings and EWS public housing schemes.																																																																											
4	Para 4.2.3.4	... In existing resettlement colonies, redevelopment, regular servicing and maintenance, which are overdue, are to be based on the guidelines and incentives as applicable for the Slum & JJ																																																																											

38		<table><tr><th>S. No.</th><th>Use Premises</th><th>Definitions</th><th>Activities Permitted</th></tr><tr><td>25.</td><td>Short Term Accommodation (Hostel/Guest House/Boarding and Lodging House/Working women-men Hostel/Service Apartment)</td><td>A premise fully furnished, serviced and self-contained with meal preparation and used for short term or long term individual, family or corporate accommodation.</td><td>i) Guest Suite ii) Conference Facilities, Office, Retail and Service Shops and Common Dining Facilities, and other facilities supporting the main activity (restricted up to 20% of permissible FAR).</td></tr></table>	S. No.	Use Premises	Definitions	Activities Permitted	25.	Short Term Accommodation (Hostel/Guest House/Boarding and Lodging House/Working women-men Hostel/Service Apartment)	A premise fully furnished, serviced and self-contained with meal preparation and used for short term or long term individual, family or corporate accommodation.	i) Guest Suite ii) Conference Facilities, Office, Retail and Service Shops and Common Dining Facilities, and other facilities supporting the main activity (restricted up to 20% of permissible FAR).																													
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39	SUB/CLAUSE 8 (2) PERMISSION OF USE PREMISES IN USE ZONES	<table><tr><th>S. No.</th><th>Use Premises</th><th>Use Zones</th></tr><tr><td colspan="2">RD RESIDENTIAL</td><td>RD C1 C2 M PS</td></tr><tr><td>i</td><td>Residential plot - Plotted Housing</td><td>P P* NP NP N P</td></tr><tr><td>ii</td><td>Residential plot - Group Housing</td><td>P P NP NP P P NP NP NP N</td></tr><tr><td>iii</td><td>Studio Apartment</td><td>P</td></tr><tr><td>iv</td><td>Residence-cum-Work Plot</td><td>P P NP NP N P</td></tr><tr><td>v</td><td>Foreign mission</td><td>P P NP NP N P</td></tr><tr><td>vi</td><td>Hostel/Old age home</td><td>P P NP P P P P P P P</td></tr><tr><td>vii</td><td>Short term Accommodation - Hostel/Guest House/ Lodging & Boarding House/Sarai/ Working Women-Men Hostel, Dharamshala and its equivalent/Service Apartment</td><td></td></tr><tr><td>viii</td><td>Community Hall/Barat Ghar</td><td>P P NP NP P</td></tr><tr><td>ix</td><td>Night Shelter</td><td>P P P P P</td></tr><tr><td>x</td><td>Community/Recreational hall, Library, Reading Room, Society Office, Crèche and Day Care Centre</td><td>P P P P P</td></tr></table>	S. No.	Use Premises	Use Zones	RD RESIDENTIAL		RD C1 C2 M PS	i	Residential plot - Plotted Housing	P P* NP NP N P	ii	Residential plot - Group Housing	P P NP NP P P NP NP NP N	iii	Studio Apartment	P	iv	Residence-cum-Work Plot	P P NP NP N P	v	Foreign mission	P P NP NP N P	vi	Hostel/Old age home	P P NP P P P P P P P	vii	Short term Accommodation - Hostel/Guest House/ Lodging & Boarding House/Sarai/ Working Women-Men Hostel, Dharamshala and its equivalent/Service Apartment		viii	Community Hall/Barat Ghar	P P NP NP P	ix	Night Shelter	P P P P P	x	Community/Recreational hall, Library, Reading Room, Society Office, Crèche and Day Care Centre	P P P P P	
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41	Notes of the SUB/CLAUSE 8(2) PERMISSION OF USE PREMISES IN USE ZONES	xii) Use premise which are to be provided/permited while preparing plans for Residential Use Zone at community level given in para 4.4.2 A and B, shall be permitted in other use zones as above. These Use Premises are also permitted while preparing layout plans for respective Use Zone with the approval of concerned local body and approval of the Authority is not required.																																					
42	General Notes under Sub-Clause 8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE	2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR. In case of the buildings with 26 m. and more height in all use-zones, Technical Committee of DDA may permit the following in special circumstances: a) In case of provision of stack-parking in stilt floor or basement, minimum height should be 2.5 m. b) Intermittent service floor may be permitted for installation of																																					

	PREMISES	<i>equipments and services required for the maintenance of the building with prior approval of the agencies concerned and are not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc. The height of Service floor in the building shall be limited to 1.8 m</i>						
CHAPTER 18 0-PLAN REVIEW AND MONITORING								
42	Table 18.1 Monitoring Framework for Development	<table><tr><td>Components</td></tr><tr><td>IV. SOCIAL INFRASTRUCTURE</td></tr><tr><td>b. Education</td></tr><tr><td>i) School for <i>differently abled persons</i></td></tr><tr><td>g. Other community facilities</td></tr><tr><td>iv) Care centre for mentally and <i>differently abled persons</i></td></tr></table>	Components	IV. SOCIAL INFRASTRUCTURE	b. Education	i) School for <i>differently abled persons</i>	g. Other community facilities	iv) Care centre for mentally and <i>differently abled persons</i>
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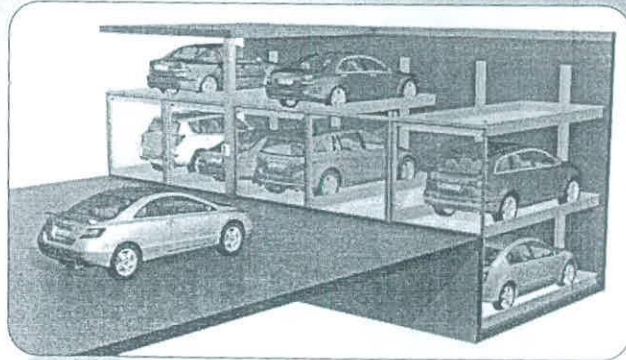
[F. No. K-12011/9/2012-DD-I]

SUNIL KUMAR, Under Secy.

Please note: you will need to complete the conclusion quiz online at ronblank.com to receive credit



Mechanical Parking Solutions for Modern Urban Density



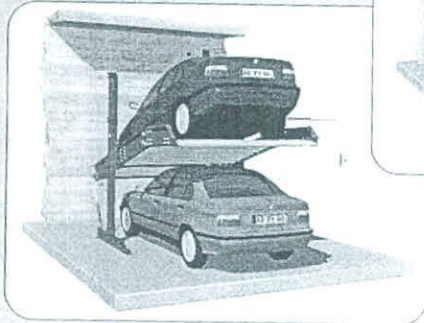
Rick Rombach
Klaus Multiparking, Inc
 3652A Chestnut Street
 Lafayette, CA
 925-284-2092
 sales@parklift.com
 www.parklift.com

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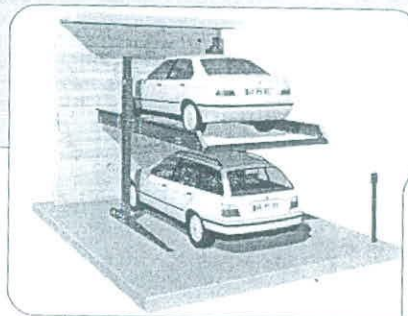
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Dependent Access Models Overview



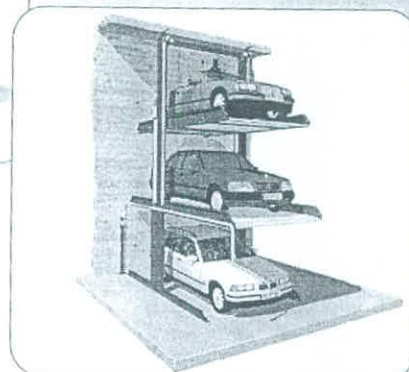
Low Ceiling Model

" As low as 9'-4"



Standard Two High

Ceiling height min 10'-6"

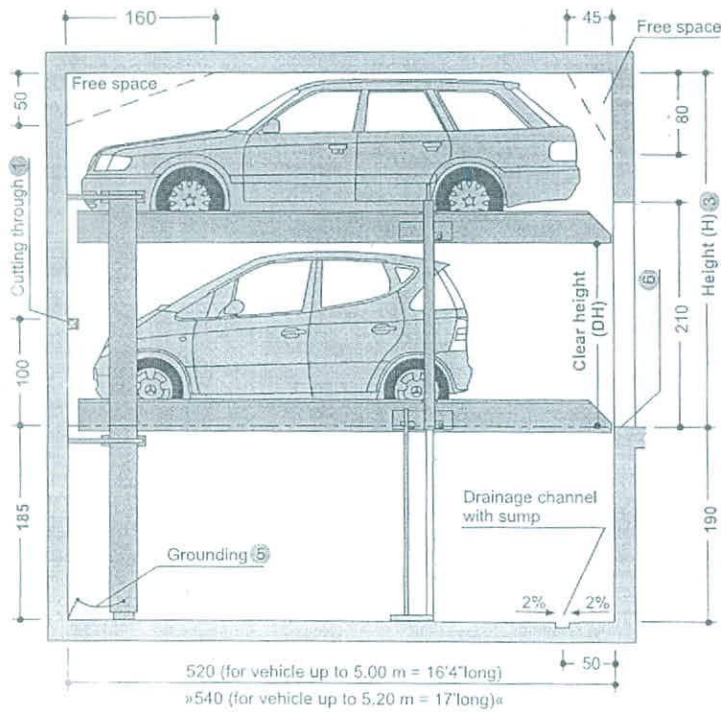


Three High

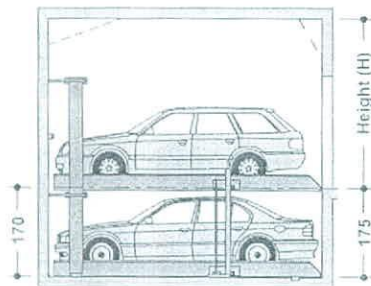
Ceiling height min 18' - 3"

Page 1	- Section
Page 2	- Width dimension
Page 3	- Approach
Page 4	- Load plan
Page 5	- Installation
Page 6	- Electrical Installation
Page 7	- Technical data
Page 8	- To be performed by the customer
Page 9	- Description

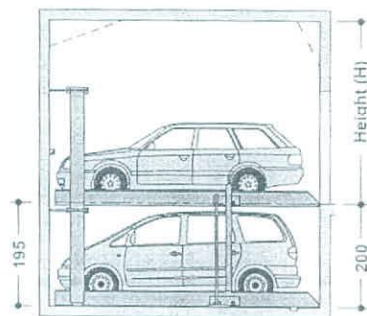
Standard type 2062-185



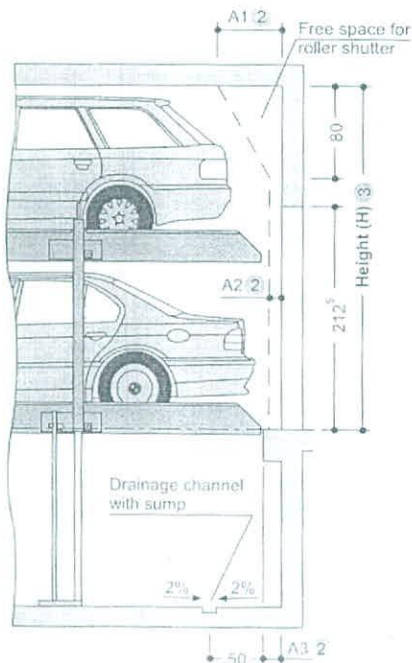
Compact type 2062-170



Exclusive type 2062-195



Garage with door in front of the car parking system



Notes

- For dividing walls: cutting through 10 x 10 cm (for pipes).
- Dimensions A1, A2 and A3 must be coordinated with the door supplier.
- If the total height is greater, the max. vehicle height for the upper parking space increases accordingly.
- For the greatest possible ease-of-use, we recommend platform width of 250 to 270 (EB) or 500 (DB).
- Potential equalization from foundation grounding connection to system.
- 10 cm wide yellow-black markings must be applied by the customer to the edge of the pit in the entry area to mark the danger zone (see »load plan« page 3).

Attention

For cars up to a length of 5.20m please note:
Pit length 5.40 m (with towbar 5.50 m), max. authorized loading 2000 kg (wheel load max. 500 kg), usable platform width 2.50-2.70m.
Only Stack Parker 2062-170/185/195 EB is possible. special model.

PRODUCT DATA

Stack Parker 2062

Dimensions

All space requirements are minimum finished dimensions. Tolerances for space requirements \pm . Dimensions in cm.
EB (single platform) = 2 vehicles
DB (double platform) = 4 vehicles

Type	H	DH**
2062-170	325	156
2062-185*	340	171
2062-195	350	181

* = standard type

** = without car

Suitable for

Standard passenger car and station wagon. Height and length according to contour.

Type	H	car height	
		Upper	Lower
2062-170	325	150	150
2062-185*	340	150	165
2062-195	350	150	175

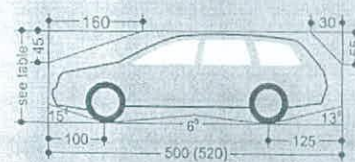
* = standard type

Width 1.90 m (PW 2.3 m)

Weight max. 2000 kg

Wheel load max. 500 kg

Clearance profile



KLAUS
multiparking

KLAUS Multiparking Systems Pvt. Ltd.
5/3, Prashant Apartments, Erandwane,
Pune 411 004 INDIA

Phone +91-20-2545 0378 / 8662

Fax +91-20-2544 6360

E-mail info@klausmultiparking.in

Website www.klausindia.com



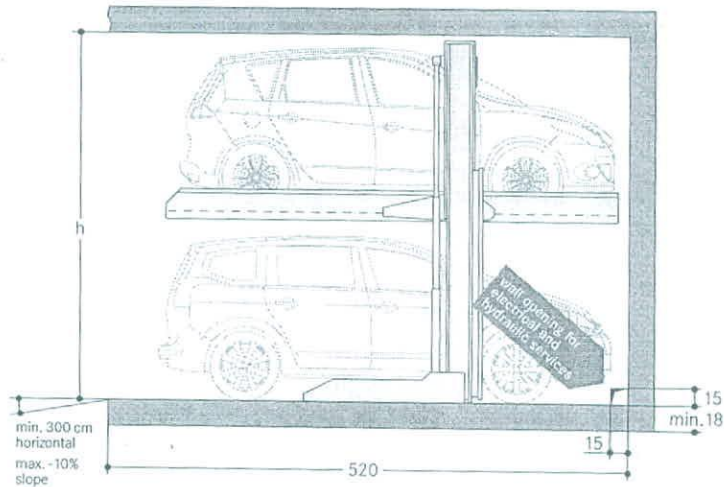
Data Sheet Wöhr Parklift 411-2,0

dependent parking
For permanent user only!*

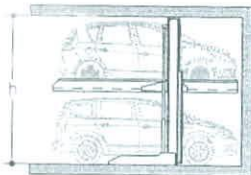
* In case of short time user (e.g. for office-, hotel-, commercial building) only possible on lower platform and only if technically adjusted, ask WÖHR! Or with attendant or valet parking both levels are possible for short time user.

Load per platform:
max. 2000 kg
(load per wheel
max. 500 kg).

Dimensions in cm

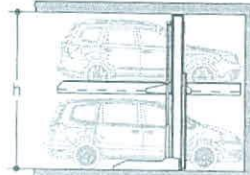


Standard type 411-170



h (single unit)	360	340
car height upper level	170	150
car height lower level	170	170

Comfort type 411-180



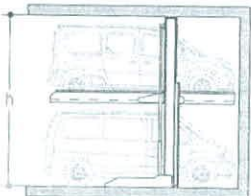
h (single unit)	380	350
car height upper level	180	150
car height lower level	180	180

Comfort type 411-190



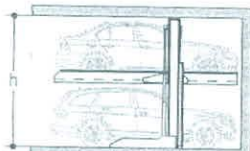
h (single unit)	400	360
car height upper level	190	150
car height lower level	190	190

Comfort type 411-200



h (single unit)	420	370
car height upper level	200	150
car height lower level	200	200

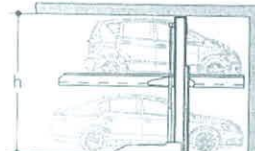
Compact type 411-150



h (single unit)	320
car height upper level	150
car height lower level	150

Please attend to restricted car- and platform distance height

Compact type 411-160



h (single unit)	340	330
car height upper level	160	150
car height lower level	160	160

Please attend to restricted car- and platform distance height

Width dimensions single unit (2 cars)

space required B	gives clear platform width
265	230
275	240
285	250
295	260
305	270

Notes

1. Clear platform width of 250 cm for car widths of 190 cm. For large touring sedans we recommend a clear platform width of at least 260-270 cm.
2. According to ISO 3864 the floor has to be marked with 10 cm wide yellow-black stripes at a distance of 50 cm from the platform edge by the purchaser (see "statics and construction requirements" on page 2).
3. The lowering speed of an empty platform is considerably lower than a loaded one.
4. It is not possible to have channels or undercuts and/or concrete haunches along the floor-to-wall joints. In the event that channels or undercuts are necessary, the system width needs to be reduced or the installation width needs to be wider.
5. The manufacturer reserves the right to construction or model modifications and/or alterations. Furthermore, the right to any subsequent part modification and/or variations and amendments in procedures and standards due to technical and engineering progresses in the art or due to environmental regulation changes, are also hereby reserved.

