Sub: Public & Semi Public-Premises for which specific Development Control Norms have not been specified in MPD 2001 but same has been specified in MPD 2021

### F13(162)/03/Bldg./

### 1.0 Background:

- 1.1 As the per allotment letter, dt. 21.7.03 a plot of land measuring 2000 sqm of land at Sector 11 Dwarka for construction of Management Institute was allotted to Banarsidas Chandiwala Sewa Smarak Trust Society but the physical possession was handed over of land measuring 2593.852 sqm, instead of 2000 sqm which is excess by 593.852 sqm of the actual site allotted which has been regularised by the competent authority in favour of the society.
- 1.2 Earlier the Building plans have been sanctioned as per PSP norms of 2001. i.e. G.C. 25%, FAR 100 and Ht. 26 m. The O.C. issued vide letter dt. 07.8.2008.
- 1.3 Institute applied for revised / additional sanction on dt. 20.9.13 with requisite fee and documents. Further Institute applied for additional FAR as per for as per Gazette Notification dt. 23.09.13. Under Secy. to GOI, MOUD vide letter dt. 24.12.14 also forwarded the request of Institute for additional FAR.
- 1.4 Case was referred to MP Section. Comments of MP Section is as under:

"Building Section may see the matter as per MPD 2021 provisions/LOP/allotment letter/lease deed."

1.5 As no specific clarification was provided by MP & DC –Section the file was sent to Commissioner Planning. The observation of Commissioner (Plg.) dt. 15.01.15 is reproduced as under:

"this matter be put-up for consideration of the T.C. to take a uniform policy where ever FAR has been enhanced that shall be applicable to the respective use premise."

Accordingly the agenda has been prepared.

### 2. Examination:

2.1 Master Plan provisions in case of PSP facilities / premises for which specific development controls have not been provided are as under:

Norms		MPD 2001	MPD 2021	Notification dt. 23.9.13	
Max Coverage	Ground	25%	30%	30%	
Max FAR		100	120	120	
Max Ht.		26 m	26 m	26 m	

- 2.2. As Table 13.5 of MPD 2021 the plot area of Management Institute is 0.4 Ha for per 5 lakh population.
- 2.3. As per MPD 2021 & Notification dt. 23.9.13 the development control norms for Management Institute are as under:

Norms		MPD 2001	MPD 2021	Notification dt. 23.9.13	
Max Coverage	Ground		35%	35%	
Max FAR		**	150	225	
Max Ht.			37 m	37 m	

The Development Controls for Education Facilities (Higher Education) as per provisions vide Gazette Notification S.O No. 2895 (E) dated 23.09.2013 is as under:-

S. No.	Category	Maximum			Other Controls
	20	Gr. Coverage	FAR	Height	
1	Vocational Training Centre (ITI /Polytechnic / Vocational Training Institute / Management Institute / Teacher Training Institutes etc.) / Research and Development Centre.	35%	(225)	37m	Up-to 30% of max. permissible FAR can be used for hostel accommodation for the students.  Parking standard @ 1.33 ECS/100 sq m of floor area. The areas earmarked for parking if misused liable to be municipalized/taken over
2.	General College (Technical)				by the authority.
3	Professional College (Technical)				Other controls related to basements etc. are given in the Development Control chapter.

2.4. Institute has proposed to utilize additional FAR for the vertical expansion of existing building (G+3, ht. 15.3 M) by adding 5 Floors thus making building G+8 (ht. 33.30 M); which will require re-submission of documents to DUAC, CFO & AAI.

### 3. Proposal:

Public & Semi Public-Premises for which specific Development Control Norms have not been specified in MPD 2001 but same has been specified in S. No. 1 of Table 13.6 MPD 2021. The development control norms to those cases shall be as per MPD 2021/Notification dt. 23.9.13; as a Uniform Policy, subject to:

- i. Change in allotment / lease condition if required.
- ii. Modification in approved LOP for unspecified PSP use to respective use premise as per S. No. 1, Table 13.6 of MPD 2021.
- iii. Structural stability Certificate from reputed agencies/organisation.
- iv. NOC from IL in respect of financial implications in any.

### 4.0 Recommendation:

In view of Para 1 & 2, Para 3 placed before the Technical Committee for consideration/appropriate decision.

The proposal for specific case of Banarsidas Chandiwala Sewa Smarak Trust Society for allowing the norms of MPD-2021 for Management Institute at Sector-11 Dwarka was presented by Director (Building) DDA. After detailed deliberation, Technical Committee recommended the proposal of following for Development Control Norms in this specific case as per MPD-2021/ Notification dated 23.09.2013 subject to the following conditions:

- . Change in allotment/ lease condition if required.
- ii. Modification in approved LOP for unspecified Public & Semi Public use to respective use premises as per Sl. No.1, Table 13.6 of MPD-2021 by concerned planning unit.
- iii. Structural stability certificate from reputed agencies/ organizations.
- iv. NOC from IL in respect of financial implications if any.

DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION

This Proposal was Considered in the 3rd Technical Committee Meeting held on 10:04:2015

Vide Item No. 1.7/20/5

Sudwin DI.05:2015

Assit Director Master Plan

SUB: Ratification of Relaxation of setbacks for Proposed Chandra Bhushan Singh Memorial, Mahila Bal Evam Shravan Viklang Shiksha Evam Punarvas Sansthan at Sector-13, Dwarka measuring an area of 2000.23 sqm.

File No. F13(15)2014/Bldg./

### 1.0 BACKGROUND

- 1.1. President, C. B. S. Memorial, Mahila Bal Evam Shravan Viklang Shiksha Evam Punarvas Sansthan, submitted the first application for errection of Memorial, Mahila Bal Evam Shravan Viklang Shiksha Evam Punarvas Sansthan, at Sector-13, Dwarka measuring an area of 2000.23 sqm in DDA on 16.6.2014.
- 1.2. AE (B) L&I, DDA vide letter dt.18.7.2014 pointed out shortcoming regarding set back to the president, C. B. S. Memorial. In response President, C. B. S. Memorial vide letter dt. Nil intimated that he is not getting sufficient ground coverage if the norms of front set back- 9m and rear and side set back 6 m is followed. Further, he requested that preceding category of setback may be allowed as permissible coverage is not achievable.
- 1.3 The matter was discussed with Commr.(Plg.) on 19.02.2015 where it has been desired to put up the matter in Technical Committee of DDA.
- 1.4 The F13(15)2014/Bldg./ was sent to the VC, DDA for decision and approval was accorded on file dt. 05.3.15, accordingly, sanction was issued on 13.3.15.