ITEM No. 55/72/2015

Minutes of the 3rd Technical Committee Meeting Held on 2.12.2015.

Sub: Proposal for change of land use of plot measuring 8670.88 sqm at Sector- 2, Dwarka from "Residential" to "Public & Semi-Public" for DOPT, GOI.

File No.: F-1(397)/99/Dwarka/

F-20(20)/2015-M

1.0 Background:

1.1 Secretary, DoPT vide DO letter dated 16.04.2015 requested to convert the landuse from "Residential" to "Institutional" of Plot No.2/5 in Sector-2, Dwarka for the construction of the office of National Center for Good Governance (NCGG). On the body of the letter, VC/DDA directed "Please process immediately" vide dated 20.4.2015. Copy of the same is forwarded by MOUD vide letter dated 29.4.2015 (Annexure-I).

2.0 Examination:

2.1 NCGG is an autonomous organization by GOI to be an apex think-tank of the country in guiding & implementing Good Governance reforms through Research, Policy analysis, Advocacy, and Capacity Building in order to strengthen institutions that deliver good governance and foster democracy.

2.2 NCGG aims to guide and facilitate governance reforms across States in India at the National Level and people for Good Governance at the International level.

2.3 The plot under reference measuring an area of 8670.88 sqm at Sector -2, Dwarka has already been allotted to DoPT, GOI for construction of Residential accommodation of Government Employees as "Staff Housing for Northern Eastern Officers" vide DDA's Possession Plan dt 13.9.99.

2.4 Examination as per MPD/ZDP & LOP with respect to the following:

a) **Landuse:** As per approved Zonal Development Plan of Zone K-II and MPD-2021, the plot measuring an area of 8670.88 sqm in Sector- 2, Dwarka is proposed for "Residential" and as per approved Layout Plan of the said sector, the plot is proposed for "Institutional Housing".

b) Development Control Norms:

Residential Plot- Group Housing	Public & Semi-Public
<ul style="list-style-type: none">Maximum Ground Coverage: 33.3%Maximum F.A.R.: 200Height: NR (Subject to clearance from AAI/ Fire Deptt and other Statutory Bodies. (Chapter-4, Para 4.4.3: Control for Building/ Buildings within Residential premises)	<ul style="list-style-type: none">Maximum Ground Coverage: 30%Maximum F.A.R.: 120Height: 26m. (Chapter-13, Para 13.11: Public and Semi-public facilities/premises)

Spl
02.12.2015
A.D. (M.P.S)

2.5 Based on the description given by DoPT, change of land use from "Residential" to "Public & Semi & Public" will be required in Master Plan of Delhi-2021/Zonal Development plan under Section 11-A of DD Act, 1957.

2.6 Observations w.r.t. MOUD queries dated: 07/04/2015:

S.No	Query	Answers
i	Whether the land is Government or Private and who is the land owning agency?	The said land is already allotted to DOPT for construction of Residential Accomodation for Govt. Employess.
ii	On whose request the change of land use case or modification to MPD-2021 has been initiated?	MOUD, GOI forwarded the request for Change of Landuse from Secretary, DOPT, GOI.
iii	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Yes, Survey unit of Dwarka planning Office visited the site and submitted the report on 16.6.2015.
iv	What is the public purpose proposed to be served by modification of MPD and / or change of land use?	The plot will be used to establish the office of National Center for Good Governance under DOPT/ GOI and is an Autonomous Organization of GOI.
v	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Since the conversion is from "Residential to Public/ Semi-Public, there will be direct impact on ZDP & MPD w.r.t density.
vi	What will be proposal's impact / implications on general public e.g. Law & Order etc?	The proposal is being initiated by NCGG, DOPT/GOI to facilitate Governance reforms across States of India. Therefore, there is no adverse impact as such. However, the proportion of Employees (Institutional) Housing units will be reduced.
vii	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	As per the information provided by Dy. Dir (NL-I) vide their note dated 28/9/15, there is no court case ongoing on the said site.
viii	Background note indicating the current situation/ provisions.	Background is given above at Para I in detail.
ix	Whether similar proposals have earlier been considered by DDA/ Ministry and /or disposed and if Yes, When and how.	Similar Proposals for facilities have been considered by DDA/MOUD for various Ministries of GOI.
x	What were the specific recommendations of the authority with regard to the proposal.	Proposal for change of landuse is being placed before Technical Committee for the first time.
xi	How and why the proposal was initiated	Same as above at Para ii).
xii	What are the pros and cons of the proposal, whether they have been carefully examined and if yes, the outcome thereof.	The proposal has been carefully examined w.r.t MPD-2021 & ZDP (K- II) Provisions.
xiii	What are the expected Short term and long term outcomes if the proposal is approved and implemented.	Short Term: The land will be allotted to NCGG, DOPT/GOI for PSP Use taking care of their personal and training needs required for Good Governance.

SP-1
02/12/2015

		Also, the financial implication will be seen by Lands Deptt (Land Costing and Land Disposal.) Long Term: This Institutional set up will try to ensure Governance Reforms across States in India at the National Level under the Chairmanship of Cabinet Secretary.
xiv	How the proposal will benefit in the development and Economic growth of the city.).	Same as above at Para iv.
xv	What are the provisions corresponding to the proposed policy/ changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi.	The procedure followed in other cities does not differ.
xvi	What will be the Public Purpose served by the proposed modification	Same as above at Para iv.
xvii	What is the number of people/ families/ households likely to be affected by the proposed policy.	Majorly, it will serve the area and Population of Dwarka (Approx 6000 Ha area and 13 Lakh Population).
xviii	Whether the proposal is in consonance with the existing plans, laws, bye laws , rules etc.	same as above at Para v)
xix	Whether the implementation of the proposal will require changes in certain rules, provisions of Master plan, etc and if yes, What action has been taken to bring about such changes.	Proposal will be governed by DD act 1957, and MPD-2021 provisions.
xx	Whether the department/ organizations/ ministries related with the Proposal have been consulted and if yes, what were their views and how they were disposed.	Yes, the proposal is initiated on the request of DOPT/GOI only.
xxi	Whether the relevant guidelines/ orders of DOPT, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal and	The proposal is examined and processed as per the provisions of DD Act 1957 and MPD-2021/ ZDP (Zone k-II).
xxii	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the Proposal.	Director (Plg) Dwk. Office no for contact is 23370326.

Skd
02/12/2015

3.0 Proposal :

3.1 The modification in the Master Plan/Zonal Development Plan for Zone K-II (Dwarka) under section 11A of DD Act, 1957 as per the description below and plan annexed as **Annexure-II**.

S.No.	Location	Area	Landuse (MPD 2021)	Landuse changed to	Boundaries
1.	Site at sector-2, Dwarka	8670.88 sqm.	"Residential"	"Public & Semi & Public"	North - 60 m Road South - Residential (Housing Area Facility) East - Residential West - Residential

3.2 Further, any financial implications on w.r.t. change in landuse from "Residential to "Public & Semi & Public" needs to be seen by the Lands Deptt./Land Costing, DDA.

3.3 The Development Control Norms and setbacks are as per prevailing Master Plan for Delhi -2021

4.0 Recommendation:

The proposal at para 3.0 above, is placed for consideration of the Technical Committee.

*Spd
02/12/2015
A.P.(MA)S*

55/2015	Proposal for change of land use of plot measuring 8670.88sqm at Sector-2, Dwarka from "Residential" to "Public & Semi- Public" for DOPT, GOI.	DECISION The proposal was presented by Director (Plg) Dwarka. After detailed deliberation, the proposal as contained in para 3.0 of the agenda was recommended by the Technical Committee for further processing under Section-11A of DD Act, 1957.	Action: Director (Plg) Dwarka
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-40-

जय कोठारी
Sanjay Kothari
सचिव
SECRETARY



सत्यमेव जयते

भारत सरकार
कार्मिक और प्रशिक्षण विभाग
कार्मिक, लोक शिकायत तथा पेंशन मंत्रालय
नॉर्थ ब्लॉक, नई दिल्ली-110001
GOVERNMENT OF INDIA
DEPARTMENT OF PERSONNEL & TRAINING
MINISTRY OF PERSONNEL, PUBLIC GRIEVANCES
AND PENSIONS
NORTH BLOCK, NEW DELHI - 110001

765
24/4/15
16th April 2015.

1009-B
21.4.15

By D. P. Singh
S.S. V.P.
8/5/15

The Plot No.2/5 in Sector-2, Dwarka measuring 8670.88 sq. mtr. was allotted to DoPT for construction of residential accommodation for Government employees.

2 It has been decided to establish office of National Centre for Good Governance in New Delhi, hence it is proposed that DoPT would make alternate use of the said allotted plot in order to provide office campus to NCGG.

3 It is noteworthy that National Centre for Good Governance (NCGG) has been established as an autonomous organization by Government of India to be an apex think-tank of the country in guiding and implementing Good Governance reforms through research, policy analysis, advocacy and capacity building in order to strengthen institutions that deliver good governance and foster democracy. The NCGG aims to guide and facilitate governance reforms across States in India at the national level, and by bringing together and harnessing the power of knowledge, experience, technology and people for good governance at the international level. The Governing Body with Cabinet Secretary as its Chairperson has been constituted along with a Management Committee with Secretary, Department of Personnel and Training as its Chairperson.

4 The Department has also resolved and informed the Hon'ble Prime Minister on 12.09.2014, "The National Centre for Good Governance as a think tank of Government has to be made functional in one year. Necessary infrastructure should be developed in 3 years. It has to be made a Centre for Excellence not only for India but for other countries of the world, particularly the Asian countries."

5 It is requested that Delhi Development Authority may be directed to convert the land use from residential to institutional at the earliest, so that the land may be utilized for construction of NCGG office building. A copy of the possession plan is enclosed herewith.

Yours sincerely,
Sd/-

(Sanjay Kothari)

Encl As above

Shri Madhusudan Prasad
Secretary
M/o Urban Development
Nirman Bhawan
Maulana Azad Road
New Delhi - 110 011.

v. Important
Comm Planning / OSD (in Pace)

Pl process immediately

23/4/15
20/4/15

As had us
in file no
F1(397)99/DH
immediately

CC - Vice Chairman Delhi Development Authority

Seen - 8/5
(Sanjay Kothari)

AD/Reg/DW/1
V. Important

Vinod Rande
24/04/15

AD/Reg/DW/1
8/5
AD/Reg/DW/1



52 VIP
8/5/15

-41-

MOST IMMEDIATE

TBR-15

6/5/2015



No. K-13011/5/2015-DD-1
भारतसरकार/Government of India

शहरी विकास मंत्रालय /Ministry of Urban Development

निर्माण भवन/Nirman Bhawan
नई दिल्ली/New Delhi

Dated 29th April, 2015

75 VIP
7/5/15

1177-B
30.4.15

To
The Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi.

Commr (Plg.)'s Office
Diary No. TBR-50
Date 1/5/15

Subject: Request of DOPT for change of land use of plot No. 215 in Sector-2, Dwarka from 'Residential' to 'Institutional'.

Sir,
I am directed to enclose a copy of email dated 20.04.2015 alongwith a copy of Secretary, DOPT D.O. No. 69/Land for NCGG/2015-16 dated 16.04.2015 on the subject mentioned above and to request you to examine the request of change of land use of the site in question.

An action taken may kindly be intimated to DOPT under intimation to this authority.

Encl. As above

V. Gupta
20/4

20/4/15
20/4/15

Yours faithfully,

(Sunil Kumar)

Under Secretary to the Govt. of India
Telefax.: 23061681

Copy for information to:
Secretary, Department of Personnel & Training, Ministry of Personnel, Public Grievances and Pensions, North Block, New Delhi-110001

Pls examine on priority

27/4/15

5/5/15

20/4/15

20/4/15

4/20/2015

Letter to Secretary Urban Development.pdf (357kB)

Please see the attached file.

NCGG
OLD JNU Campus
New Delhi

3860

can may be expedited

2074

US 600-11

11. note to M4
11.14

SPU
02/12/2015

~~Direct~~
~~Division~~
YH with to JH, DDA
to expedite action
for P.U.C. and planning
JH
20/4



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

F.1 (01) 2016/MP/25

Date: 21.01.2016

Subject: Minutes of the 1st Technical Committee meeting of DDA for the year 2016 held on 07.01.2016

The 1st Technical Committee meeting of DDA for the year 2016 was held under the Chairmanship of V.C., DDA on 07.01.2016. The List of the participants is enclosed. Please find enclosed herewith a copy of the minutes for further necessary action.

Encl.: As above

(S.B. Khodankar)
Director (Plg.) MP&DC

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg), DDA
5. Commissioner (LD), DDA
6. Commissioner (LM), DDA
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.) AP & Building, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, SDMC, NDMC, EDMC
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
01/2016	Confirmation of the 10 th Technical Committee meeting held on 02.12.2015	<p>Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 02.12.2015 were confirmed as circulated. Chief Engg. (Elect.), DDA vide his letter dated 17.12.2015 brought to the notice that his name has been listed in the list of participants of the 10th T.C. Meeting held on 02.12.2015 although he was not present in the said meeting. In this regard, it was informed that the list of participants in the meeting is prepared, based on the attendance register maintained during the meeting wherein his name has been mentioned at S.No. 1 though it does not bear his signature. It appears from the hand -writing that his name has been written by Suptdg. Engineer (E) DDA who attended this meeting and has entered his own particulars at S.No.2. However, considering the above, the presence of Chief Engg. (Elect.) in the 10th T.C. Meeting shall be treated as not present.</p>	
02/2016	Proposed change of land use of an area measuring 7.76 acres (3.14ha.) from 'Government Office' to 'Residential (Guest House)' located at Janpath road, New Delhi, falling in Planning, Zone-D.	The proposal was presented by Director (Plg.) Zone-D. After detailed deliberation, the proposal as contained in para 5.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.	Action: Director (Plg.) Zone-D

03/2016	Policy for Alternate Use of Vacant / Un allotted Nursery School Sites/ plots in Developed Zones (A to H) and Urban Extension Projects (Dwarka, Rohini & Narela.	The proposal was presented by Director (Plg.). After detailed deliberation, it was opined that in order to have a more conscious view, a detailed survey of vacant school sites/ plots may be conducted to ascertain the usability of the plots based on the requirement of the existing population in the locality and with respect to the deficient facilities therein. Completed proposal be put up in next Technical Committee meeting.	Action: Director (Plg.)AP-I
04/2016	Proposed Sports Complex in Rohini Project-Sector-33, Ph-IV &V, Zone-M.	The proposal was presented by Director (Plg.) Rohini. After detailed deliberation, the proposal as contained in para 5.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.	Action: Director (Plg.) Rohini
05/2016	Proposed Modifications to the Development Control Norms for International Convention Centre in MPD-2021	The proposal was presented by Dy.Director (Plg.) MP. After detailed deliberation, the proposal as contained in para 3.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957 with the following modifications. "In the Table 13.17 under "Other Controls" & in the Table 13.27 under "Activities Permitted", the words "Office Space" to be replaced as "Office Space /Commercial Office".	Action: Director (Plg.)MP
06/2016	Rationalization of MPD-2021 Development Control Norms for plots under Public Semi-public land use category for Government Sector	The proposal was presented by Dy.Director (Plg.) MP. After detailed deliberation, the proposal as contained in para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957 with the following modifications:	Action: Director (Plg.)MP

		<p>i) As suggested by the Jt. Commissioner (P&I) and DCP, Land & Bldg.), Police Deptt., Technical Committee recommended that a separate new use premise of "Police outpost" to be incorporated in MPD-2021 and the corresponding modifications to be made in the MPD-2021.</p> <p>ii) Enhancement of FAR of the facilities upto 300 and Ground Coverage upto 50% to be incorporated and the existing parking norms of the respective use premise to be retained.</p> <p>iii) The norms for Zone O and Bungalow area in Zone C & Zone D are to be treated in accordance with the urban design and environmental considerations respectively. As such keeping in view the low rise and regulated development, the FAR to be restricted upto 120.</p> <p>iv) The table No. 8.2, to be replaced by table no. 8.2 & 8.3 as recommended by the Technical Committee (Annexure-I)</p> <p>v) The table No. 13.8, 13.9, 13.10, 13.11, 13.12 & 13.13, to be replaced by table no. 13.8 & Table No. 13.24 to be modified to include 'Police Outpost' as recommended by the Technical Committee (Annexure-I)</p> <p>vi) Corresponding modification to be made MPD-2021.</p>	
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Proposed Modifications

1.0 Proposed Modifications for Government Land Use Category and Public Semi-Public (Government Use Premises)

Table No. 8.2 to be replaced by the tables below: (Table 8.2 & Table 8.3)

Table 8. 2: Planning Standards & Development Controls for Government Land Use Category						
Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Ground Coverage (%)	FAR**	Parking (ECS/ 100 Sq.m Floor Area)
1	District Court, Integrated Office Complex, Government Offices (Central/State Government/ Local Bodies)	As per requirement	Upto 1 Ha.*	50	300	2

Other Controls:

- * For all new allotments only, Land already allotted not covered under this provision.
- ** The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans.
- i. Residential Use – Maximum up to 5% of permissible FAR can be utilized for residential activities.
- ii. Height - No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.
- iii. Other controls for setbacks, basement, services plans etc. as per Chapter 17.0 Development Code.
- iv. For intensive utilization of existing government buildings / land, as mentioned in para 8.2 following will be applicable in case of redevelopment:
 - Utilization of 10% of total permissible FAR for Commercial Uses to make the redevelopment process financially feasible.
- v. Up to 10% variation in plot size is permitted. Differential norms will be applicable to Special Area, Regularized Unauthorized Colonies, Urban Villages and Resettlement Colonies.

Definitions and Permissible Use Premises in Sub Use Zones

Table 8. 3: Definitions and Permissible Use Premises in Sub Use Zones			
Sl. No.	Category	Definitions	Activities Permitted
1	Integrated Office Complex/ Government Offices (Central/ State Government/ Local Bodies)	Premises used for the office of Central Government, Local Government and Local Bodies.	Residential (maximum 5% of FAR), Library, Dispensary, Police post, Fire post, Retail shop of Chemist, Book and stationery, Consumer Store, Canteen, Post office, Bank Extension Counter etc
2	District Court/ Family Courts	Premises used for the offices of Judiciary.	Court, Residential (maximum 5% of FAR), Canteen, Restaurant, Ancillary services and Retail shop, Library, Dispensary, Administrative offices, Banks, Post offices, Police post, Fire post, Lawyer's chamber.

Table No. 13.8 to 13.13 to be replaced by the Table 13.8 below:

Table 13.8: Planning Standards & Development Controls for Public Semi-Public (Government Use Premises)						
Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR*	Parking (ECS/ 100 Sq.m Floor Area)
1	Traffic and Police control room, National Security Establishments/ Disaster Management Units	As per requirement	1. As per requirement on major road junctions/ stretches etc. as part of road right of way based on site feasibility. 2. Maximum area = 25 sq m.			N.A.
2	Police Outpost, Courier Service Office, Post Office Counter, National Security Establishments/ Disaster Management Units	As per requirement, Permissible in all use premises/ zone, and to be provided in schemes as per requirement.	Upto 150 sq.m	75	300	1.33
3	Police Post, Fire Post, RSU (Remote Subscriber Units)	1.0 lakh	Upto 2500 sq.m.	50	300	2.0
4	Police Station, Fire Station, National Security	2.5 lakh	Upto 1 Ha.	50	300	2.0

	Establishments/ Disaster Management Units					
5	Police Lines, District Office and Battalion, Head Post Office with Administrative office & with/ without delivery office, Telephone Exchange, National Security Establishments/ Disaster Management Units	District/ One for each administrative zone	Upto 1 Ha.	50	300	2.0
6	District Jail	25.0 lakh	Upto 2 Ha.	50	300	2.0
7	Police Training Institute / College, Fire Training Institute / College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

Other Controls:

- ** The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans
- Residential Use – Maximum up to 30% of permissible FAR can be utilized for residential activities. The activities permitted within residential component shall be as per Residential Plot - Group Housing.
 - Height - No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.
 - Other controls for setbacks, basement, services plans etc. as per Chapter 17.0 Development Code.
 - For intensive utilization of existing government buildings / land, as mentioned in para 8.2 following will be applicable in case of redevelopment:
- Utilization of 10% of total permissible FAR for Commercial Uses to make the redevelopment process financially feasible.
 - Up to 10% variation in plot size is permitted. Differential norms will be applicable to Special Area, Regularized Unauthorized Colonies, Urban Villages and Resettlement Colonies.
 - **The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans.

4/C

2.0 The Para 13.4 to be renamed as Public Semi-Public (Government Use Premises) and the existing Para(s) 13.4, 13.5 & 13.6 to be renumbered as 13.4.1, 13.4.2 & 13.4.3 resp. and corresponding renumbering to be done. Consequent to the above modifications, all the corresponding Para(s), Tables and references to be renumbered accordingly.

3.0 There is no existing provision for Police Outpost In MPD-2021, therefore, following modifications proposed:

Existing Provision In MPD-2021	Proposed Modification			
No Provision	A new Use premise is added at S.No 1. Therefore, the subsequent S.No will be renumbered from 2 to 11.			
	S. No.	Use Premises	Definitions	Activities Permitted
	1.	Police Outpost	A premise having facilities for providing security and maintaining Law & Order in an area where high foot falls are reported such as Malls, Shopping Complexes, Institutional areas, Rail/Bus/Air terminals etc.	Police Outpost, officers room with facilities for recording NCR (Non Cognizable Report) and storing emergency equipments, dormitory with toilet & bath facilities, kitchen etc.

List of participants of 1st meeting for the year 2016 of Technical Committee on 07.01.2016

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg), DDA
4. Chief Architect, HUPW/DDA
5. Addl. Commissioner (Landscape), DDA
6. Addl. Commissioner (Plg.) AP& Building, DDA
7. Director (Building), DDA
8. Director (Plg.) AP-I, DDA
9. Director(Plg.) Zone (C&G), DDA
10. Director (Plg.) Zone-J, DDA
11. Director (Plg.) NP/LP, DDA
12. Director(Plg.) Rohini & Dwarka, DDA
13. Director(Plg)VC Sect., DDA
14. Dy. Director (Plg.) AP-I/Zone-G, DDA

OTHER ORGANIZATION

1. Sh. A.K. Singh, Jt. CP/Planning & Implementation, Police Deptt.
2. Sh. Rishi, Pal, DCP, Land & Building Deptt. Police Head Quarter, Delhi Police
3. Sh. Ashok Kumar, Inspector (Land & Building), Police Deptt.
4. Sh. Rajeev Sood, Chief. Architect, NDMC
5. Sh. S.K. Maggu, Asstt. Engg. (C), L&DO
6. Sh. Sudeep Roy, Asstt. TCP, TCPO, Ministry of Urban Development
7. Sh. Sujata S. Nayar, Architect, CPWD
8. Sh. Sachin Sharma, Dy. Architect, CPWD

उप निदेशक (यो) एम० पी०

डा० सं० 1790

दिनांक 22/12/15

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE CHIEF ENGINEER (ELECT)
D-3, VASANT KUNJ, NEW DELHI

59/C

FTS 35
7033 EM

18/12

No. F8(9)CE(E)/DDA/15/1844

Date: 17/12

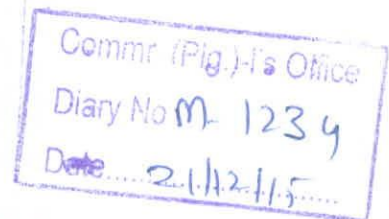
To

Shri S.B. Khodankar,
Director (Plg.)MP&DC,
DDA, 6th Floor, Vikas Minar,
I.T.O., New Delhi,

निदेशक (यो) एम० पी०

डा० सं० 4840

दिनांक 22-12-15



Sub :- Minutes of the 10th Technical Commissttee meeting of DDA for
the year 2015 held on 01.12.2015.

Please refer to the minutes of the 10th Technical Committtee meeting issued vide your office letter No. F.1(11)2015/MP/369 dated 02.12.2015. In the list of participants, you have mentioned my name at Sl. No.8 of Annexure-'A'. The undersigned was not present in the said meeting. You are requested to inform under what circumstances the name of the undersigned has been placed in the list of participants. Further, it is not understood why among the 13 participants indicated by you in said letter all the list are indicated through their posts and only one is indicated by name. Please clarify the above discrepancies and issue amendment/corrigendum accordingly.

(Sandeep Mehta)
Chief Engineer (E),
DDA

Copy to :

1. Engineer Member/DDA.
2. Commissioner(Planning)/DDA.
3. Guard File.

Chief Engineer (E), DDA

Commr (Plg)
Please look into it and
issue corrigendum if necessary

21/12

22/12/15

22/12/15

As Admin

Put up in Concend file.
Sudhfu
23.12.2015

1728. 10.2.2015

58/C

उप निदेशक (यो०) एम० पी०
डा० सं० 1794
दिनांक 22/12/15

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE CHIEF ENGINEER (ELECT)
D-3, VASANT KUNJ, NEW DELHI

No. F8 (9) CE (E) / DDA / 15 / 1844

Date: 17/12/15

To

Shri S.B. Khodankar,
Director (Plg.) MP&DC,
DDA, 6th Floor, Vikas Minar,
I.T.O., New Delhi,

निदेशक (यो०) एम० पी०
डा० सं० 4832
दिनांक 22/12/15

Commr (Plg.)'s Office
Diary No M-1228
Date 18/12/15

Sub :- Minutes of the 10th Technical Commissttee meeting of DDA for the year 2015 held on 01.12.2015.

Please refer to the minutes of the 10th Technical Commtee meeting issued vide your office letter No. F.1(11)2015/MP/369 dated 02.12.2015. In the list of participants, you have mentioned my name at Sl. No.8 of Annexure-'A'. The undersigned was not present in the said meeting. You are requested to inform under what circumstances the name of the undersigned has been placed in the list of participants. Further, it is not understood why among the 13 participants indicated by you in said letter all the list are indicated through their posts and only one is indicated by name. Please clarify the above discrepancies and issue amendment/corrigendum accordingly.

Sd/-
(Sandeep Mehta)
Chief Engineer (E),
DDA

Copy to :

1. Engineer Member/DDA.
2. Commissioner(Planning)/DDA.
3. Guard File.

Sd/-
Chief Engineer (E), DDA

Put up in Concend file.
Sudheer
23.12.2015

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

F.1(11)/2015/MP

Date 22.12.2015

To

**The Chief Engineer (Elect.),
Delhi Development Authority
D-3, Vasant Kunj,
New Delhi.**

**Sub: Minutes of the 10th Technical Committee of DDA for the year 2015 held on 2.12.2015.
Ref: F.8(9)CE(E)DDA/15/1844 dt.17.12.15**

Sir,

This is with reference to your letter dated 17.12.15. In this regard, it is to inform you that the list of participants in the meeting is prepared, based on the attendance register maintained during the meeting wherein your name has been mentioned at S.No.1 though it does not bear your signature. It appears from the hand-writing that your name has been written by Sh. N.K.Mittal, Suptdg.Engineer(E)DDA who attended this meeting and has entered his particulars at S.No.2.













However, with respect to the matter regarding mentioning of your name in the list of participants in the meeting is highly regretted and accordingly, the same shall be rectified at the time of confirmation of the minutes in the next Technical Committee meeting.

Yours faithfully

**(Uttam Gupta)
Dy.Director(Plg.)MP**

10th Technical Committee

Meeting Held on 2-12-2015 at 10.00 AM 54c

S.No.	Name of the Officer	Designation	Dept.	Mob. No.	Signature	e-mail id
1.	Sandeep Mehra	CE (Rate)		98111335215		anagproject10@gmail.com
2.	A. E. Nathal	Deputy P & HO		9650166466		an.nathal@gmail.com
3.	RAJEEV SOOD	CHIEF ARCHITECT	N.O.M.C	8745064606		basu.rajeev@gmail.com
4.	BASKAR. S	ASST. TOWN AND COUNTRY PLANNING	T.C.P.D. NO. 10	9868022790		basu.baskar@gmail.com
5.	DR. G. CMISRA	CFO	DPS	9870701611		gcmisra@yahoo.co.in
6.	SAVITA BHARADWAJ	AC (L.S)	J.D.A.	23370326		adewar@gmail.com
7.	RAJESH KUMAR JAIN	Dir (P&H) Bunk	DDA	9999989216		medhian@gmail.com
8.	Medu Bandhara	AD (Reg) DHC	BDA	9571689696		medu.bandhara@gmail.com
9.	S.K. Maurya	A.E. (C)	L.O.O			skmaurya@gmail.com
10.	Vinod Kumar	CA	M.P.P.			vinodkumar@gmail.com
11.	Pratibha	A.C. (AP)	Planning			pratikha@gmail.com
12.	Vishnu Mohan	OSD & VC		9718190001		vishnu.mohan@gmail.com

55/C

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE CHIEF ENGINEER (ELECT)
D-3, VASANT KUNJ, NEW DELHI

निदेशक (यो) एम० पी०

डा० सं० 9821

दिनांक 18/12/15

No. F8(9)/CECE/DDA/15/1844

Date: 17/12/15

To

✓ Shri S.B. Khodankar,
Director (Plg.)MP&DC,
DDA, 6th Floor, Vikas Minar,
I.T.O., New Delhi,

उप निदेशक (यो) एम० पी०

डा० सं० 1766

दिनांक 18/12/15

Sub :- Minutes of the 10th Technical Commissttee meeting of DDA for the year 2015 held on 01.12.2015.

(A) Please refer to the minutes of the 10th Technical Commtttee meeting issued vide your office letter No. F.1(11)2015/MP/369 dated 02.12.2015. In the list of participants, you have mentioned my name at Sl. No.8 of Annexure-'A'. The undersigned was not present in the said meeting. You are requested to inform under what circumstances the name of the undersigned has been placed in the list of participants. Further, it is not understood why among the 13 participants indicated by you in said letter all the list are indicated through their posts and only one is indicated by name. Please clarify the above discrepancies and issue amendment/corrigendum accordingly.

(Sandeep Mehta)
Chief Engineer (E),
DDA

Copy to :

1. Engineer Member/DDA.
2. Commissioner(Planning)/DDA.
3. Guard File.

Chief Engineer (E), DDA

AD (MP) Admin



54/c

DELHI DEVELOPMENT AUTHORITY

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

F.1 (11) 2015/MP/ 369

Date: 02.12.2015

Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2015 held on 02.12.2015

The 10th Technical Committee meeting of DDA for the year 2015 was held under the Chairmanship of V.C., DDA on 02.12.2015. The List of the participants is annexed at 'Annexure- A'. Please find enclosed herewith a copy of the minutes for further necessary action.

Encl.: As above

(S.B. Khodankar)
Director (Plg.) MP&DC

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg), DDA
5. Commissioner (LD), DDA
6. Commissioner (IM), DDA
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. (Landscape), DDA
13. Addl. Commr.(Plg.) AP & Building, DDA
14. Secretary, DUAC
15. Chief Town Planner, SDMC, NDMC, EDMC
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

5316

Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
52/2015	Confirmation of the 9 th Technical Committee meeting held on 21.10.2015	Since no observations/ comments were received, the minutes of the 9 th Technical Committee meeting held on 21.10.2015 were confirmed as circulated.	
53/2015	Proposed modifications in MPD-2021 w.r.t. exemption of area of all staircases from FAR in all use premises.	<p>The proposal was presented by Director (Plg) MP&DC. After detailed deliberation, it was observed that the exemption of lobbies in front of fire lifts from FAR calculations may lead to misuse as it is difficult to segregate this area. As such</p> <p>Technical Committee recommended that the text for modification to the MPD-2021 as proposed in the agenda may be replaced as under for further processing under Section 11A of DD Act, 1957:</p> <p><i>"Area of all staircase/s and Fire Tower/s in high rise / low rise buildings, excluding Residential Plot - Plotted Housing, shall not be counted in FAR and ground coverage."</i></p> <p>The corresponding provisions in the draft unified Building Bye Laws to be replaced with the same text as above.</p>	Action: Director (Plg) MP&DC & Director (Building)
54/2015	Proposed modifications in MPD-2021 regarding provisions of Stack Parking.	The item was withdrawn.	
55/2015	Proposal for change of land use of plot measuring 8670.88sqm at Sector-2, Dwarka from "Residential" to "Public & Semi- Public" for DOPT, GOI.	The proposal was presented by Director (Plg) Dwarka. After detailed deliberation, the proposal as contained in para 3.0 of the agenda was recommended by the Technical Committee for further processing under Section-11A of DD Act, 1957.	Action: Director (Plg) Dwarka

Annexure -AList of participants of 10th meeting for the year 2015 of Technical Committee on 02.12.2015**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. OSD to VC, DDA
4. Commissioner (Plg), DDA
5. Chief Architect, HUPW/DDA
6. Addl. Commissioner (Landscape), DDA
7. Addl. Commissioner (Plg.) AP& Building, DDA
8. Sh. Sanjeev Mehta, Chief Engineer (Elect.), DDA
9. Director (Plg) MP, DDA
10. Director (Plg.) Building, DDA
11. Director(Plg.) Zone C&G
12. Director(Plg.) Dwarka, DDA
13. Asstt. Director(Plg.) Dwarka, DDA

OTHER ORGANIZATION

1. Dr. G.C. Misra, Chief Fire Officer, Delhi Fire Service
2. Sh. Rajeev Sood, Chief. Architect, NDMC
3. Sh. Bhaskar.S, Asst. Town and Country Planner, TCPO, MoUD
4. Sh. S.K. Maggu, Asstt. Engg. (C), L&DO



51/C

DELHI DEVELOPMENT AUTHORITY

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

F.1 (11) 2015/MP/ 369

Date: 02.12.2015

**Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2015
held on 02.12.2015**

The 10th Technical Committee meeting of DDA for the year 2015 was held under the Chairmanship of V.C., DDA on 02.12.2015. The List of the participants is annexed at 'Annexure- A'. Please find enclosed herewith a copy of the minutes for further necessary action.