### 2.0 EXAMINATION:

- 2.1 As per table 13.4 (S. No. 6 ) Development Control for school for physically challenged is as under:-
  - G. Coverage-50%, FAR-120, height 18.0 M
- 2.2 Plot area = 2000.23 sqm., G. Coverage(50% of plot area) = 1000.115 sqm. Area achievable after leaving prescribed setbacks (Front- 9 M, Side 6 M & Rear 6 M) on plot area measuring 2000.23 sqm. is 928.35 sqm. (approx.). Thus permissible Ground Coverage is not achievable under prescribed setbacks.

7.3 Table 17.1: Minimum setbacks (other than Residential Plotted Development), MPD-2021

Plot size (in sqm.)	Minimum setbacks (in Meter)				
	Front	Rear	Side (1)	Side (2)	
Upto 60	0	0	0	0	
Above 60 & upto 150	3	1.5(avg.)	-	-	
Above 150 upto 300	4	2(avg.)	-	_	
Above 300 upto 500	4	3	3	-	
Above 500 upto 2000	6	3	3	3	
Above 2000 upto 10000	9	6	6	6	
Above 10000	15	12	12	12	

- 2.4 As per Note (i) of para 8 (3) of MPD 2021, in case the permissible coverage in not achieved with the above given setbacks, the setbacks of the preceding category may be followed.
- 2.5 As per Note (iv) of para 8(3) of MPD 2021, The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.
- 2.6 As per Delhi Fire rules 2010 institutional buildings of more than 9 m height requires CFO clearance. The matter will be referred to CFO and if required necessary Fire fighting arrangement will be provided by the organisation.

### 3.0 PROPOSAL:

Setbacks norms in preceding category be given as special circumstances, as per details given below:

	Minimur	n setbacks (in Meter	7)
Front	Rear	Side	Side
6	3	3	3

### 4.0 RECOMMENDATION:

In view of examination at para 2, the proposal at para 3 is placed before T.C. for its consideration & Ratification.

The proposal was presented by Director (Building) DDA. After detailed deliberation, Technical Committee approved the proposal as contained in the para 3.0 of agenda.

Action: Director (Building) DDA

MASTER PLAN SECTION

This Proposal was Considered in the control of the control o

Minutes 9 the Technical Committee Meeting Held on

Item No. 20 TC

### AGENDA FOR TECHNICAL COMMITTEE

File No .:

F.3 (50)2005/MP

Subject:

Proposal to develop the private owned land of an area measuring 4 Bigha & 11 Biswa at Shalimar Bagh Dakshini Block-A for construction

of Multi Level Parking.

### 1.0. BACKGROUND:

- A representation regarding "Amendment in the layout Plan of Block-A, Shalimar Bagh (Dakshini), Delhi" received from the applicant Mr. Adarsh Mohan & Mrs. Madhu Yadav.
- 1.2. As per the representation; "an area measuring 4 Bigha & 11 Biswa at Shalimar Bagh Block-A adjacent to N.H.P. (area measuring 1.74 Ha) is a Private Land and belongs to Mr. Adarsh Mohan & Mrs. Madhu Yadav. This private land has also wrongly shown as Neighborhood Park in the layout plan".
- 1.3. Mr. Adarsh Mohan & Mrs. Madhu Yadav are the owners of this private land since October 2011 and prior to this the ownership was with M/s. Harbans Lal Malhotra & Sons Pvt. Ltd since May 1996 and this parcel of land has never been acquired by any of the local bodies.
- The applicant has requested that the above parcel of land which is a part of Gross Residential Use Zone should be allowed to be developed as a Residential Block. Further also requested to develop a Shopping Space along with Multi-Level Parking on this private land. This will be of great use in the large benefit of the local residents & Wazirpur Industrial which is just across the road.

### 2.0. **EXAMINATION:**

- 2.1. The area under reference at Shalimar Bagh Block-'A' falls in Planning Zone-H and as per the Zonal Development Plan of Planning Zone-H under MPD-2021; it comes under 'Residential' land use.
- As per the approved 'layout plan of Shalimar Bagh Dakshini Block-A', 2.2. prepared & approved in the year of 1970, the land under reference is part of Neighborhood Park (N.H.P.). Annexure 'A'
- Whereas the applicant is claiming that the ownership of the area under reference was with M/s. Harbans Lal Malhotra & Sons Pvt. Ltd since May 1996 and further the ownership is with Mr. Adarsh Mohan & Mrs. Madhu Yaday since October 2011.



2.4. The boundary description of the area under reference is as follows:

North : Neighborhood Park

South : Ring Road (60.0 meter RoW) & Wazirpur Industrial Area

East : Group Housing
West : DDA Plotted Housing

2.5. As per approved layout plan, the area of Neighborhood Park (N.H.P.) is 1.74 Hectare (Ha.) wherein some part of it also shown as unacquired land fencing as per survey.

2.6. As per the copy of sale deed submitted by the applicant, "in the Public Auction held on 06.06.1960 by the Rehabilitation Department, New Delhi, Shri Harbans Lal Malhotra was declared the successful bidder in respect of Agriculture land area measuring 25-Bighas, 18-Biswas, falling under Khasra Nos. 255, 258, 259, 270/1, 271/1, 272 and 273, situated in the revenue estate of Village Azadpur, Delhi State, Delhi and later on the sale certificate in respect of the above said land was executed in favour of Shri Harbans Lal Malhotra, which is duly registered as document no.-963 in Additional Book no.-I, on dated 21.12.1961 with the office of Sub-Registrar, Sub-dist. No.-I, Delhi".

It is also observed that the Agriculture land measuring 4 Bigha & 11 Biswa falling under Khasra Nos. 270/1(3-04), 271/1(1-07), consisting of trees, nursery, plants etc. and boundary wall situated in the revenue estate Village of Azadpur, Delhi.