Encl.: As above

(S.B. Khodankar)
Director (Plg.) MP&DC

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg), DDA
5. Commissioner (LD), DDA
6. Commissioner (LM), DDA
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. (Landscape), DDA
13. Addl. Commr.(Plg.) AP & Building, DDA
14. Secretary, DUAC
15. Chief Town Planner, SDMC, NDMC, EDMC
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
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53/2015	Proposed modifications in MPD-2021 w.r.t. exemption of area of all staircases from FAR in all use premises.	<p>The proposal was presented by Director (Plg) MP&DC. After detailed deliberation, it was observed that the exemption of lobbies in front of fire lifts from FAR calculations may lead to misuse as it is difficult to segregate this area. As such Technical Committee recommended that the text for modification to the MPD-2021 as proposed in the agenda may be replaced as under for further processing under Section 11A of DD Act, 1957:</p> <p><i>"Area of all staircase/s and Fire Tower/s in high rise / low rise buildings, excluding Residential Plot - Plotted Housing, shall not be counted in FAR and ground coverage."</i></p> <p>The corresponding provisions in the draft unified Building Bye Laws to be replaced with the same text as above.</p>	Action: Director (Plg) MP&DC & Director (Building)
54/2015	Proposed modifications in MPD-2021 regarding provisions of Stack Parking.	The item was withdrawn.	
55/2015	Proposal for change of land use of plot measuring 8670.88sqm at Sector-2, Dwarka from "Residential" to "Public & Semi- Public" for DOPT, GOI.	The proposal was presented by Director (Plg) Dwarka. After detailed deliberation, the proposal as contained in para 3.0 of the agenda was recommended by the Technical Committee for further processing under Section-11A of DD Act, 1957.	Action: Director (Plg) Dwarka

Annexure -A**List of participants of 10th meeting for the year 2015 of Technical Committee on 02.12.2015****DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. OSD to VC, DDA
4. Commissioner (Plg), DDA
5. Chief Architect, HUPW/DDA
6. Addl. Commissioner (Landscape), DDA
7. Addl. Commissioner (Plg.) AP& Building, DDA
8. Sh. Sanjeev Mehta, Chief Engineer (Elect.), DDA
9. Director (Plg) MP, DDA
10. Director (Plg.) Building, DDA
11. Director(Plg.) Zone C&G
12. Director(Plg.) Dwarka, DDA
13. Asstt. Director(Plg.) Dwarka, DDA

OTHER ORGANIZATION

1. Dr. G.C. Misra, Chief Fire Officer, Delhi Fire Service
2. Sh. Rajeev Sood, Chief. Architect, NDMC
3. Sh. Bhaskar.S, Asst. Town and Country Planner, TCPO, MoUD
4. Sh. S.K. Maggu, Asstt. Engg. (C), L&DO



48/c

DELHI DEVELOPMENT AUTHORITY

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

F.1 (11) 2015/MP/

Date: .12.2015

**Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2015
held on 02.12.2015**

The 10th Technical Committee meeting of DDA for the year 2015 was held under the Chairmanship of V.C., DDA on 02.12.2015. The List of the participants is annexed at 'Annexure- A'. Please find enclosed herewith a copy of the minutes for further necessary action.

Encl.: As above

(S.B. Khodankar)
Director (Plg.) MP&DC

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg), DDA
5. Commissioner (LD), DDA
6. Commissioner (LM), DDA
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. (Landscape), DDA
13. Addl. Commr.(Plg.) AP & Building, DDA
14. Secretary, DUAC
15. Chief Town Planner, SDMC, NDMC, EDMC
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

Annexure -A**List of participants of 10th meeting for the year 2015 of Technical Committee on 02.12.2015****DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg), DDA
4. Chief Architect, HUPW/DDA
5. Addl. Commissioner (Landscape), DDA
6. Addl. Commissioner (Plg.) AP& Building, DDA
7. Sh. Sanjeev Mehta, Chief Engineer (Elect.), DDA
8. Director (Plg) MP, DDA
9. Director (Plg.) Building, DDA
10. Director(Plg.) Zone C&G
11. Director(Plg.)Dwarka, DDA
12. Asstt. Director(Plg.) Dwarka, DDA

OTHER ORGANIZATION

1. Dr. G.C. Misra, Chief Fire Officer, Delhi Fire Service
2. Sh. Rajeev Sood, Chief. Architect, NDMC
3. Sh. Bhaskar.S, Asst. Town and Country Planner, TCPO, MoUD
4. Sh. S.K. Maggu, Asstt. Engg. (C), L&DO

Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
52/2015	Confirmation of the 9 th Technical Committee meeting held on 21.10.2015	Since no observations/ comments were received, the minutes of the 9 th Technical Committee meeting held on 21.10.2015 were confirmed as circulated.	
53/2015	Proposed modifications in MPD-2021 w.r.t. exemption of area of all staircases from FAR in all use premises.	<p>The proposal was presented by Director (Plg) MP&DC. After detailed deliberation, it was observed that the exemption of lobbies in front of fire lifts from FAR calculations may lead to misuse as it is difficult to segregate this area. As such Technical Committee recommended that the text for modification to the MPD-2021 as proposed in the agenda may be replaced as under for further processing under Section 11A of DD Act, 1957:</p> <p><i>"Area of all staircase/s and Fire Tower/s in high rise / low rise buildings", excluding Residential Plot - Plotted Housing, shall not be counted in FAR and ground coverage."</i></p> <p>The corresponding provisions in the draft unified Building Bye Laws to be replaced with the same text as above.</p>	Action: Director (Plg) MP&DC & Director (Building)
54/2015	Proposed modifications in MPD-2021 regarding provisions of Stack Parking.	The item was withdrawn.	
55/2015	Proposal for change of land use of plot measuring 8670.88sqm at Sector-2, Dwarka from "Residential" to "Public & Semi- Public" for DOPT, GOI.	The proposal was presented by Director (Plg) Dwarka. After detailed deliberation, the proposal as contained in para 3.0 of the agenda was recommended by the Technical Committee for further processing under Section-11A of DD Act, 1957.	Action: Director (Plg) Dwarka

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

F.1 (11)/2015/MP/ 368

Date 11/12/2015

MEETING NOTICE

The 10th Technical Committee meeting of DDA for the year 2015 will be held under the Chairmanship of Vice Chairman, DDA on **Wednesday 02.12.2015 at 10.00 AM 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.



(S.B. Khodankar)
Director (MP&DC)

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg.), DDA
5. Commissioner (LD), DDA
6. Commissioner (LM), DDA
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. (Landscape), DDA
13. Addl. Commr.(Plg.) AP&Building, DDA
14. Secretary, DUAC
15. Chief Town Planner, SDMC/ NDMC/ EDMC
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

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10th Technical Committee Meeting to be held on 02.12.2015

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3.	54/2015	Proposed modifications in MPD-2021 regarding provisions of Stack Parking. F.3(4)2015/MP	7-35
4.	55/2015	Proposal for change of land use of plot measuring 8670.88sqm at Sector-2, Dwarka from "Residential" to "Public & Semi- Public" for DOPT, GOI. F.1(397)/99/Dwk./	36-43



-/-

431C
ITEM No. 52/TC/2015

DELHI DEVELOPMENT AUTHORITY

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

F.1 (10) 2015/MP/ 337

Date: 23.10.2015

Subject: Minutes of the 9th Technical Committee held on 21.10.2015

The 9th meeting of Technical Committee was held under the Chairmanship of V.C., DDA on 21.10.2015. The List of the participants is annexed at 'Annexure- A'. Please find enclosed herewith a copy of the minutes for further necessary action.

Encl.: As above

(S.B. Khodankar)
Director (Plg.) MP&DC

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg), DDA
5. Commissioner (LD), DDA
6. Commissioner (LM), DDA
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. (Landscape), DDA
13. Addl. Commr.(Plg.) MP&MPR, DDA
14. Addl. Commr.(Plg.) TB&C, DDA
15. Addl. Commr.(Plg.) AP, DDA
16. Addl. Commr.(Plg.) UE&LP, DDA
17. Secretary, DUAC
18. Chief Town Planner, SDMC, NDMC, EDMC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)
22. Director Fire Service, GNCTD

Agenda Item No.	Issue	Discussion/ Recommendations	Remarks
46/2015	Confirmation of minutes of the 8th Technical Committee meeting held on 31.08.2015	Chief Fire Officer observed w.r.t. the Item No. 45/2015 that the provision to exempt all the staircases from FAR should be for all the use premises and enabling provision for the same may be made in the relevant chapters of Master Plan. Rest of the items were confirmed.	
47/2015	Proposed modifications in MPD-2021 w.r.t. provisions for Stilt Parking in the Residential Plot – Plotted Housing	The proposal was presented by Dy. Director (Plg) MP&DC. After detailed deliberation, Technical Committee observed that the provisions of parking are area specific and need to be addressed by the respective municipal corporations of Delhi for the areas under their jurisdiction within the framework of Master Plan provisions for parking. As such no master Plan modification is warranted as proposed in the agenda item.	- Action: Director (Plg) MP&DC
48/2015	Proposed modifications in MPD-2021 w.r.t. provisions for Treatment Storage & Disposal Facility (TSDf) for Hazardous waste of Delhi.	The proposal was presented by Dy. Director (Plg) MP&DC. After detailed deliberation, the proposal as contained in the agenda was recommended by the Technical Committee for further processing under Section 11-A of DD Act 1957.	- Action: Director (Plg) MP&DC
49/2015	Proposed change of Landuse of an area measuring 1.12 Ha. (2.76 acres) from 'Residential' to 'Government (Govt. Office)' opposite CGO Complex, New Delhi for the construction of 'Akshay Urja Bhawan' in Zone D.	The proposal was presented by Asstt. Director (Plg) Zone 'D'. After detailed deliberation, the proposal as contained in the agenda was recommended by the Technical Committee for further processing under Section 11-A of DD Act 1957.	- Action: Director (Plg.) Zone-D

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50/2015	Proposed Sports Complex in Sector-33 (Phase- IV & V) previous Sector-23 (Phase III)	The proposal was presented by Director (Plg) Rohini. After detailed deliberation, the item was withdrawn with observation that such modifications to the Master Plan should cover all the sport complexes as a common agenda. Accordingly, a fresh item may be put up before Technical Committee in its meeting.	-Action: Director (Plg) Rohini
51/2015	Proposed modifications in MPD-2021 w.r.t. the relaxation of setbacks from preceding category in Residential Plot - Plotted Housing.	<p>The proposal was presented by Dy. Director (Plg) MP&DC. During the meeting, the following issues were deliberated:</p> <ul style="list-style-type: none"> • As per MPD-2021, under Para 4.4.3 A. related to the development control norms of Residential Plot-Plotted Housing in its sub-para pt.(x) (a) wherein minimum setbacks are prescribed, provides that "In case the permissible coverage is not achieved with the prescribed setbacks in a plot, the setbacks of the preceding category may be allowed". There is no provision for permitting setbacks of preceding to preceding category in Residential Plot-Plotted Housing in MPD-2021. • In case of property No. M-17, Green Park, the Technical Committee vide Item No. 20/2011 dt. 11.08.2011 gave the benefit of ground coverage of preceding to preceding category by way of relaxation of set-backs which was not as per the Master Plan provisions and as such was not within the jurisdiction of the Technical Committee. • Further, it is observed that the Ground Coverage of 75% is the maximum limit and not the minimum which may vary according to shape of the plot. <p>Hence, the decision taken by the Technical Committee vide Item No. 20/2011 dt. 11.08.2011 in case of property No. M-17, Green Park is void ab -initio and therefore, stands withdrawn.</p>	Action- Director (Plg) MP&DC

4-

Annexure -AList of participants of 09th meeting for the year 2015 of Technical Committee on 21.10.2015**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg), DDA
4. Chief Architect, HUPW/DDA
5. Chief Legal Advisor, DDA
6. Addl. Commissioner (Landscape), DDA
7. Director (plg.)VC Sectt.
8. Director (Plg) MP, DDA
9. Director(Plg.) Zone C&G
10. Director(Plg.) (LP/NP/Rohini)
11. Dy. Director (Plg.)Rohini

OTHER ORGANIZATION

1. Sh. Rajeev Sood, Chief. Architect, NDMC
2. Ms. Ritu Kapila, Architect, CPWD
3. Sh. Shamsher Singh, CTP, SDMC/NDMC
4. Sh. Sudhir Mehta, Ex.En.(Bldg),SDMC
5. Sh. Devesh Chand, A.E./L & D.O
6. Sh. S.K.Maggu, A.E.,L&D.O.
7. Sh. Sushil Kumar, Architect, NDMC
8. Virendra Kumar AE, CPWD
9. Sh. Niyam Pal Singh, ACP,(Delhi Traffic Police)
10. Sh.A.K.Sharma, Director, DFS
11. Sh. G.C.Mishra, CFO, DFS

DELHI DEVELOPMENT AUTHORITY

Sub: Proposed modifications in MPD-2021 w.r.t. exemption of area of all staircases from FAR in all use premises.

File No. F.20(19)/2015-MP

1.0 Background

- 1.1 The issues of provisions for exemption of Fire Staircase and of waiting areas from FAR in Hospitals was discussed in the Technical Committee meeting held on 31.08.2015 vide Item No. 45/2015. Director, Delhi Fire Service, GNCTD vide letter No. F-6/DFS/MS/2015/2015 dt. 01.09.2015 communicated the following:
"It is once again requested to make all staircases free from FAR rather making only fire staircase free from FAR."
- 1.2 In the Technical Committee meeting held on 21.10.2015 while confirming the minutes of the Technical Committee meeting held on 31.08.2015, for Item No.46/2015 the following modification was made *"the provision to exempt all the staircases from FAR should be for all the use premises and enabling provision for the same may be made in the relevant chapters of Master Plan."*
- 1.3 The above need to exempt all staircases from FAR calculation in all use premise has been emphasized by the Fire Deptt., GNCTD in order to encourage owners / builders to provide wider regular / fire escape staircases / escape fire staircases in buildings to ensure better safety of users for fire safety and other disaster management point of view.
- 1.4 It is pertinent to mention here that the request made by Director, DFS has already been considered and accordingly, the enabling provision for exemption of area of all staircases in all use premises has been incorporated in the draft Unified Building Bye Laws which is being taken up by Building Section, DDA & DUAC.
- 1.5 In MPD-2021, there is no mention of any stipulations / provisions w.r.t. staircases except in case of Hospitals in Chapter 13.0: Social Infrastructure in Table 13.2: Development Controls for Health at Sl. No. 5 of column "Other Control" i.e. *"Common areas such as waiting halls, reception and fire stair cases shall be allowed free from FAR"* which is also under consideration for modification as per Authority decision vide Item No. 101/2015 dt 23.09.2015.

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-6-


- 1.6 The proposal for exemption of all staircases as incorporated in the Unified Building Bye Laws is as under:
"Area of all staircase/s, Fire Tower/s, lift/s and lift Lobby/s in high rise / low rise building residential plotted development, shall not be counted in FAR and Ground Coverage."


2.0 Proposal:

In view of the background given in Para 1.0 above, the following modification in Chapter 17.0 i.e. Development Code of the MPD-2021 is proposed:

MPD – 2021		
Sl. No.	Chapter 17 Development Code	
	Existing Provisions	Proposed Modifications
1.	8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES General Notes: 6. No Provision	8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES General Notes: 6. Area of all staircase/s, in high rise / low rise building, except residential plotted development, shall not be counted in FAR and Ground Coverage.

- 3.0 The proposal as contained in para 2.0 above is placed before the Technical Committee for its consideration.


Asstt. Dir. (Plg.)/MP&DC


Dy. Dir. (Plg.)/MP


Director (Plg.)/MP

Sub: Proposed modifications in MPD-2021 regarding provisions of Stack Parking.

File No.: F.3(4)2015-MP

1.0 Background

- 1.1 As a part of MPD review exercise, modification to the MPD-2021 with respect to the provisions of stack parking in stilts and basements in a building keeping in view, the increased parking requirement and to reduce the number of basements in buildings, was discussed in 6th and 10th meeting of MAG held on 18.09.2012 & 05.06.2013 respectively and thereafter in the 8th, 9th & 10th Meetings of Advisory Group held on 06.12.2012, 19.03.2013 & 03.07.2013 respectively. (**Annexure-I**)
- 1.2 Thereafter, following the procedure laid down in the Section 11A of DD Act, 1957, the provisions for Stack Parking in Stilt & Basement were incorporated in the Chapter 17 Development Code in MPD-2021 vide Gazette Notification S.O. No. 2895 (E) dt 23.09.2013 & 678 (E) dt. 04.03.2014. (**Annexure-II**)
- 1.3 While sanctioning the plans for Group Housing at Vishwavidyalay Metro Station, Civil Lines, Delhi having the provision of stack parking in Stilt and Basements, Sr. Town planner, North Delhi Municipal Corporation vide letter No. TP/G/146 dt. 21.01.2015 requested for clarification on Equivalent Car Space (ECS) and height of stack parking, as there was no mention of the same in MPD-2021,

2.0 Details of Technical Committee Meeting held on dt. 22.01.2015 & 13.03.2015

- 2.1 Accordingly, the draft agenda prepared and forwarded by the North DMC vide above mentioned letter was placed before the Technical Committee in the meeting held on 22.01.2015. The salient features of agenda were as follows:
 - a. In the revised proposal for the construction of Group Housing at Vishvavidhyalaya Metro Station, Civil Lines and Delhi, the parking was proposed to be provided on surface, stilts and two level of basements with stack parking in stilt and upper & lower basements.

- b. Due to ambiguity in the ECS calculation and the minimum height for stack parking proposed in the above project w.r.t. the norms prescribed in MPD-2021, the matter was referred to DDA for clarification by the Layout Scrutiny Committee (LOSC) in its meeting held on 27.11.2014 vide Item No. 83/14.

- 2.2 The matter was discussed before the Technical Committee in its meeting held on 22.01.2015 vide Item No. 07/2015. The decision of the Technical Committee is as under:

"The proposal was presented by Chief Town Planner (SDMC). After detailed deliberation Technical Committee agreed to the proposal for providing stack parking in the layout plan for residential development at Vishwa Vidhalya Metro Station. The minimum height was agreed as 3.6 mt in the basement & stilt. However, the height shall be as per the design and structural safety requirement. The area per ECS shall be 16 sqmt for calculation purposes as already given in clause 8 (4) of chapter 17- Development Code. Technical Committee has further recommended that the norms for stack parking also be included in the MPD-2021 for which the proposal regarding minimum height of 3.6 mt required for stack parking in the basement & stilt shall be processed under section 11-A of DD Act 1957 for amendment to the Master Plan 2021".

- 2.3 During the confirmation of the above decision/minutes of the Technical Committee meeting held on 13.3.2015, the following was decided vide Item No. 08/2015:

"However with respect to Item No. 7/2015 it was decided that the minimum height for stack parking be modified by replacing 3.6 mt. by 3.2 mt. in view of the options of minimum height available for stack parking at present"

3.0 Follow-up Action and Examination:

- 3.1 As a follow up action of Technical Committee decision referred in above para, it was observed that there are many cases / buildings wherein the minimum height for stack parking required shall be of variable nature depending on the structural design, type / height of the vehicle to be parked etc. As such different norms / regulations adopted in various cities of India for stack parking as per secondary data available on internet were studied.

- 3.2 As per the information available on internet, the following are the details of stack parking norms adopted in various cities of India:

S. No.	Cities	Norms / Regulation w.r.t. Stack Parking
1.	MUMBAI (Source: Draft General Guidelines for High Rise Building Proposals)	Stack Parking shall be provided only on ground floor, 1st parking floor level and in 1st basement with sunken pit, with 3.5 m height .
2.	NAVI MUMBAI (Source: General Guidelines for High Rise Building Proposals)	Stack Parking shall be provided only on ground floor, 1 st parking floor level and in 1st basement, with 3.60 mt. minimum height with sunken pit .
3.	MUNICIPAL CORPORATION OF GREATER MUMBAI (Source: Draft General Guidelines For High Rise Building Proposals, 2011)	Stack Parking shall be provided only on ground floor, 1st parking floor level and in 1st basement with sunken pit, with 3.5 m height .
4.	BANGALORE (Source: Revised Master Plan 2015, Bangalore, 2007)	In case of stacked/ mechanical parking the height of the basement may be permitted up to a maximum of 4.5 m .
5.	KOLKATA (Source: The West Bengal Municipal (Building) Rules, 2007)	Stack car parking arrangement will be allowed in such a way that every car can be moved by shifting not more than one car. This stack' car parking will be allowed only on the basement and ground floor levels.
6.	MYSORE (Source: Revised Master Plan 2021 for Mysore-Nanjangud Local Planning Area)	In case of stacked / mechanical parking the height of the basement may be permitted up to a maximum of 5.0 m .
7.	GUWAHATI (Source: Guwahati Building Construction (Regulation) Byelaws, 2014)	Stack car parking will be allowed on the ground floor level with stilt and open basement and terrace. Maximum height of parking floor shall be 3.0 m measured up to the soffit level (general parking). Basements: Every basement shall be in every part at least 3.0 m in height from the floor to the underside of the roof slab or ceiling. For multiple levels the height shall be in multiples of 2.4 m. In case basement is used as mechanized split level parking , the height shall not be less than 4.8 m .
8.	NOIDA (Source: The New Okhla Industrial Development Area Building Regulation,	The internal height of the basement (floor to ceiling) shall be minimum 2.4mtrs from bottom of beam and maximum 4.5 metres. In case of Automatic / semi automatic /

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	2010)	mechanised parking facility also more than 4.5 mtrs, additional height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
--	-------	--

Various types / designs of stack parking, with technical details as available on the internet in the Indian and International context, indicating the variations in heights of stacks as per length, width & height of the vehicles are at **Annexure – III**.

3.3 It is observed from the above data that different stack parking norms w.r.t. minimum -/ maximum height for stacks are being adopted by various cities and also the same varies due to the following factors:

- Type of vehicles to be parked i.e. small cars, sedans, SUVs / MUVs, luxury cars etc. having varied range of heights.
- Types of stack parking mechanism provided i.e. double stack, triple stack, with pits or lifts etc.

Hence, any restrictive provisions with respect to the height of the stack may not be desirable from planning and implementation point of view. However, for the calculations of numbers of car parking spaces required providing in the project, the parking area standards as stipulated for automated parking in MPD 2021 i.e. 16 sqm. / ECS may be adopted.

4.0 Proposal:

Based on the above examination, the following modifications to MPD-2021 are proposed:

MPD – 2021		
Sl. No.	Chapter 17 Development Code	
	Existing Provisions	Proposed Modifications
1.	8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES General Notes: 2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR. In case of the buildings with 26 m. and more height in all use-zones, Technical Committee of DDA may permit the following in special circumstances:	8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES General Notes: 2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR. In case of the buildings with 26 m. and more height in all use-zones, Technical Committee of DDA may permit the following in special circumstances:

	<p>a) In case of provision of stack-parking in stilt floor or basement, minimum height should be 2.5 m.</p> <p>b) Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned and are not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc. The height of Service floor in the building shall be limited to 1.8 m.</p>	<p>a) In case of provision of stack-parking in stilt floor or basement, minimum height should be 2.5 m.</p> <p>b) Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned and are not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc. The height of Service floor in the building shall be limited to 1.8 m.</p>												
2.	<p>8(4) PARKING STANDARDS Table 17.3: Space Standards for Car Parking</p> <table border="1"> <thead> <tr> <th>Sl. No.</th><th>Type of Parking</th><th>Area in sqm. per ECS</th></tr> </thead> <tbody> <tr> <td>6.</td><td>No provision</td><td></td></tr> </tbody> </table>	Sl. No.	Type of Parking	Area in sqm. per ECS	6.	No provision		<p>8(4) PARKING STANDARDS Table 17.3 : Space Standards for Car Parking</p> <table border="1"> <thead> <tr> <th>Sl. No.</th><th>Type of Parking</th><th>Area in sqm. per ECS</th></tr> </thead> <tbody> <tr> <td>6.</td><td>Stack Parking</td><td>16</td></tr> </tbody> </table>	Sl. No.	Type of Parking	Area in sqm. per ECS	6.	Stack Parking	16
Sl. No.	Type of Parking	Area in sqm. per ECS												
6.	No provision													
Sl. No.	Type of Parking	Area in sqm. per ECS												
6.	Stack Parking	16												
3.	<p>8 (7) HIGH RISE BUILDINGS</p> <p>b) In case of provision of stack parking in stilt floor, minimum height of 2.4 m. for stilt floor may be relaxed. However, in case of stack parking the height shall be as per design and structural safety requirement.</p>	<p>8 (7) HIGH RISE BUILDINGS</p> <p>b) In case of provision of stack parking in stilt floor, minimum height of 2.4 m. for stilt floor may be relaxed. However, in case of stack parking in stilt floor or basement, the height shall be as per Technical specifications for stack parking.</p>												

5.0 The proposal in Para 4.0 above is put up for consideration of the Authority for further processing the proposed modifications under Section 11A of DD Act, 1957 for inviting objections / suggestions.

Asstt. Director (Plg.)
MP & DC

Dy. Director (Plg.)
MP

Director (Plg.)
MP



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No. F-1(123)2013/Dir. (Plg.) MPR&TC/

Date: 11/07/2013

Subject: Minutes of the Tenth Meeting of the Advisory Group held on 03rd July, 2013 under the Chairmanship of the Hon'ble Lt. Governor, Delhi at Raj Niwas.

The Tenth Meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 03.07.2013 under the Chairmanship of the Hon'ble Lt. Governor of Delhi at Raj Niwas. The list of participants is enclosed (Appendix-A).

The Hon'ble Lt. Governor, Delhi welcomed the members and the participants to the Tenth Meeting of the Advisory Group and asked Commissioner (Plg.), DDA to present the items as per agenda.

1. Confirmation of the minutes of the Ninth Meeting of Advisory Group held on 19.03.2013

Since no comments were received, the minutes of the Ninth Meeting of Advisory Group held on 19/03/2013 were confirmed.

2. Action taken note on Minutes of the Ninth Meeting of Advisory Group held on 19.03.2013

The Action-Taken Note on minutes of the Ninth Meeting of Advisory Group held on 19/03/2013 was noted by the Advisory Group.

3. Management Action Group (MAG) meetings – minutes of the meeting of following MAGs placed for information

Minutes of Meetings of following MAGs were placed for information –

- a) "Local Level Participatory Planning" under the Chairmanship of Secretary (UD), GNCTD held on 18.04.13.
- b) "Heritage Conservation" under the Chairmanship of Secretary (UD), GNCTD held on 18.04.13.
- c) "Environment Planning & Co-ordination" under the Chairmanship of Secretary (Environment) GNCTD held on 29.04.13.
- d) "Enforcement & Plan Monitoring" under the Chairmanship of VC, DDA held on 30.04.13 & 28.05.13.
- e) "Delhi Unified Metropolitan Transport" under the Chairmanship of Pr. Secretary- (Transport), GNCTD.
- f) "Common Platform & Building Approval" under the Chairmanship of EM, DDA held on 09.05.13 05.06.2013 & 17.06.2013

4. Presentation of the items recommended by MAGs for review/ amendments in MPD 2021

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
Chapter-10.0 CONSERVATION OF BUILT HERITAGE 10.3 HERITAGE ZONES		
	Heritage Zone is an area, which has significant concentration, linkage or continuity of buildings, structures, groups or complexes united historically or aesthetically by plan or physical development. The following areas have been identified as Heritage Zones as indicated in the Zonal Plan: i. Specific heritage complex within Walled City of Delhi, Shahjahanabad. ii. Specific heritage complex within Lutyens Bungalow Zone. iii. Specific heritage complex within Nizamuddin and Humayun's Tomb Complex. iv. Specific heritage complex within Mehrauli area. v. Specific heritage complex within Vijay Mandal - Begumpur - Sarai Shahji - Lal Gumbad. vi. Specific heritage complex within Chirag Delhi. However more areas can be added to this list based on studies by concerned agencies.	Heritage Zone is an area, which has significant concentration, linkage or continuity of buildings, structures, groups or complexes united historically or aesthetically by plan or physical development. The following areas have been identified as Heritage Zones as indicated in the Zonal Plan: i. Specific heritage complex within Walled City of Delhi, Shahjahanabad. ii. Specific heritage complex within Lutyens Bungalow Zone. iii. Specific heritage complex within Nizamuddin and Humayun's Tomb Complex. iv. Specific heritage complex within Mehrauli area. v. Specific heritage complex within Vijay Mandal - Begumpur - Sarai Shahji - Lal Gumbad. vi. Specific heritage complex within Chirag Delhi. <i>Heritage Zones mentioned in para (i) and (ii) have been nominated by GNCTD for inscription as 'Imperial Cities of Delhi' in UNESCO's list of World Heritage Cities.</i> However more areas <i>may</i> be added to this list based on studies by concerned agencies.

Advisory Group recommended the above modification for processing under Section 11A of DD Act.

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
Chapter-17.0 DEVELOPMENT CODE 8 (5) BASEMENTS		
	a) Basement(s) upto the setback line maximum equivalent to parking and services requirement, such as Air Conditioning Plant and equipment, water storage, Boiler, Electric Sub-Station HT and LT Panel rooms, Transformer Compartment, Control Room, Pump House, Generator Room and other mechanical services and installation of electrical and fire fighting equipments, and other services required for the maintenance of the building with prior approval of the agencies concerned, could be permitted and not to be counted in FAR. However, the area provided for services should not exceed 30% of the basement area.	a) Basement(s) upto the setback line maximum equivalent to parking and services requirement, such as Air Conditioning Plant and equipment, water storage, Boiler, Electric Sub-Station HT and LT Panel rooms, Transformer Compartment, Control Room, Pump House, Generator Room and other mechanical services and installation of electrical and fire fighting equipments, and other services required for the maintenance of the building with prior approval of the agencies concerned, may be permitted and not to be counted in FAR. <i>In case of Hotels Laundry, Cold Room for storing Food articles, Linen store, Garbage room, Housekeeping store and cold storage may be allowed.</i> However, the area provided for services should not exceed 30% of the basement area.

Hon'ble L.G. mentioned that the restriction of 30% is not desirable, and the same has not been provided in case of Hospitals for which Authority has given approval and Public Notice has been issued on 29/05/2013 for inviting objections/suggestions from public. In view of this, the Advisory Group recommended the following modification for processing under Section 11A of DD Act.

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
Chapter-17.0 DEVELOPMENT CODE		
(No provision in MPD-2021)	8(7) HIGH RISE BUILDINGS <i>a) Buildings taller than 15M and 17.5M including stilt in all use zones will be considered as a High Rise Building.</i> <i>b) In case of provision of stack-parking in stilt floor, minimum height of 2.4 m. for stilt floor may be relaxed.</i> <i>c) Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned and is not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc. Height below bottom of any beam shall not be more than 1.8 m from the finished floor level excluding false floor if any.</i> <i>d) In view of the increased parking requirement and to reduce the number of basements, the mandatory setbacks applicable for basements shall be 2M on all sides from the plot boundary.</i> <i>e) Podium(s) will be permitted within the setback lines subject to clearance from the fire department. The movement of vehicles and parking shall be restricted within the podium. Rooftop to be allowed for uses such as swimming pool, landscaping, and related structures.</i>	

After discussion, Advisory Group proposed the following modification.

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
Chapter-17.0 DEVELOPMENT CODE		
(No provision in MPD-2021)	8(7) HIGH RISE BUILDINGS <i>a) Buildings taller than 15M (without stilt) and 17.5M (including stilt) in all use zones will be considered as a High Rise Building.</i> <i>b) In case of provision of stack-parking in stilt floor, minimum height of 2.4 m. for stilt floor may be relaxed.</i> <i>c) Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned and is not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc. Height below bottom of any beam shall not be more than 1.8 m from the finished floor level excluding false floor if any.</i> <i>d) In view of the increased parking requirement and to reduce the number of basements, the mandatory setbacks applicable for basements shall be 2M on all sides from the plot boundary.</i> <i>e) Podium(s) will be permitted within the setback lines subject to clearance from the fire department. The movement of vehicles and parking shall be restricted within the podium. Rooftop to be allowed for uses such as swimming pool, landscaping, and related structures.</i>	

The Advisory Group agreed with the above modification and recommended the same for processing under Section 11A of DD Act.

Para/ S. No.	MPD 2021									
	Existing Provisions			Proposed Amendments/Modifications						
1	2			3						
Chapter-13.0 SOCIAL INFRASTRUCTURE										
Table 13.17: Development Controls for Social-Cultural Facilities										
Table 13.17: Development Controls for Social-Cultural Facilities			Table 13.17: Development Controls for Social-Cultural Facilities							
S. No	Category	Maximum			Other Controls					
		G. C	FAR	Ht.						
5	International Convention Centre	30%	120	NR, subject to approval of AAI, Fire department and other statutory bodies.	Parking standard @ 2 ECS					
6	International Convention Centre (Upto 4 Ha)	60%	250	NR, subject to approval of AAI, Fire department and other statutory bodies.	i. Parking standard @ 2 ECS ii. Hotels and related activities to be restricted to 40% of floor area.					

Note:

i. In case of plots more than 4 Ha., the FAR shall be reduced by 10 points and Ground Coverage shall be reduced by 5 points for every increase of 10 Ha. The minimum limit for FAR shall be 120 and Ground Coverage 30%.

ii. Hotels and related activities to be restricted to maximum upto 40% of floor area.

Note:

- In case of plots more than 4 Ha., the FAR shall be reduced by 10 points and Ground Coverage shall be reduced by 5 points for every increase of 10 Ha. The minimum limit for FAR shall be 120 and Ground Coverage 30%.
- Hotels and related activities to be restricted to maximum upto 40% of floor area.

The Advisory Group agreed with the above modification and recommended the same for processing under Section 11A of DD Act.



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No. F.1(111)2013 /Dir.(Plg)MPR/TC

Dt. – 29.04.2013

Subject: Minutes of the Ninth Meeting of the Advisory Group on Review of MPD-2021 held on 19.03.2013 under the Chairmanship of Hon'ble Lt. Governor, Delhi.

The ninth meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 19.03.2013 under the Chairmanship of Hon'ble Lt. Governor of Delhi at Raj Niwas. Please find enclosed herewith a copy of the minutes for further necessary action.