- 2.7. The ownership / allotment status of the area under reference is not known to this office. Whereas as per the information received from NL Branch -1 DDA, "land falling in Khasra No. 270/1 (3-04) and 27/1 (1-07) total land measuring 4 Bigha 11 Biswa neither acquired for DDA scheme nor its proposal pending for acquisition of Village Azadpur". Annexure 'B'
- 2.8. The location of private land (area measuring 4 Bigha & 11 Biswa) provided by the applicant is totally different from the location of 'unacquired' land shown as in approved layout plan.
- 2.9. Planning Department is not in a position to demarcate the above area (which is in the unit of Khasra, Bigha & Biswa) on the Layout Plan/Zonal Development Plan.
- 2.10. The request of applicant to develop Shopping Space along with Multi-Level Parking comes under "Commercial" use whereas the land use of the area under reference is "Residential" and premise level use is 'Neighborhood Park'.

# 2.11. MASTER PLAN FOR DELHI-2021 PROVISIONS:

As per Chapter-12: Transportation, 12.13.7 — Multi level parking facility should preferably be developed in the designated parking spaces or in the residential, public-semi-public facilities. Annexure 'C'.



- 2.11 (a): As per Chapter-12: Transportation, 12.13.6 "Parking is one of the utilities permitted in all zones except in regional park / ridge, developed recreational areas and parks as per the approved layout plan".
- 2.11 (b): As per Chapter-12: Transportation, 12.13.2 (iv) -"The development of multi level parking facilities may be taken up, wherever, feasible in public private partnership framework, with private sector investment and involvement, for which incentives may be provided by way of land use and FAR etc".
- 2.11 (c): As per Chapter-9: Environment, 9.6-Green Belt (Table 9.4); Shopping Space & Multi-Level Parking is not mentioned in the Permission of use premises in Sub Use Zones: Green Belt, Regional Park, City Park, District Park, Community Park & Multipurpose Ground.
- 2.11 (d): (i) As per clause 3(4) of Chaper-17.0 Development Code The Layout Plans already approved by the Authority or any other local authority concerned in accordance with law shall be deemed to have been approved under this code.
  - (ii) As per clause 3(5) of Chaper-17.0 Development Code An area in respect of which there is no approved Layout Plan shall be governed by the provisions of the Master Plan/ Zonal development Plan.
- 2.12. Neighborhood level facilities for Shopping spaces are already planned in the approved "layout plan of Shalimar Bagh Dakshini Block-A" for the Planned population of 30000 persons.
- 2.13. As per the minutes of the meeting held on 16<sup>th</sup> August 2012 at Raj Niwas to discuss the issues of parking related problems in the National Capital Territory of Delhi, "it was agreed in principle that no Green areas should be converted and used for Parking in the national Capital Territory so as to maintain environment equilibrium. Parking should not be constructed under public parks / greens and MPD-2021 should be amended accordingly".
- 2.14. There is no policy is available in DDA to propose for such facilities in the Private / Unacquired land. Moreover this activity will reduce the Green Coverage of the Neighborhood Park.



### 3.0. PROPOSAL:

In view of above examination at Para-2.0 above (Sub Para-2.13), the matter is placed before the Technical Committee.

### 4.0. RECOMMENDATION

The proposal as given in Para 3.0 is placed before the Technical Committee for deliberations.

### 5.0. FOLLOW UP ACTION:

Further follow-up action will be taken after the decision of the Technical Committee

"DECISION"

The proposal was presented by Director (Plg.) Zone 'H'. During the discussion, the Technical Committee was informed that in a similar proposal of utilization of un-acquired privately owned land pockets was discussed in Technical Committee meeting vide Item No. 92/2014 held on 19.12.2014 wherein the following decision was taken:

'The proposal was prepared by Addl. Commissioner (Plg) AP. After detailed deliberation Technical Committee observed that a uniform policy needs to be prepared to deal the un-acquired pockets in developed urban area. A concept paper may be prepared and discussed in a separate meeting where officers from Land Management, Legal, Land Disposal, Architecture Department of DDA, etc. will be invited to arrive at a logical solution. This view may also be informed to the Hon'ble Court and seek time from Hon'ble Court in the matter of Ujagar Singh V/s South Delhi Municipal Corporation and Ors. which is pending before Hon'ble High Court.'

Chief Town Planner, MCD informed that there are number of such cases of un-acquired privately owned land pockets which could not be taken up for the reason mentioned above and hence a policy is required to be formulated for the same. It was also informed that for the continuation of the existing use of pre-1962 areas, a Committee was formed to formulate the policy.

After detailed deliberation, Technical Committee recommended that a Committee consisting of following members will prepare draft policy paper and submit to Competent Authority for consideration/adoption:

- i. Commissioner (Plg) DDA- Chairman
- ii. Commissioner (Land Disposal), DDA- Member
- iii. Chief Town Planner, MCD- Member
- iv. Chief Legal Advisor, DDA- Member
- v. Addl. Commissioner (Plg) MP, DDA- Member
- vi. Addl. Commissioner (Plg) UTTIPEC, DDA- Member
- vii. Addl. Commissioner (Plg) UEP &LP, DDA- Member
- viii. Director (Land Costing), DDA- Member
- ix. Addl. Commissioner (Plg) AP, DDA- Convener

DELHI DEVELOPMENT AUTHORITY MASTER PLAN SECTION

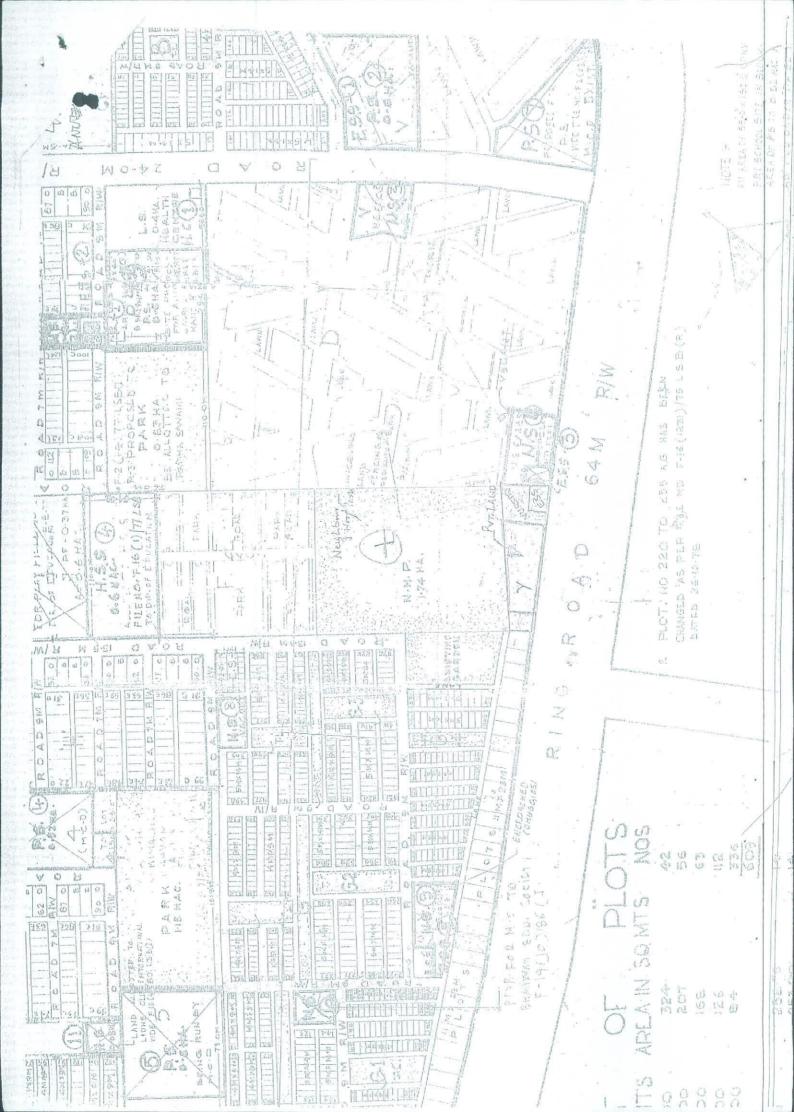
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Sudhaly 01.05.2015.

Asstt. Director Master Plan Dy. Director Master Plan

The specific proposal was deferred till policy is finalized.

Action: Addl. Commissioner (Plg) AP, DDA



ANNEXURG.

-50-

595/c

### DELHI DEVELOPMENT AUTHORITY NEW LEASE BRANCH-I, 'A' BLOCK 3<sup>RD</sup> FLOOR, VIKAS SADAN, NEW DELHI-23

No. F9 (38)2012/CRC/North/ 788

Date: 19/3/15

To

Dy. Director (Plg.), Zone F & H, 4<sup>th</sup> Floor, Vikas Minar, DDA, New Delhi. - ©2

Sub:

Verification of ownership / allotment status of land measuring 4 Bigha 11 Biswa at Shalimar Bagh Block 'A' Adjacent to neighbor hood park.

Sir,

Kindly refer to your letter No. F3 (50)05/MP/D-40/dated 11-2-2015 on the subject cited above. In this regard it is to inform you that as per land record available in DDA, land falling in Khasra No. 270/1(3-04) and 27/1(1-07) total land measuring 4 Bigha 11 Biswa neither acquired for DDA scheme nor its proposal pending for acquisition of village Azad Pur.

12/2

(Paramjeet Singh)

Dy. Director NL-I

Soy

### 12.13.3 PARKING FACILITIES IN DTC DEPOTS

The use of DTC terminals and depots for development of public parking alongwith parking of DTC buses, private buses and Chartered buses, should be explored and specific projects developed.

### 12.13.4 UNDERGROUND PARKING

Based on the site feasibility, parking facilities can be created under the open spaces without disturbing the green areas on the surface and surrounding environment. The approvals from the concerned agencies are mandatory before taking up such works.

### 12.13.5 PARKING IN RESIDENTIAL AREAS

Over the years a large number of the residential areas have been experiencing severe problems of vehicular congestion and shortage of parking space. Most of the parking is, in fact, being done on the road, which significantly reduces the carriageway width. The problem has been exacerbated by the traffic congestion generated by schools in gross residential use areas. Some measures required to alleviate the problem, to some extent, will be as under: -

- All the encroachments on residential streets in the form of kitchen gardens/roadside private greens, large projections/ramps, etc. need to be removed.
- ii. Road cross sections may be redesigned wherever possible to accommodate planned car parking along the residential streets, and also creating more surface movement space.
- iii. Other options, in selected areas, such as creation of underground parking below parks and open spaces will also have to be considered.
- iv. Resident Welfare Associations will have to be called upon to participate in this process by raising contributions from the residents on the basis of objective criteria such as number of cars owned, etc.
- v. Problem of congestion arising on account of the traffic generated by schools have to be specifically addressed, and the main responsibility for putting up the required additional facilities has to be borne by the schools themselves. Policy guidelines will have to be evolved for this purpose.

### 12.13.6 PARKING STANDARDS

Parking is one of the utilities permitted in all use zones except in regional park / ridge, developed recreational areas and parks as per the approved layout plan. Parking standard have been prescribed in each use premises. However, where not prescribed, these will be followed as per standards given in Development Code section of the Master Plan. The standards given are in Equivalent Car Space (ECS) which include parking for all types of vehicles i.e. cars, scooters, cycles, light and heavy commercial vehicles, buses etc. Parking adequacy statement/study for large projects like Stadia, Shopping Malls, Multiplexes will be desirable.

### 12.13.7 MULTI LEVEL PARKING

Multi level parking facility should preferably be developed in the designated parking spaces or in the residential, public-semi-public facilities, commercial, transport node, DTC depot, etc. with the following Development Controls:

i. Minimum Plot Size - 1000 sqm. [--]

- ii. In order to compensate the cost of Multi-level parking and also to fulfill the growing need of parking spaces within urban area, a maximum of 25 % of gross floor area may be utilized as commercial / office space.
- iii. In addition to the permissible parking spaces on max. FAR, 3 times additional space for parking component shall be provided.
- iv. Maximum FAR permissible shall be 100 (excluding parking area) or as per the comprehensive scheme. However, no FAR shall be permissible in plots / existing buildings where 5% addl. ground coverage is permissible (Refer para 8 (4) i) Parking Standards, Chapter 17.0 Development Code).
- v. Maximum ground coverage shall be 66.6%. The maximum height shall be restricted to permissible height of the land use in which the plot falls. There will be restriction on the number of levels of basement subject to structural safety.
- vi. In case of comprehensive schemes, development controls including height shall be as per approved scheme.
- vii. Number of basements No Limit, subject to adequate safety measures.
- viii. For development of Multilevel Parking, models should be worked out to encourage the private sector initiative with restricted commercial component, not exceeding 10% limited to FAR 40 on the plot.
- ix. Specific proposals requiring relaxation in above-mentioned norms would be referred to the Authority.