(S.P.Pathak)
Addl. Commissioner (Plg) MPR & AP
Member Secretary

Copy to:

- | | |
|---|---------------|
| 1. Hon'ble Lt. Governor, Delhi | Chairman |
| 2. Vice Chairman, DDA | Vice Chairman |
| 3. Director, School of Planning & Architecture, New Delhi | Member |
| 4. Director, National Institute of Urban Affairs | Member |
| 5. President, Indian Building Congress | Member |
| 6. President, Institute of Town Planners | Member |
| 7. Chairman/Secretary, Indian National Trust for Art & Cultural Heritage (INTACH) | Member |
| 8. Chairman/Nominee, Delhi Urban Arts Commission (DUAC). | Member |
| 9. Director General, National Council of Applied Economic Research (NCAER) | Member |
| 10. Chairman, Housing and Urban Development Corporation Ltd. (HUDCO) | Member |

Co-opted Members

1. Principal Secretary (Urban Development), Govt. of NCT of Delhi
2. Chairperson, NDMC
3. Member- Secretary, NCR Planning Board
4. Jt. Secretary (DL) MOUD, GOI.
5. Commissioner (Planning) DDA

Special Invitee

1. Principal Secretary (Transport), GNCTD, Chairman of MAG on "Delhi Unified Metropolitan Transport".
2. Secretary (Environment), GNCTD, Chairman of MAG on "Environment Planning & Co-ordination".
3. Secretary (L&B), GNCTD, Chairman of MAG on "Slum Rehabilitation and Social Housing".
4. Engineer Member, DDA, Chairman of MAG on "Common Platform for Building Approvals".



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26/C

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No. F(1)111/Dir. (Plg.) MPR&TC/

Date: 29/04/2013

Subject: Minutes of the Ninth Meeting of the Advisory Group held on 19th March, 2013 under the Chairmanship of the Hon'ble Lt. Governor, Delhi at Raj Niwas.

The Ninth Meeting of the Advisory Group, on Mid Term Review of MPD-2021 was held on 19.03.2013 under the Chairmanship of the Hon'ble Lt. Governor of Delhi at Raj Niwas. The list of participants is enclosed (Appendix-A).

The Hon'ble Lt. Governor, Delhi welcomed the members and the participants to the Ninth Meeting of the Advisory Group and asked Addl. Commissioner (Plg.), DDA to present the items as per agenda. Additional Commissioner (Plg.) MPR & AP, DDA welcomed the Vice-Chairman, DDA and Engineer Member, DDA and the Commissioners of the three Municipal Corporations of Delhi for their first meeting of the Advisory Group; and presented the following items as per the agenda.

1. Confirmation of the minutes of the Eighth Meeting of Advisory Group held on 06.12.2012

It was informed that the modifications suggested were placed before the Authority on 05/03/2013 for consideration. Based on approval, Public Notice for inviting objections/ suggestion under Section 11A of DD Act will be issued.

Item no. 6.1:

'Para- 4.2.3.4 Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation / Relocation - In-situ Up-gradation / Rehabilitation of Slum & JJ Clusters and Resettlement Colonies.'

Prof. Neelima Risbud, Dean, SPA informed the Group that CEO, DUSIB in a MAG meeting on 'Slum Rehabilitation & Social Housing' held on 12/03/2013 had mentioned that many slums in Delhi are located on plots smaller than 2000 sqm. MPD-2021 in para 4.2.3.4 provides guidelines for redevelopment of Slum & JJ Clusters on a plot size of minimum 2000 sqm.

The Advisory Group in its 8th meeting on 06/12/2012 has already recommended relaxation of minimum plot size by 10% in Para 4.2.3.4 (i). The members felt that Slum & JJ Clusters on plots smaller than 2000 sqm may be relocated instead of taking up in-situ rehabilitation.

2. Action taken note on Minutes of the Eighth Meeting of Advisory Group held on 06.12.2012

The Action-Taken Note on minutes of the Eighth Meeting of Advisory Group held on 06/12/2012 was noted by the Advisory Group.

3. Issues of the previous Advisory Group meetings:

a) Constitution of an Expert Advisory Committee

In view of the Legal opinion provisions of Section 5A of the Act enables and empowers the Authority to constitute as many Committees as the Authority may desire within the parameters of the Act. The

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Proposed Amendment						
S. No.	Use Premises	Use Zones				
		RD	C1	C2	M	PS
RD	RESIDENTIAL					
i)	Residential plot- Plotted Housing	P	P**	NP	NP	NP
ii)	Residential plot- Group Housing	P	P	NP	NP	P
iii)	<i>Studio Apartment</i>	P	NP	NP	NP	NP
iv)	Residence-cum-Work Plot	P	P	NP	NP	NP
v)	Foreign Mission	P	P	NP	NP	NP
vi)	Hostel/ Old age home	P	P	NP	P	P
vii)	<i>Short term Accommodation – Hostel / Guest House / Lodging & Boarding House / Working Women-Men Hostel, Dharamshala and its equivalent / Service Apartment</i>	P	P	P	P	P
viii)	Community Hall/ Barat Ghar	P	P	NP	NP	P
ix)	Night Shelter	P	P	P	P	P
x)	Community/ Recreational hall, Library, Reading Room, Society office, Crèche and Day Care Centre	P	P	P	P	P

(The use-premises will be suitably re-numbered based on the modifications above.)

Modification- 16

8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE PREMISES

Existing Provision in MPD-2021

2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR.

Proposed Amendment

- In case of the buildings with 26 m. and more height in all use-zones, Technical Committee of DDA may permit the following in special circumstances. i) In case of provision of stack-parking in stilt floor or basement, minimum height of 2.4 m. may be relaxed.*
- Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned, and is not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc.*

7. Proposed Modifications in MPD-2021 as per the Minutes of the Meetings of Management Action Group held under the Chairmanship of Vice Chairman, DDA

Following modifications in MPD-2021, proposed by the Management Action Groups, were recommended by the Advisory Group for further processing under Section 11A of DD Act.

Para/ S. No.	MPD 2021							
	Existing Provisions				Proposed Amendments/Modifications			
1	2				3			
Chapter 13 SOCIAL INFRASTRUCTURE								
Table 13.3: Planning Norms and Standards for Education Facilities								
1	S. No.	Category	Population / unit (approx.)	Plot Area	S. No	Category	Population / unit (approx.)	Plot Area
	2.	Sr. Secondary School	10,000	0.6-0.8 ha	2.	Sr. Secondary School/ <i>Secondary School</i>	10,000	0.6- 0.8 ha

Table 13.4: Development Controls for Education Facilities

2	S. No.	Category	Maximum			Other Controls	S. No.	Category	Maximum			Other Controls
			Gr. Cov.	FAR	Ht.				Gr. Cov.	FAR	Ht.	
	4.	Sr. Secondary School	35%	150	18 m		4.	Sr. Secondary School/ Secondary School	35%	150	18 m	

Table 13.21: Educational Facilities

3 Existing Provision			
S. No.	Use Premises	Definitions	Activities permitted
4	Senior Secondary School	A premise having educational and playing facilities for students upto XII standard.	Nursery School, Senior Secondary School, Watch & Ward Residence (Upto 20 sq m), Books and Stationery Shop, Uniform Shop (Upto 20 sq m each) Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.
Proposed Amendment/Modification			
S. No.	Use Premises	Definitions	Activities permitted
4	Senior Secondary School	A premise having educational and playing facilities for students upto XII standard.	Nursery School, Senior Secondary School, Watch & Ward Residence (Upto 20 sq m), Books and Stationery Shop, Uniform Shop (Upto 20 sq m each) Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.
4(b)	Secondary School	A premise having educational and playing facilities for students from VI to XII standard.	Secondary School, Watch & Ward Residence (Upto 20 sq m), Books and Stationery Shop, Uniform Shop (Upto 20 sq m each) Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility.

Chapter 5.0 TRADE AND COMMERCE

Table 5.1: Five-Tier System of Commercial Areas

4	No Provision in MPD-2021	Following Note to be added after note no. (iv) Notes: (v) The non-residential activities permitted as per Mixed Use Regulations in residential plots will be permitted in Commercial Centres.
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Chapter 4.0 SHELTER

Table 4.2- Infrastructure Requirement for layout at Residential Neighbourhood Level

6

S. No.	Use Premises	No. of Units	Unit Area (ha.)	Total Land (ha.)
(e)	Utilities 15. Dhalao including segregation facility	1	0.02	0.02

S. No.	Use Premises	No. of Units	Unit Area (ha.)	Total Land (ha.)
(e)	Utilities 15. Area for segregation of waste and parking of utility vehicles	1	0.02	0.02

Notes:
(viii) Local Bodies to ensure removal of existing dhalao in phases.

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Para 4.4.3 B. Residential Plot – Group Housing		
7	(v) Such flats should have a carpet area between 25 to 40 sqm.	(v) Such flats should have a carpet area upto 25sqm.

Following modifications in MPD-2021, proposed by the Management Action Groups, were not agreed by the Advisory Group.

Para/ S. No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
1	2	3
Chapter-17.0 DEVELOPMENT CODE		
CLAUSE 3.0 ESTABLISHMENT OF USE ZONES AND USE PREMISES		
	No Provision in MPD-2021	Chapter-17.0 DEVELOPMENT CODE Para 3 Clause 3.0 Sanction of Plans <i>3(14) The Technical Committee to formulate a policy for allowing Pre-1962 Land Uses on private land, which will extend an option to the private land-owners to opt for land-uses conforming to the provisions of MPD-2021.</i>

The Hon'ble LG observed that the policy may be formulated and placed before the next Advisory Group Meeting for discussion. He suggested that the owner of large piece of land may surrender some part of the land to DDA. The following group was constituted for preparing draft policy.

- i) Advisor- NPICC
- ii) Addl. Commissioner (Plg.) (MP & UEP), DDA
- iii) Addl. Commissioner (Plg.) (MPR & AP), DDA

Action: Advisor- NPICC

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DELHI DEVELOPMENT AUTHORITY
(Master Plan Review Section)
6th Floor: Vikas Minar
New Delhi: 110002; Ph. No.-23379731

Date: 24.06.2013

F-1(10)2011/Dir (Plg.)MPR & TC/

Sub: Minutes of the 10th Meeting of Management Action Group on "Common Platform for Building Approvals" for Review of MPD-2021

Tenth Meeting of Management Action Group (MAG) on "Common Platform for Building Approvals" was held on 05.06.2013 under the Chairmanship of Engineer Member, DDA at Conference room, B-Block, First floor, Vikas Sadan. The copy of the approved minutes are enclosed herewith for further necessary action.

(I.P. Parate)

Director (Plg.) MPR & TC

Copy to:

- | | |
|--|----------|
| 1. Engineer Member, DDA | Chairman |
| 2. Chief Planner, TCPO, Govt. of India | Member |
| 3. Commissioner (Plg.), DDA | Member |
| 4. Chief Town Planner, SDMC/EDMC/North DMC | Member |
| 5. Chief Architect, DDA | Member |
| 6. Secretary, DUAC | Member |
| 7. Chief Architect, NDMC | Member |
| 8. Addl. Commissioner (Plg) MPR & AP, DDA | Member |
| 9. Suptdg. Engineer (Bldg.), MCD | Member |
| 10. Director (Bldg.), DDA | Member |

CO-OPTED EXPERT MEMBERS

1. President, Council of Architecture, India
2. Sh. Ujan Ghosh, President, Institute of Urban Designers, India
3. President, Indian Institute of Architect
4. Sh. Sudhir Vohra, Architect

SPECIAL INVITEES

1. Addl. Comm. (Plg.) UTTIPEC & Bldg., DDA
2. Addl. Comm. (Plg.) UE&MP, DDA
3. Director UTTIPEC, DDA with a request for co-ordinating meeting and preparation of minutes.
4. Ms. Romi Roy, Dy. Director(HUPW-UTTIPEC), DDA
5. Director (MP), DDA
6. Prof. S.C. Gupta, Ex. Addl. Commissioner, DDA
7. Sh. V.K. Bagga, Ex. CTP, MCD
8. Director, School of Planning & Architecture, New Delhi
9. Chairman, Housing and Urban Development Corporation Ltd. (HUDCO)
10. Advisor NPIIC
11. Representative from Delhi Builders and Promoters Association.
12. Representative from FHRAI
13. Representative from PHD Chamber of Commerce and Industry
14. Representative from ASSOCHAM

2. Advisor, NPIIC suggested that the clause "Technical Committee of DDA may permit the following in special circumstance", should be removed.
 3. The forum agreed to allow relaxation of Height of the stilt, in case of provision of mechanized stack parking in the stilt.
 4. The following aspects were discussed with regards to the provision of service floors in high rise buildings:
 - Representatives from ASSOCHAM and the Delhi Builder's Association said that for High Rise Buildings, the service floor becomes inevitable and that the same should be allowed free of FAR
 - Representative from Gyan P. Mathur and Associates, who have been working on the construction of Kothputli In-situ slum up gradation scheme, clarified, that the fire department had made it mandatory for them to provide service floors at stipulated intervals.
- EM, DDA concluded that Service Floors may be allowed in buildings as per requirements of the concerned sanctioning authority. However, the same shall not be allowed free of FAR, since the provision of Service Floor may be mis-utilised by developers in future.
5. HoD, Urban Planning Department, SPA suggested that the regulation for Solar access may be replaced with the relation of building heights with the RoW of the adjoining road, similar to what has been suggested in a report prepared by Kasturirangan Committee for MoEF.

Recommendations:

No Provision in MPD 2021 Amendments Presented	Recommendations of the MAG
<p>In Chapter 17.0 Development Code, following para to be added after 8 (5) -</p> <p>8 (6) HIGH RISE BUILDINGS</p> <p>In case of the buildings with 26 m. and more height in all use-zones, Technical Committee of DDA may permit the following in special circumstances. Note that High-rise Norms within Influence Zones of MRTS Corridors will be as per Chapter 19.</p>	<p>In Chapter 17.0 Development Code, following para to be added after 8 (5) and 8 (6) as per Public notice dated 04.05.2013-</p> <p>8 (7) HIGH RISE BUILDINGS</p> <p>Buildings taller than 15M and 17.5M including stilt in all use zones will be considered as a High Rise Building.</p>
<p>i) In case of provision of stack-parking in stilt floor or basement, minimum height of 2.4 m. may be relaxed.</p> <p>ii) Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned and are not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc.</p>	<p>In case of provision of stack-parking in stilt floor, minimum height of 2.4 m. for stilt floor may be relaxed.</p> <p>Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the agencies concerned and is not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc. Height below bottom of any beam shall not be more than 1.8 m from the finished floor level excluding false floor if any.</p>
<p>iii) All dwelling units should get minimum 2-hour solar access in at least one habitable area (living room, bedroom or private open space) on the shortest winter day of Dec 21 (Winter Solstice).</p> <p>u. On 6m and 9m R/Ws, buildings higher than 15 m height (including the height of</p>	<p>To be included as part of design guidelines.</p>



20/c

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DELHI DEVELOPMENT AUTHORITY
(Master Plan Review Section)
6TH Floor: Vikas Minar
New Delhi: 23379731

No.F.1 (10)/2011/ Dir. (Plg.) MPR & TC/

Dt: 17.10.2012

Subject: Minutes of the 6th meeting of Management Action Group on "Common Platform for Building Approvals" held on 18th September, 2012

The sixth meeting of the Management Action Group on "Common Platform for Building Approvals" on mid-term review of MPD-2021 was held on 18th September, 2012 under the Chairmanship of Engineer Member, DDA at Vikas Sadan, New Delhi.

The following Members/Special Invitees attended the meeting.

Members

- Engineer Member, DDA - Chairman
- Commissioner (Plg.) II, DDA
- Chief Architect, DDA
- Addl. Commissioner (Plg.) MPPR, DDA
- Director (Building), DDA

Co-opted expert members

- Prof. S.C. Gupta, Ex. Addl. Commissioner, DDA

Special Invitee

- Addl. Commissioner (Plg.) Area Planning, DDA

Others

- Director (Plg.) MPR & TC, DDA
- Director (Plg.) MP, DDA
- Asstt. Engineer, Building (HQ), SDMC
- Anshu Gupta, Dy. Architect, NDMC
- Ashok Singh, Dy. Architect, NDMC

Chairman welcomed Members and Special Invitees for the sixth meeting of MAG on "Common Platform for Building Approvals". Thereafter, Director (Plg.) MPR briefly outlined the issues to be discussed in this meeting.

i. Confirmation of the minutes of the 5th meeting on MAG on "Common Platform for Building Approvals" held on 27.07.2012.