A number of multilevel parking sites have been identified by the local bodies / agencies. (List given in the Annexure I).

### 12.14 REGISTRATION AND LICENSING

The aspects of registration and training of transport operators / drivers needs to be viewed as an important element of the overall transport plan and policy. Licensing system should be made strict to create awareness about traffic rules and regulations among road users.

### 12.15 BARRIER FREE ENVIRONMENT

A major consideration in the planning and design of outdoor and indoor movement should be that people with disability, older persons and people in wheel chairs could move about without help from others. This requires that:

- Paths and pavements shall be flat, uniform, slip-free and free from unnecessary obstacles.
- ii. Orientation points and guide routes may be provided for visually disabled people;
- iii. Information and warning signs must be understandable, clear and well lit.

No. of Lot

Minutes 9 the Technical Committee Meeting Hold on 10.4.2015.

TTEM NO. 14/TC/15

Sub: Relaxation of Setbacks of the Basement for Multistoried Two Bedroom

Apartments adjoining Pocket-3, Sector 19-B, Dwarka, Phase-II.

Synopsis: The approval is being sought for the relaxation in setbacks of proposed single basement for Multistoried 2 Bedroom Apartments adjoining Pocket-3, Sector 19-B, Dwarka.

### Background:

The scheme having an area of 3.185 hac, was earlier approved in the 251<sup>th</sup> Screening Committee meeting held on 13.10.06 vide item no.117:2006 wherein 352 DU's (2 BHK) were proposed. The parking for the housing pocket was provided in Stilts and two basements under the triangular green. The scheme was approved from D.U.A.C. vide letter no. 11(10)2007 dated 06.11.2007. The basement plan was further revised and was proposed as double stack parking and was approved in the 300<sup>th</sup> Screening Committee dated 08.08.11 vide Item no.71:2011.

Further to this, a meeting was held in the E.M.'s office (refer minutes of the meeting vide letter no. F.1(21)2010/Mon./DDA/Dwk./13 Dt. 14.11.2013) wherein it was decided that the stack parking system is not financially viable and basement parking of the scheme be redesigned.

### Examination:

As per the earlier approved Layout Plan, the site area as mentioned was 3.185 hac, which included the 20 mtr, wide strip towards the east side of the housing pocket which has been kept as green and as to the existing oil gas pipe line in addition. The triangular portion towards the Palam drain was also included in the plot area. After deducting the above mentioned areas, the net area as available for the residential housing pocket is 1.97 hac. This 1.97 hac is being taken for residential use. The F.A.R. and parking calculations have been done on this site as per MPD-2021 provisions.

A Consultant was appointed by the Engineering Wing for obtaining the clearances and statutory approvals from various authorities, i.e., C.F.O., A.A.I., E.I.A., D.J.B., M.C.D. etc. The C.F.O. approval for the scheme has already been obtained in advance vide letter no. F.6/DFS/MS/BP/2014/348 dated 23.12.14.

Proposal:

As per MPD-2021 the provision for parking is to be provided @2ECS /100sqm. The total parking provided s 685 ECS, in which 378 ECS is accommodated in the basement and rest of the 307 ECS has been sufficed on stilts & surface.

The proposal for relaxation of setbacks in basement parking is required from the Technical Committee. Since the site being irregular triangular in shape, the open space or parking podium is not available. The only viable solution is to provide parking along the tower blocks in the basement and for optimum utilization the basement is to be extended beyond the setback line. The parking required is achievable in single basement if the basement is extend beyond the setback line at certain locations for which the relaxation is required from Technical Committee. This shall also save the cost of providing the provision of second basement.

ESCRIPTION	PERMISSIBLE as per MPD-2021 norms.	PROPOSED
Setbacks (in mts.)	15,12,12,12m. (Building envelope)	Building envelope: 15,12,12,12m  Basement setbacks: 3.0m on east side & north side 6.5m on west side 3.8m on south side

Hence the relaxation is required from the Technical Committee for basement extending beyond the setback line.

Recommendation:

--- The case is put up for the consideration and approval of the Technical Committee.

The proposal was presented by Sr. Architect (WZ&D). After detailed deliberation, Technical Committee approved the proposal as contained in agenda.

Action: Sr. Architect (WZ&D)

TELLI DEVELOPMENT AUTHORILE MASTER PLAN SECTION /ERIFIEI This Proposal was Considered in the...3rd .....Technical Committee beting held on. 10:4:2015...... . de Item No....141.2a15..... many Sudher 1105/2015 Dy. Director Ass+t. Director Master Plan Master Plan

# Minutes of the Technical Committee Meeting Hold on 10-4-2015.

Sub:-Change of land use of 'Kamla Market' from Recreational (District Park) to Commercial (Non-Hierarchical Commercial Centre) C1 in the Zonal Development Plan under MPD-2021. [-, 3 ( ) 9 - M ]

### 1.0 Background:

- 1.1 The layout plan titled "Kamla Market Shopping Centre for Refugees at Ajmeri Gate Delhi" was earlier prepared by the L&DO office in the year 1972. The market consists of single storeyed structure consisting of 272 shops, 12 flates and other amenities. The said market was transferred to erstwhile MCD vide Gazette Notification dated 24-3-2006.
- 1.2 The North DMC (L&E Deptt.) is dealing with the conversion the said shops from leasehold to freehold which was also going on Ministry of Rehabilitation. These properties are now under the management & control of North DMC, after transfer by L&DO Govt of India.

### 2.0 Examination:

- The land use of Kamla Market is 'Recreational' (District Park) as per the Zonal Plan of the area in question (Zone –D) approved under MPD-2001. In view of this anomaly, the redevelopment of the Market has been with held. The North DMC has been taking up the issue of change of land use with the DDA for some time now & vide letter dt. 26-12-2013, the Dy. Director (Plg.) Zone-'D'/DDA informed as under:
  - i) The area u/r (i.e., Kamla Market New Delhi) falls in planning Zone-D.
- ii) As per MPD 2021 and approved Zonal Development Plan-'D' prepared under MPD-2001, the land use of the area u/r is 'Recreational (District Park).
- The area u/r is under the jurisdiction of local body i.e., North Delhi Municipal Corporation (North DMC).
- iv) However, as per para 4 of Chapter I, The Land Use Plan), the provisions of MPD-1962, "due to the unfavourable location of Kamla Market (it is also poorly planned), it is suggested that the commercial establishments be shifted to the proposed commercial area on Minto Road and the site should ultimately be converted into a recreational area".

Further, it is to mention that necessary request from L&DO, MOUD/ GOI, the land owning agency i.e. the North DMC has requested the DDA for initiating the process of change of land use from 'Recreational (District Park) Non-Hierarchical Commercial Centre' under section 11A of DD Act 1957 or the North DMC should obtain necessary permission of the Ministry of Urban Development, GOI and then request the DDA along with site plans/location plans, etc.

THO

Accordingly, the L&DO was requested by North DMC vide letter dt. 7-4-2014 followed by another reminder letter dt. 2-8-2014 to take up the matter with DDA for change of landuse. However, no reply from L&DO has been received so far.

Therefore, to allow to continue the commercial use, the landuse of the area is required to be changed from Recreational (District Park) to Commercial (Non-Hierarchical Commercial Centre) C1 under section 11A of DDA Act, 1957.

2.2 The surroundings of the Market u/r is as below:-

North

- Asaf Ali Road.

South

- Jawaharlal Nehru Marg.

East

- Service Road connecting Asaf Ali Road & Jawaharlal Nehru Marg.

West

- Road from Ajmeri Gate .

### 3.0 Proposal:

As requested by North DMC, the land use of the area under reference would have to be changed from Recreational (District Park) to Commercial (Non-Hierarchical Commercial Centre) (C1). Accordingly, the land use of the following area measuring 0.984 Hect at Eamla Market in Zone-D is to be changed as per description below-

Location	Area	Land use (MPD-2021)	Lund use to be changed to	Boundaries
Kamla	0.984			
Market	Hect.	Recreational	Commercial	North-Asaf Ali Road
(City Zon	(t)			
		(District Park)	(Non-Hierarchical Commercial Centre) (CT)	
				South-Jawaharlal Nelun Marg.
				East-ServiceRoad connecting Asaf Ali Road & JLN Marg
				West-Roadfrom Ajmeri Gate

### 4. Recommendations:-

Proposal as given in para 3.0 above may be considered by the Technical Committee.



- 8-

Annexture - A

# NORTH PELHI MUNICIPAL CORPORATION TOWN PLANNING DEPARTMENT E-BLOCK, 13<sup>TH</sup> FLOOR, CIVIC CENTRE, MINTO ROAD, New Delhi-110002, Tel no.23226328

No: TP/G/. 393 ..../15

Dated: 4.1.2:115

To,

The Director (Plg.) TC, 6th Floor, Vikas Minar, I.P Estate, Delhi Development Authority, New Delhi-110002. 2413

Sub: Change of land use of 'Kamla Market' from Recreational (District Park) to Commercial (Non-Hierarchical Commercial Centre) C1 in the Zonal Development Plan under MPD-2021.

Sir.

This is with reference to the letter of Assit. Director (Plg) Zone-'D' no. F.3(16)91/MP/D-92 dt. 23/06/2014 requesting to put-up the matter in Technical Committee.

As desired please find enclosed the Agenda prepared for consideration of Fechnical Committee.

It is kindly requested to place the matter before Technical Committee at an early

date.

Encl.: As above

Yours faithfully,

Sr. Town Planner-II

OBSERVATIONS OF PLANNING DEPARTMENT, ZONE-D UNIT, DDA:

- Total area and boundary of the Kamla Market shopping centre for refugees as per approved layout plan of the area.
- Justification is required as to why the proposed change of land use is required from 'Recreational (District Park)' to 'Commercial (Non-Hierarchical Commercial Centre)'.
- Any approved scheme plan/ lease plan showing the Development Control Norms. 17
- Justification is also required for declaring this market as 'Non-Hierarchical Commercial Centre'.
- The ownership status of the said market may also be provided. | </

NOC is also required from the land owning agency for the proposed change of land use.

The proposal was presented by Chief Town Planner, North Municipal Corporation. During the discussion the Chief Town Planner informed that the N.O.C. from the land owning agency that is L&DO, Ministry of Urban Development, Govt. of India is still awaited. Moreover, as already mentioned in agenda the market was transferred to erstwhile M.C.D. vide Gazette Notification dated 24.03.2006. Further Addl. Commr. (AP) informed the committee that the approved layout plan showing the total area and the boundaries has not been forwarded by the North D.M.C till date.

After detailed deliberation, Technical Committee recommended the proposal contained in para 3.0 of the agenda for further processing the modifications to the MPD-2021 under Section 11-A of D.D. Act 1957, after receiving the following

- (i) N.O.C. from the land owning agency that is L&DO, Ministry of Urban Development, Govt .of India for the proposal.
- (ii) The approved layout plan of the area u/r showing the total area and the boundaries from North D.M.C.

DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION

This Proposal was Considered in SYA Sectional Committee

10:4, 2015:

ISI2015:

Sudhfulat 05:2015:

Ass IF: Director Master Plan

Annezure'

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

No: CA/BP/Red. North & South Avenue/D- 2885-8 7

Dated: 2 1 March, 2015

The Director (Planning) Master Plan Section, Delhi Development Authority, 6th Floor, Vikas Minar, New Delhi.

office of the lightest of the second

Subject:

Redevelopment of Housing for Hon'ble MPs at South Avenue and North Avenue, New Delhi.

Sir.

The proposals in r/o redevelopment of Housing for Hon'ble MPs at South Avenue and North Avenue, New Delhi have been received in this office vide scheme no.02/15 & 03/15 dated 06.01.2015 from CPWD. After scrutinizing these proposals, it has been observed that the proposed setbacks are less than the required setbacks of MPD-2021. The Chief Architect, CPWD vide letter no.9/N&S Ave./2014/CA(NDR)/82 dtd.19.03.2015 has requested to refer the case to Technical Committee, DDA for relaxation of setbacks.