The minutes of the meeting held on 27.07.2012 were circulated on 27.08.2012. The members of the MAG suggested following modifications in the minutes -

S. No.	Issues raised/ Suggestion made	Observation/Recommendation of the Group
5	(DDA Dy. No. 1878, 3157, 2012, 4024, 4029, 4032, 1962) Mamta Malhotra, A-75/1, Naraina Vihar, New Delhi. i) Review of Height, FAR and Coverage for double storey DDA Flats on 150 sq. yard plots is	(i) To be deleted (ii) As per the documents provided by the representatives of Naraina Vihar, subsequent to the meeting, the additional construction on Ground Floor was earlier allowed based on the circular issued by the Enforcement Branch of DDA vide letter No. F4(102) AE/Enf(H)/SE2/09/707 dated 22-07-2011. This issue does not relate to Master Plan amendment. However, taking note of the circular issued by Enforcement branch of Housing department, DDA dt. 22.07.2011 as

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(vi) Discussion on suggestions received for Review of MPD-2021			
a) Regarding basement, stilt floor height, atriums, balconies etc.			
4.	1428 Mr. Hafeez Contractor, Architect, 29, Bank Street Mumbai 400023.	<p>a) Basement be allowed to flush with the Ground Floor level.</p> <p>b) The height-restriction of 2.4 m. for stilt floor shall be removed.</p> <p>c) Construction of podiums shall be allowed, even outside the building footprint, so as to allow more parking above ground level, and thus, eliminating the need to construct basement levels.</p> <p>d) Staircase and lift should be exempted from FAR calculations.</p> <p>e) Cantilevered balconies shall be allowed to expand by the provision of structural columns at the end.</p> <p>f) Develop compact cities with higher FAR and density norms, so as to arrest sprawling urbanization.</p> <p>g) Provision of 400 sqm. for Community Facilities in group housing complexes, is grossly inadequate.</p> <p>h) Norms for size of Swimming Pool needs review. Presently, pool of size upto 300 sqm. is free from FAR, whereas pools larger than 300 sqm. are not exempted.</p> <p>i) Rain Water Harvesting in underground water reservoir shall be encouraged and mandated.</p> <p>j) No provision for Service Floors in high-rise buildings.</p>	<p>a) MAG was informed that this issue was discussed and a public notice is being issued towards modification in MPD-2021 (Para 8(5).(b)) with following provisions.</p> <p>"The basement(s) <i>beyond building line</i> shall be kept flushed with ground and shall be ventilated with mechanical means of ventilation."</p> <p>b) MAG suggested following para to be added in continuation to Para 8(5) (b).</p> <p>"In case of provision of stack parking in stilts and basement, height of 2.4 m. can be relaxed on case to case basis by Technical Committee in case of Group Housing by public agencies."</p> <p>Action: Director (Plg.) MPR & TC, DDA</p> <p>d) This is to be examined as part of building bye-laws.</p> <p>Action: CTP, SDMC Director (Building) DDA</p> <p>f) MAG noted the suggestion.</p> <p>g) & h) MAG was informed that a public notice is being issued with following provision:</p> <p>"S. No. (iii) Additional floor area minimum 400 sqm or at the rate of 0.6% of permissible FAR subject to maximum of 1200 sqm. shall be allowed free from FAR to cater to community needs such as community/recreational hall, crèche, library, reading room, senior citizen recreation room/club and society office."</p> <p>The MAG observed in case of large public housing schemes, the maximum limit of 1200 sqm. is inadequate, and needs review. MAG suggested the maximum limit could be</p>

		<p>exempted in case of group housing by public agencies. This may be treated as a suggestion to the public notice being issued.</p> <p>Action: Director (Plg.) MPR & TC, DDA</p> <p>i) This is to be examined as part of building bye-laws.</p> <p>Action: CTP, SDMC; Director (Building) DDA</p> <p>b), c), e) & j)</p> <p>MAG appreciated the suggestions presented by Architect Hafeez Contractor based on his professional experience in designing high-rise buildings in Mumbai and other countries. MAG observed that in most of the use-premises, MPD-2021 has mentioned no restriction of height, and as such large number of buildings in all use-zones will be high-rise. These high-rise buildings need special consideration due to higher demand in terms of parking, services, structural-safety, fire-safety etc. A separate Para for high rise buildings in all use-zones may be introduced. MAG suggested introduction of a common para in the Chapter on 'Development Code' covering service floor, podium, etc. The proposed modifications are given in Para (v) on Page 9.</p> <p>Action: Director (Plg.) MPR & TC, DDA</p>
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7/c

g) DDA flat owner should be allowed to construct 3rd floor like private housing			
9.	2538 / 07-05-12 Sh. Sushil Kumar 3349/ 03 Christian Colony, Karol Bagh, New Delhi - 05	DDA flat owner should be allowed to construct Third floor as in case of plotted Housing on individual plots.	MAG did not agree to the suggestion.
h) Regularization with Increase in FAR in Ghaffar Market Area			
10.	3165/15-07-12 Sh. Satinder Singh Sh. Mohit Chadha Ghaffar Market Beopar Mandal F-14/160-161, Ghaffar Market, Karol Bagh, New Delhi 110005.	FAR should be 350 with a height of 15m. In Gaffer Market and the existing construction in Gaffar Market should be regularised.	As per Para 16.2 (5) of MPD-2021, Re-development plan and schemes for the special area should be prepared by the local body within three years of approval of the MPD-2021. In view of this provision North DMC should examine based on the scheme as per provision in MPD-2021. Action: Chief Town Planner, North DMC
i) FAR in the commercial properties to be increased			
11.	2018/10-4-12 Sh. Achal Kataria Principal Architect E-15, South extension-I, New Delhi-49	FAR for commercial property should be increased and distributed in transparent manner amongst different property owner & rate for additional FAR may be notified by the Govt of India.	MAG was informed that this issue was discussed in the meeting of Advisory Group held on 12.01.2012. It was decided that "Retrofitting or addition of floors on individual plot, on the basis of enhanced FAR, should not be permitted." MAG observed that in case of commercial areas, the specified FAR is achieved on the basis of comprehensive schemes.

(v) Proposed modifications in MPD-2021 with reference to Para 4 above.

In Chapter 17.0 Development Code, following new para to be added after 8 (5) -

8 (6) HIGH RISE BUILDINGS

In case of buildings with 26 m. and above heights in all use-zones, Technical Committee of DDA may permit following in special circumstances.

- In case of provision of stack-parking in still floor or basement, minimum height of 2.4 m. can be relaxed.
- Intermittent service floor may be permitted for installation of equipments and services required for the maintenance of the building with prior approval of the concerned agencies, and not to be counted in FAR. The height of the service floor to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc.
- In view of the increased parking requirement and to reduce the number of basements, the basement(s) may be permitted upto the plot line with the condition that service ducts will be provided to connect internal and external services subject to clearance from fire department. Podium in terms of single floor (without roof) may be permitted within the plot line subject to clearance from fire department. The movement of vehicles and parking may be restricted to ground level, where there can be podium also for pedestrian movement and rooftop may be

landscaped and exclusively used as public spaces. The building line to be within the setback lines.

- iv) In case of group housing, the cantilevered balconies upto 1200 mm. depth and width of 1800 mm. per habitable room may be permitted without counting in FAR. In case of kitchen, this will be treated as a service balcony subject to clearance from statutory authority as per building bye laws.
- v) Maximum 10% ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR.

Action: Director (Plg.) MPR & TC, DDA

The meeting ended with thanks to the Chair.

(I.P. Parate)

Director (Plg.) MPR & TC, DDA

Copy to:

- All members
- Co-opted Members
- Special Invitees
- Concerned officers for necessary action as mentioned in the minutes

रजिस्ट्री सं० डी० एल०-33004/99

REGD. NO. D. L.-33004/99

P-20(4)/13-MP

भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 2223]

No. 2223]

नई दिल्ली, सोमवार, सितम्बर 23, 2013/आश्विन 1, 1935

NEW DELHI, MONDAY, SEPTEMBER 23, 2013/ASVINA 1, 1935

MINISTRY OF URBAN DEVELOPMENT

(Delhi Division)

NOTIFICATION

New Delhi, the 23rd September, 2013

S.O. 2895(E).—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as part of its review exercise which were published in the Gazette of India, Extraordinary, as Public Notice S.O.1377 (E) dated 28th May, 2013 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 19-A of the said Act, within forty-five days from the date of the said notice.

2. Whereas, objections/suggestions received with regard to the proposed modifications have been considered by the Board of Enquiry and Hearing, setup by the Delhi Development Authority and also approved at the meeting of the Delhi Development Authority.

3. Whereas, the Central Government has, after carefully considering all aspect of the matter, decided to modify the Master Plan for Delhi-2021.

4103 GE/13-5

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12/1

	PREMISES	<i>equipments and services required for the maintenance of the building with prior approval of the agencies concerned and are not to be counted in FAR. The height of the service floor is to be decided based on the depth of structural members, the height requirement for providing water-reservoirs, other equipments, etc. The height of Service floor in the building shall be limited to 1.8 m</i>						
CHAPTER 18 0-PLAN REVIEW AND MONITORING								
43	Table 18.1 Monitoring Framework for Development	<table><tr><td>Components</td></tr><tr><td>IV. SOCIAL INFRASTRUCTURE</td></tr><tr><td>b. Education</td></tr><tr><td> i) School for <i>differently abled persons</i></td></tr><tr><td>g. Other community facilities</td></tr><tr><td> iv) Care centre for mentally and <i>differently abled persons</i></td></tr></table>	Components	IV. SOCIAL INFRASTRUCTURE	b. Education	i) School for <i>differently abled persons</i>	g. Other community facilities	iv) Care centre for mentally and <i>differently abled persons</i>
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b. Education								
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g. Other community facilities								
iv) Care centre for mentally and <i>differently abled persons</i>								

[F. No. K-12011/9/2012-DD-I]

SUNIL KUMAR, Under Secy.

38		<table> <tr> <th>S. No.</th><th>Use Premises</th><th>Definitions</th><th>Activities Permitted</th></tr> <tr> <td>25.</td><td>Short Term Accommodation (Hostel/Guest House/Boarding and Lodging House/Working women-men Hostel/Service Apartment)</td><td>A premise fully furnished, serviced and self-contained with meal preparation and used for short term or long term individual, family or corporate accommodation.</td><td>i) Guest Suite ii) Conference Facilities, Office, Retail and Service Shops and Common Dining Facilities, and other facilities supporting the main activity (restricted up to 20% of permissible FAR).</td></tr> </table>	S. No.	Use Premises	Definitions	Activities Permitted	25.	Short Term Accommodation (Hostel/Guest House/Boarding and Lodging House/Working women-men Hostel/Service Apartment)	A premise fully furnished, serviced and self-contained with meal preparation and used for short term or long term individual, family or corporate accommodation.	i) Guest Suite ii) Conference Facilities, Office, Retail and Service Shops and Common Dining Facilities, and other facilities supporting the main activity (restricted up to 20% of permissible FAR).
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CHAPTER 17.0-DEVELOPMENT CODE

39	SUB/CLAUSE 8 (2) PERMISSION OF USE PREMISES IN USE ZONES	<table> <tr> <th>S. No.</th><th>Use Premises</th><th>Use Zones</th></tr> <tr> <td>RD</td><td>RESIDENTIAL</td><td>RD C1 C2 M PS</td></tr> <tr> <td>i</td><td>Residential plot - Plotted Housing</td><td>P P* NP NP N P</td></tr> <tr> <td>ii</td><td>Residential plot - Group Housing</td><td>P P NP NP P</td></tr> <tr> <td>iii</td><td>Studio Apartment</td><td>P NP NP NP N P</td></tr> <tr> <td>iv</td><td>Residence-cum-Work Plot</td><td>P P NP NP N P</td></tr> <tr> <td>v</td><td>Foreign mission</td><td>P P NP NP N P</td></tr> <tr> <td>vi</td><td>Hostel/Old age home</td><td>P P NP P P</td></tr> <tr> <td>vii</td><td>Short term Accommodation - Hostel/Guest House/ Lodging & Boarding House/Sarai/ Working Women-Men Hostel, Dharamshala and its equivalent/Service Apartment</td><td>P P P P P</td></tr> <tr> <td>viii</td><td>Community Hall/Boys' club</td><td>P P NP NP P</td></tr> <tr> <td>ix</td><td>Night Shelter</td><td>P P P P P</td></tr> <tr> <td>x</td><td>Community/Recreational hall, Library, Reading Room, Society Office, Crèche and Day Care Centre</td><td>P P P P P</td></tr> </table>	S. No.	Use Premises	Use Zones	RD	RESIDENTIAL	RD C1 C2 M PS	i	Residential plot - Plotted Housing	P P* NP NP N P	ii	Residential plot - Group Housing	P P NP NP P	iii	Studio Apartment	P NP NP NP N P	iv	Residence-cum-Work Plot	P P NP NP N P	v	Foreign mission	P P NP NP N P	vi	Hostel/Old age home	P P NP P P	vii	Short term Accommodation - Hostel/Guest House/ Lodging & Boarding House/Sarai/ Working Women-Men Hostel, Dharamshala and its equivalent/Service Apartment	P P P P P	viii	Community Hall/Boys' club	P P NP NP P	ix	Night Shelter	P P P P P	x	Community/Recreational hall, Library, Reading Room, Society Office, Crèche and Day Care Centre	P P P P P
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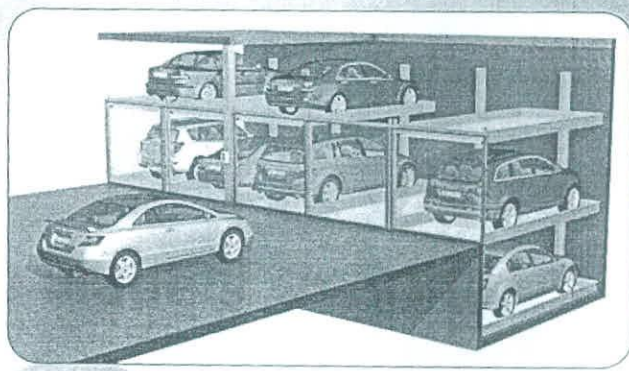
41	Notes of the SUB/CLAUSE 8(2) PERMISSION OF USE PREMISES IN USE ZONES	xii) Use premise which are to be provided/permited while preparing plans for Residential Use Zone at community level given in para 4.4.2 A and B, shall be permitted in other use zones as above. These Use Premises are also permitted while preparing layout plans for respective Use Zone with the approval of concerned local body and approval of the Authority is not required.
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42	General Notes under Sub-Clause 8(3) REGULATIONS FOR BUILDING CONTROLS WITHIN USE	2. The mezzanine floor and service floor wherever provided shall be considered as a part of the total FAR. In case of the buildings with 26 m. and more height in all use-zones, Technical Committee of DDA may permit the following in special circumstances: a) In case of provision of stack-parking in stilt floor or basement, minimum height should be 2.5 m. b) Intermittent service floor may be permitted for installation of
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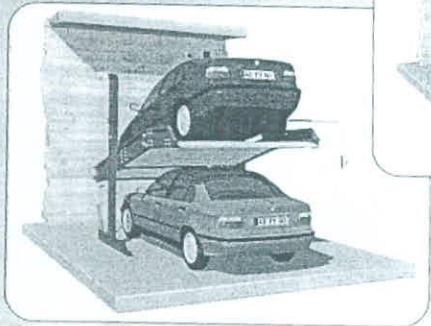
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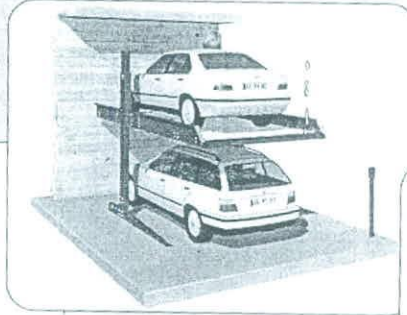


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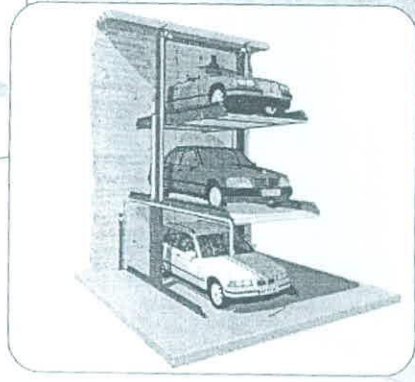
Dependent Access Models Overview



Low Ceiling Model
As low as 9'-4"



Standard Two High
Ceiling height min 10'-6"



Three High
Ceiling height min 18' - 3"

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Page 1
- Section
- Dimensions
- Car

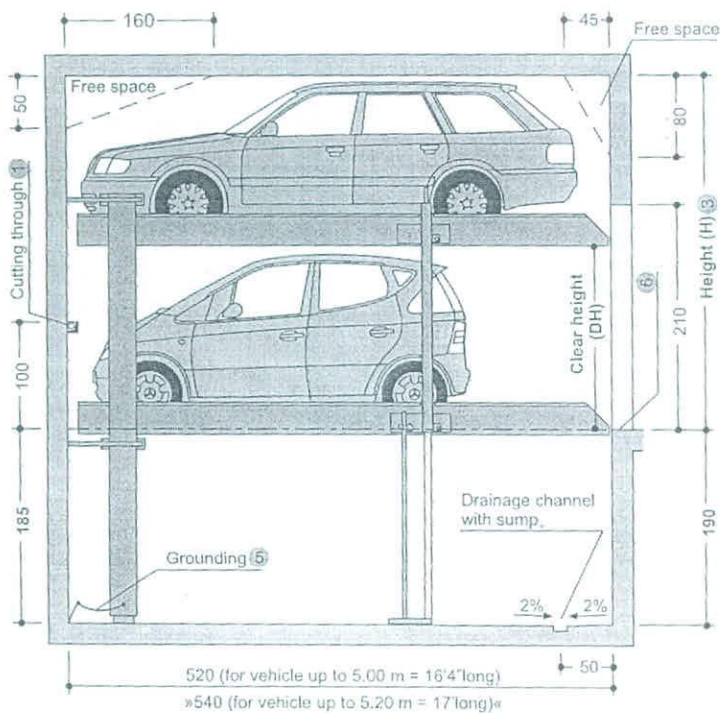
Page 2
- Width dimension

Page 3
- Approach
- Load plan

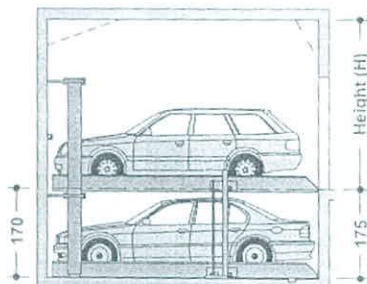
Page 4
- Installation
- Electrical installation

Page 5
- Technical data
- To be performed by the customer
- Description

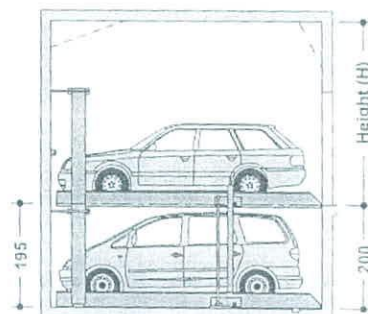
Standard type 2062-185



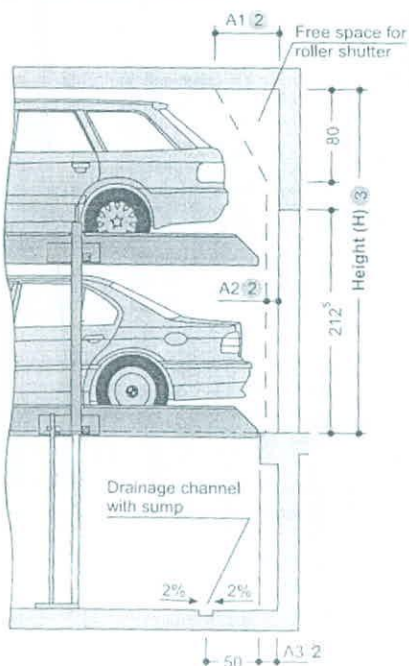
Compact type 2062-170



Exclusive type 2062-195



Garage with door in front of the car parking system



Notes

- For dividing walls: cutting through 10 x 10 cm (for pipes).
- Dimensions A1, A2 and A3 must be coordinated with the door supplier.
- If the total height is greater, the max. vehicle height for the upper parking space increases accordingly.
- For the greatest possible ease-of-use, we recommend platform width of 250 to 270 (EB) or 500 (DB).
- Potential equalization from foundation grounding connection to system.
- 10 cm wide yellow-black markings must be applied by the customer to the edge of the pit in the entry area to mark the danger zone (see load plan page 3).