Accordingly, please find enclosed herewith a set of plans of each proposal containing . 8 No. drawings alongwith Agenda for consideration of Technical Committee, DDA in r/o relaxation of setbacks.

- Encl.: 1. Annexure-'A'
  - 2. Set of drawings.
  - 3. CPWD letter dtd.19.03.2014.
  - 4. Soft copy C.D.

Yours faithfully,

CHIEF ARCHITECT

Copy to:-

1) Sh. Rajkumar Executive Engineer. New Delhi Project Division, CPWD. 3, Dr. B.D. Marg, New Delhi.

2) Sh. Rahul Narain Office of senior Architect (NDR) CPWD, Room No.315, A-Wing. Nirman Bhawan, New Delhi.

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CHIEF ARCHITECTAN TO

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Annoxure-13

# OBSERVATIONS OF PLANNING DEPARTMENT, ZONE-D UNIT, DDA:

NDMC stated the following in the agenda	Observations
Para 6.4.3 of Zonal Development Plan states the following:  "The building envelope (existing ground coverage, FAR and height etc.) in a bungalow plot is to confine within the existing building line with minor adjustment, if existing built up area of out-houses is also to be merged with the main bungalow. However, the existing trees are to be preserved".  (ii) "The set-back norms as laid down in MIPD-2001 for areas outside LBZ may be adopted in LBZ area pending finalization of separate norms in this behalf".	However, this is to state that the approve Zonal Development plan of Zone 'D' prepare under MPD-2001 was approved, excluding LE area.
As per the footnote of table 17.1 of MPD-2021:  (i) "In case a layout is sanctioned with more than the minimum prescribed setbacks, the same shall be followed in the sanction of the building plans",  (ii) The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.	The area under reference falls within Lutyer bungalow Zone (LBZ).

"DECI SION"

The proposal was presented by Chief Architect, NDMC. On going through the proposal, the Technical Committee observed that the North and South Avenue are part of the existing Capital Complex with the existing set-backs/ building line. Hence, there is no need of the relaxation of the set-backs as proposed by the CPWD. Existing setbacks/ building line of North and South Avenue may be treated as proposed setbacks for the redevelopment of this area.

Action: Director (Plg.) Zone 'D' Chief Architect, NDR, CPWD

MASTER PLAN SECTION

Tis Proposal was Considered in 3.50 Technical Committee ung cold on 10.04, 2015

Vide Item No. 16/2015

Sudheful | 01. 65-2015. Asstt. Director Master Plan manipul osto



F.1 (03) 2015/MP/162

# DELHI DEVELOPMENT AUTHORITY MASTER PLAN SECTION,

6<sup>TH</sup> FLOOR, VIKAS MINAR, I.P. ESTATE, NEW DELHI – 110002

Date: 22.04.2015

Sub: Minutes of the 3<sup>rd</sup> Technical Committee held on 10-04-2015

The 3<sup>rd</sup> meeting of Technical Committee was held under the Chairmanship of VC, DDA on 10.04.2015.

The List of the participants is annexed at 'Annexure- A'

approved the proposal as contained in agenda.

Item No. 13/2015 Confirmation of Minutes F1(02)/2015/MP

The minutes of the 2<sup>nd</sup> Technical Committee meeting held on 13.03.2015 were confirmed as circulated with a minor correction i.e. the word 'winding' to be replaced by 'widening' in Item No. 09/2015 of the minutes.

### Item No. 14/2015

Relaxation of Setbacks of the Basement for Multistoried Two Bedroom Apartments adjoining Pocket-3, Sector 19-B, Dwarka, Phase-II F.1 (59) HUPW/SA (W&D)/06/Pt.

The proposal was presented by Sr. Architect (WZ&D). After detailed deliberation, Technical Committee

Action: Sr. Architect (WZ&D)

### Item No. 15/2015

Change of land use of 'Kamla Market' from Recreational (District Park) to commercial (Non-Hierarchical Commercial Center) C1 in the Development Plan under MPD-2021. F3 (16)/91-MP

The proposal was presented by Chief Town Planner, North Municipal Corporation. During the discussion the Chief Town Planner informed that the N.O.C. from the land owning agency that is L&DO, Ministry of Urban Development, Govt . of India is still awaited . Moreover, as already mentioned in agenda the market was transferred to erstwhile M.C.D. vide Gazette Notification dated 24.03.2006. Further Addl. Commr. (AP) informed the committee that the approved layout plan showing the total area and the boundaries has not been forwarded by the North D.M.C till date.

After detailed deliberation, Technical Committee recommended the proposal contained in para 3.0 of the agenda for further processing the modifications to the MPD-2021 under Section 11-A of D.D. Act 1957, after receiving the following

- (i) N.O.C. from the land owning agency that is L&DO, Ministry of Urban Development, Govt .of India for the proposal.
- (ii) The approved layout plan of the area u/r showing the total area and the boundaries from North D.M.C.

Action: Chief Town Planner, NDMC/L&DO

Minutes of 3rd Technical Committee meeting of 2015

Page 1 of 5

Item No. 16/2015

Request for relaxation for setbacks for the proposal in r/o North & South Avenue, New Delhi F.20 (5)/92-MP

The proposal was presented by Chief Architect, NDMC. On going through the proposal, the Technical Committee observed that the North and South Avenue are part of the existing Capital Complex with the existing set-backs/ building line. Hence, there is no need of the relaxation of the set-backs as proposed by the CPWD. Existing setbacks/ building line of North and South Avenue may be treated as proposed setbacks for the redevelopment of this area.

Action: Director (Plg.) Zone 'D' Chief Architect, NDR, CPWD

Item No. 17/2015

Public & Semi Public-Premises for specific Development Control Norms have not been specified in MPD-2001 but same has been specified in MPD 2021 F13 (162)/03/Bldg./

The proposal for specific case of Banarsidas Chandiwala Sewa Smarak Trust Society for allowing the norms of MPD-2021 for Management Institute at Sector-11 Dwarka was presented by Director (Building) DDA. After detailed deliberation, Technical Committee recommended the proposal of following for Development Control Norms in this specific case as per MPD-2021/ Notification dated 23.09.2013 subject to the following conditions:

Change in allotment/ lease condition if required.