Attention

For cars up to a length of 5.20m please note:
Pit length 5.40 m (with towbar 5.50 m), max. authorized loading 2000 kg (wheel load max. 500 kg), usable platform width 2.50-2.70m.
Only Stack Parker 2062-170/185/195 EB is possible - special model.

PRODUCT DATA

Stack Parker 2062

Dimensions

All space requirements are minimum finished dimensions. Tolerances for space requirements \pm . Dimensions in cm.
EB (single platform) = 2 vehicles
DB (double platform) = 4 vehicles

Type	H	DH**
2062-170	325	156
2062-185*	340	171
2062-195	350	181

* = standard type

** = without car

Suitable for

Standard passenger car and station wagon. Height and length according to contour.

Type	H	car height	
		Upper	Lower
2062-170	325	150	150
2062-185*	340	150	165
2062-195	350	150	175

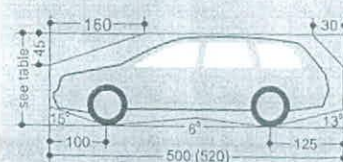
* = standard type

Width 1.90 m (PW 2.3 m)

Weight max. 2000 kg

Wheel load max. 500 kg

Clearance profile



KLAUS
multiparking

KLAUS Multiparking Systems Pvt. Ltd.
5/3, Prashant Apartments, Erandwane,
Pune 411 004 INDIA

Phone +91-20-2545 0378 / 8662

Fax +91-20-2544 6360

E-mail info@klausmultiparking.in

Website www.klausindia.com



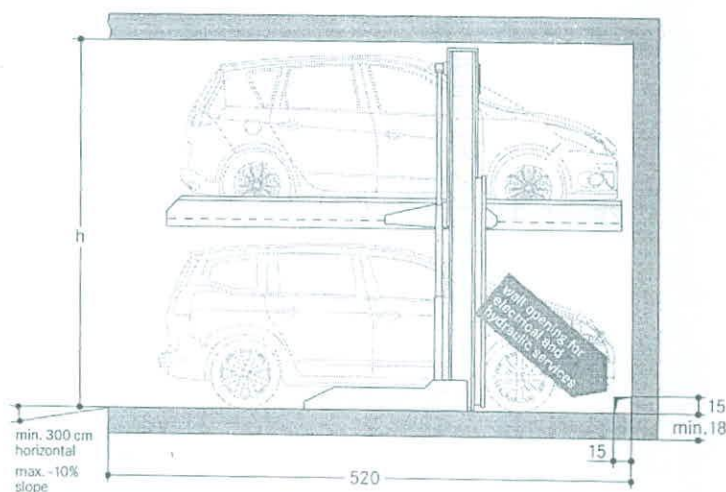
Data Sheet Wöhr Parklift 411-2,0

dependent parking
For permanent user only!*

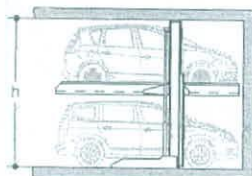
* In case of short time user (e.g. for office-, hotel-, commercial building) only possible on lower platform and only if technically adjusted, ask WÖHR! Or with attendant or valet parking both levels are possible for short time user.

Load per platform:
max. 2000 kg
(load per wheel
max. 500 kg).

Dimensions in cm

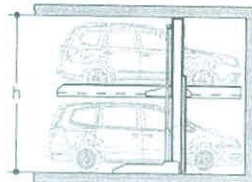


Standard type 411-170



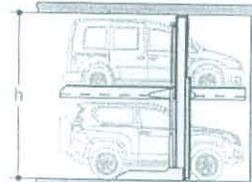
h (single unit)	360	340
car height upper level	170	150
car height lower level	170	170

Comfort type 411-180



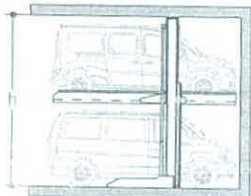
h (single unit)	380	350
car height upper level	180	150
car height lower level	180	180

Comfort type 411-190



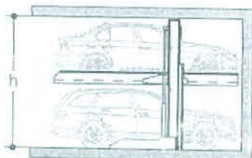
h (single unit)	400	360
car height upper level	190	150
car height lower level	190	190

Comfort type 411-200



h (single unit)	420	370
car height upper level	200	150
car height lower level	200	200

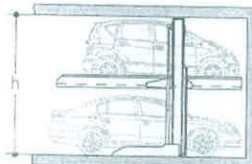
Compact type 411-150



h (single unit)	320
car height upper level	150
car height lower level	150

Please attend to restricted car- and platform distance height

Compact type 411-160



h (single unit)	340	330
car height upper level	160	150
car height lower level	160	160

Please attend to restricted car- and platform distance height

Width dimensions single unit (2 cars)



space required B	gives clear platform width
265	230
275	240
285	250
295	260
305	270

Notes

1. Clear platform width of 250 cm for car widths of 190 cm. For large touring sedans we recommend a clear platform width of at least 260-270 cm.
2. According to ISO 3864 the floor has to be marked with 10 cm wide yellow-black stripes at a distance of 50 cm from the platform edge by the purchaser (see "statics and construction requirements" on page 2).
3. The lowering speed of an empty platform is considerably lower than a loaded one.
4. It is not possible to have channels or undercuts and/or concrete haunches along the floor-to-wall joints. In the event that channels or undercuts are necessary, the system width needs to be reduced or the installation width needs to be wider.
5. The manufacturer reserves the right to construction or model modifications and/or alterations. Furthermore, the right to any subsequent part modification and/or variations and amendments in procedures and standards due to technical and engineering progresses in the art or due to environmental regulation changes, are also hereby reserved.

-39-

3.0 Proposal :

- 3.1 The modification in the Master Plan/Zonal Development Plan for Zone K-II (Dwarka) under section 11A of DD Act, 1957 as per the description below and plan annexed as **Annexure-II**.

S.No.	Location	Area	Landuse (MPD 2021)	Landuse changed to	Boundaries
1.	Site at sector-2, Dwarka	8670.88 sqm.	"Residential"	"Public & Semi & Public"	North - 60 m Road South - Residential (Housing Area Facility) East - Residential West - Residential

- 3.2 Further, any financial implications on w.r.t. change in landuse from "Residential to "Public & Semi & Public" needs to be seen by the Lands Deptt./Land Costing, DDA.
- 3.3 The Development Control Norms and setbacks are as per prevailing Master Plan for Delhi -2021

4.0 Recommendation:

The proposal at para 3.0 above, is placed for consideration of the Technical Committee.

Nheetu
11/12/15
(Nheetu Randhawa)
A.D.(Plg.)/Dwk

Alka Arya
12/12/15
(Alka Arya)
D.D.(Plg.)/Dwk

~~- 36 -~~

Sub: Proposal for change of land use of plot measuring 8670.88 sqm at Sector- 2, Dwarka from "Residential" to "Public & Semi-Public" for DOPT, GOI.

File No.: F.1(397)/99/Dwk/.

1.0 Background:

1.1 Secretary, DoPT vide DO letter dated 16.04.2015 requested to convert the land use from "Residential" to "Institutional" of Plot No.2/5 in Sector-2, Dwarka for the construction of the office of National Center for Good Governance (NCGG). On the body of the letter, VC/DDA directed "Please process immediately" vide dated 20.4.2015. Copy of the same is forwarded by MOUD vide letter dated 29.4.2015 (Annexure-I).

2.0 Examination:

2.1 NCGG is an autonomous organization by GOI to be an apex think-tank of the country in guiding & implementing Good Governance reforms through Research, Policy analysis, Advocacy, and Capacity Building in order to strengthen institutions that deliver good governance and foster democracy.

2.2 NCGG aims to guide and facilitate governance reforms across States in India at the National Level and people for Good Governance at the International level.

2.3 The plot under reference measuring an area of 8670.88 sqm at Sector -2, Dwarka has already been allotted to DoPT, GOI for construction of Residential accommodation of Government Employees as "Staff Housing for Northern Eastern Officers" vide DDA's Possession Plan dt 13.9.99.

2.4 Examination as per MPD/ZDP & LOP with respect to the following:

a) **Landuse:** As per approved Zonal Development Plan of Zone K-II and MPD-2021, the plot measuring an area of 8670.88 sqm in Sector- 2, Dwarka is proposed for "Residential" and as per approved Layout Plan of the said sector, the plot is proposed for "Institutional Housing".

b) Development Control Norms:

Residential Plot- Group Housing	Public & Semi-Public
<ul style="list-style-type: none">• Maximum Ground Coverage: 33.3%• Maximum F.A.R.: 200• Height: NR (Subject to clearance from AAI/ Fire Deptt and other Statutory Bodies. (Chapter-4, Para 4.4.3: Control for Building/ Buildings within Residential premises)	<ul style="list-style-type: none">• Maximum Ground Coverage: 30%• Maximum F.A.R.: 120• Height: 26m. (Chapter-13, Para 13.11: Public and Semi-public facilities/premises)

		Also, the financial implication will be seen by Lands Deptt (Land Costing and Land Disposal.) Long Term: This Institutional set up will try to ensure Governance Reforms across States in India at the National Level under the Chairmanship of Cabinet Secretary.
xiv	How the proposal will benefit in the development and Economic growth of the city.).	Same as above at Para iv.
xv	What are the provisions corresponding to the proposed policy/ changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi.	The procedure followed in other cities does not differ.
xvi	What will be the Public Purpose served by the proposed modification	Same as above at Para iv.
xvii	What is the number of people/ families/ households likely to be affected by the proposed policy.	Majorly, it will serve the area and Population of Dwarka (Approx 6000 Ha area and 13 Lakh Population).
xviii	Whether the proposal is in consonance with the existing plans, laws, bye laws , rules etc.	same as above at Para v)
xix	Whether the implementation of the proposal will require changes in certain rules, provisions of Master plan, etc and if yes, What action has been taken to bring about such changes.	Proposal will be governed by DD act 1957, and MPD-2021 provisions.
xx	Whether the department/ organizations/ ministries related with the Proposal have been consulted and if yes, what were their views and how they were disposed.	Yes, the proposal is initiated on the request of DOPT/GOI only.
xxi	Whether the relevant guidelines/ orders of DOPT, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal and	The proposal is examined and processed as per the provisions of DD Act 1957 and MPD-2021/ ZDP (Zone k-II).
xxii	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the Proposal.	Director (Plg) Dwk. Office no for contact is 23370326.

4/1 ANNEXURE - I

D.O. No. 69/Land for NCGG/2015-16

जय कोठारी
Sanjay Kothari
सचिव
SECRETARY



सत्यमेव जयते

भारत सरकार
कार्मिक और प्रशिक्षण विभाग
कार्मिक, लोक शिकायत तथा पेंशन मंत्रालय
नॉर्थ ब्लॉक, नई दिल्ली-110001
GOVERNMENT OF INDIA
DEPARTMENT OF PERSONNEL & TRAINING
MINISTRY OF PERSONNEL, PUBLIC GRIEVANCES
AND PENSIONS
NORTH BLOCK, NEW DELHI - 110001

I S43
22/4/15

Dr. D. P. Singh
G. P. S. S. V. P.
8/5/15

1009-B
21.4.15

765
24/4/15
16th April 2015.

The Plot No. 2/5 in Sector-2, Dwarka measuring 8670.88 sq. mtr. was allotted to DoPT for construction of residential accommodation for Government employees.

2. It has been decided to establish office of National Centre for Good Governance in New Delhi, hence it is proposed that DoPT would make alternate use of the said allotted plot in order to provide office campus to NCGG.

3. It is noteworthy that National Centre for Good Governance (NCGG) has been established as an autonomous organization by Government of India to be an apex think-tank of the country in guiding and implementing Good Governance reforms through research, policy analysis, advocacy and capacity building in order to strengthen institutions that deliver good governance and foster democracy. The NCGG aims to guide and facilitate governance reforms across States in India at the national level; and by bringing together and harnessing the power of knowledge, experience, technology and people for good governance at the international level. The Governing Body with Cabinet Secretary as its Chairperson has been constituted along with a Management Committee with Secretary, Department of Personnel and Training as its Chairperson.

4. The Department has also resolved and informed the Hon'ble Prime Minister on 12.09.2014 "The National Centre for Good Governance as a think tank of Government has to be made functional in one year. Necessary infrastructure should be developed in 3 years. It has to be made a Centre for Excellence not only for India but for other countries of the world, particularly the Asian countries."

5. It is requested that Delhi Development Authority may be directed to convert the land use from residential to institutional at the earliest, so that the land may be utilized for construction of NCGG office building. A copy of the possession plan is enclosed herewith.

Yours sincerely,
Sd/-

(Sanjay Kothari)

Encl. As above

Shri Madhusudan Prasad
Secretary
M/o Urban Development
Nirman Bhawan
Maulana Azad Road
New Delhi - 110 011.

v. Important
Comm Planning / OSD (In Pace)

Pl process immediately

23/4/15
REC 05/2015

20/4/15

Pls send us
info file no
FI(397)99/DH
immediately

CC - Vice Chairman Delhi Development Authority

Vinod Kumar
24/04/15

Me 8/5
(Sanjay Kothari)

AD/Reg/Dw/I

26-05-15

Dir(PB)
D.O.

8/5 ADA



52 VIP - 41 -
8/5/15

3/c
MOST IMMEDIATE

TBR-15

6/5/2015



No. K-13011/5/2015-DD-I

भारत सरकार/Government of India

शहरी विकास मंत्रालय /Ministry of Urban Development

निर्माण भवन/Nirman Bhawan

नई दिल्ली/New Delhi

Dated 29th April, 2015

75 VIP
7/5/15

1177-B
30-4-15

To

The Vice Chairman,
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi.

Commr (Plg.)'s Office
Diary No. TBR-50
Date 1/5/15

Subject: Request of DOPT for change of land use of plot No. 215 in Sector-2, Dwarka from 'Residential' to 'Institutional'.

Sir,

I am directed to enclose a copy of email dated 20.04.2015 alongwith a copy of Secretary, DOPT D.O. No. 69/Land for NCGG/2015-16 dated 16.04.2015 on the subject mentioned above and to request you to examine the request of change of land use of the site in question.

2. An action taken may kindly be intimated to DOPT under intimation to this Ministry.

End. As above

V. Subramanian
20/4

20/4/15
20/4/15

Yours faithfully,
Encl.

(Sunil Kumar)

Under Secretary to the Govt. of India
Telefax.: 23061681

Copy for information to:

Secretary, Department of Personnel & Training, Ministry of Personnel, Public
Grievances and Pensions, North Block, New Delhi-110001.

Plc examine on priority

27/4

DD (Plg) Dutt

DD (Plg) Dutt

DD (Plg) Dutt

27/05/15

2/c

Date: 20.04.15 12:38 PM
From: NCGG DoPT <ncgg-dopt@nic.in>

- 42 -

Letter from NCGG, DoPT, New Delhi
Madhusudan Prasad <secyurban@nic.in>

Letter to Secretary Urban Development.pdf (357kB)

Dear Sir,

Please see the attached file.

Regards

NCGG
OLD JNU Campus
New Delhi

3860

can may be expedited

W. B. [Signature]

As - 30)

US (DD-1)

No code for DVA

~~2014~~

Valent
DIN 5002
H. ante
to HC DDA
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achin
and planning
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