- Modification in approved LOP for unspecified Public & Semi Public use to respective use premises as per Sl. No.1, Table 13.6 of MPD-2021 by concerned planning unit.
- iii. Structural stability certificate from reputed agencies/ organizations.

iv. NOC from IL in respect of financial implications if any.

Action: Director (Building) DDA Director (Plg) Zone K-II, DDA

Action: Director (Building) DDA

Item No. 18/2015

Ratification of Relaxation of setbacks for proposed Chandra Bhushan Singh Memorial, Mahila Bal Evam Shravan Viklang Shikha Evam Punarvas Sansthan at Sector-13, Dwarka measuring an area of 2000.23sqm.

F.13 (15)/2014/Bldg./

The proposal was presented by Director (Building) DDA. After detailed deliberation, Technical Committee approved the proposal as contained in the para 3.0 of agenda.

Item No. 19/2015

Representation Regarding sanction of Revised Drawings as per MPD-2021 Provisions for Mahrishi Daynanad, CGHS Ltd.

F13 (486)/09/Bldg./Vol.IV

The proposal was presented by Director (Building) DDA. During the discussion, the provision of MPD-2021, orders of Hon'ble Supreme Court of India and the legal opinion from Addl. Solicitor General of India in the specific case were elaborated. After detailed deliberation, Technical Committee approved the applicability of MPD-2021, Development Control Norms- Group Housing in this specific case subject to condition that consent of the Hon'ble Supreme Court of India may be sought by the society for the same.

The proposal for additional FAR of 15% EWS component was not agreed to by the Technical Committee. However, it was decided that the charges for Service Personal to be recovered as per policy.

Action: Director (Building) DDA

Item No. 20/2015

Proposal to develop the private owned land of an area measuring 4 Bigha & 11 Biswa at Shalimar Bagh Dakshini Block –A for construction of Multi level parking.

### F3 (50)2005/MP

The proposal was presented by Director (Plg.) Zone 'H'. During the discussion, the Technical Committee was informed that in a similar proposal of utilization of un-acquired privately owned land pockets was discussed in Technical Committee meeting vide Item No. 92/2014 held on 19.12.2014 wherein the following decision was taken:

'The proposal was prepared by Addl. Commissioner (Plg) AP. After detailed deliberation Technical Committee observed that a uniform policy needs to be prepared to deal the un-acquired pockets in developed urban area. A concept paper may be prepared and discussed in a separate meeting where officers from Land Management, Legal, Land Disposal, Architecture Department of DDA, etc. will be invited to arrive at a logical solution. This view may also be informed to the Hon'ble Court and seek time from Hon'ble Court in the matter of Ujagar Singh V/s South Delhi Municipal Corporation and Ors. which is pending before Hon'ble High Court.'

Chief Town Planner, MCD informed that there are number of such cases of un-acquired privately owned land pockets which could not be taken up for the reason mentioned above and hence a policy is required to be formulated for the same. It was also informed that for the continuation of the existing use of pre-1962 areas, a Committee was formed to formulate the policy.

After detailed deliberation, Technical Committee recommended that a Committee consisting of following members will prepare draft policy paper and submit to Competent Authority for consideration/adoption:

- i. Commissioner (Plg) DDA- Chairman
- ii. Commissioner (Land Disposal), DDA- Member
- iii. Chief Town Planner, MCD- Member
- iv. Chief Legal Advisor, DDA- Member
- v. Addl. Commissioner (Plg) MP, DDA- Member
- vi. Addl. Commissioner (Plg) UTTIPEC, DDA- Member
- vii. Addl. Commissioner (Plg) UEP &LP, DDA- Member
- viii. Director (Land Costing), DDA- Member
- ix. Addl. Commissioner (Plg) AP, DDA- Convener

The specific proposal was deferred till policy is finalized.

Action: Addl. Commissioner (Plg) AP, DDA

The meeting ended with vote of thanks to the Chair.

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

Copy to:

1. Vice Chairman, DDA

2. Engineer Member, DDA-

3. Finance Member, DDA

4. Commissioner (Plg)

5. Commissioner (LD)

6. Commissioner (LM)

Minutes of 3rd Technical Committee meeting of 2015

# List of participants of 03<sup>rd</sup> meeting for the year 2015 of Technical Committee on 10.04.2015 DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Commissioner (Plg), DDA
- 4. Commr.-Cum-Secretory DDA
- 5. Addl. Commissioner (Plg) MPR&TC DDA
- 6. Addl. Commissioner (Plg) TB&C, DDA
- 7. Addl. Commissioner (Land Scape), DDA
- 8. Addl. Commissioner (Plg)AP, DDA
- 9. Addl. Commissioner (Plg)UE&LP, DDA
- 10. Sr. Architect (W&D)DDA
- 11. Asstt. Chief Architect , HUPW, DDA
- 12. Director (Building), DDA
- 13. Director (Plg) VC, Sectt, DDA
- 14. Director (Plg) MP, DDA
- 15. Dy. Director (Building)
- 16. Dy. Director (Architect) DDA
- 17. Architect, HUPW, DDA
- 18. Asst. Director (Architect), HUPW, DDA

### OTHER ORGANIZATION

### S/Sh. /Ms.

- 1. Anant M. Athale, Chief Architect, NDMC
- 2. R.K. Kaushal, Chief Architect, NDR, CPWD
- 3. Sujata S. Nayak, Architect, (NDR), CPWD
- 4. Mahender Lal, Tech. officer, (CPWD)
- 5. Shamsher Singh, Chief Town Planner (MCD)South & North
- 6. Sandeep Roy, ATCP, TCPO, MoUD
- 7. N.K. Jain, A.E., NDMC

### DELHI DEVELOPMENT AUTHORITY MASTER PLAN SECTION

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

F.1 (3)/2015/MP/156

Date 09.04.2015

### MEETING NOTICE

The 3<sup>rd</sup> Technical Committee meeting of Delhi Development Authority for the year 2015 will be held under the Chairmanship of Vice Chairman, DDA on Friday 10.04.2015 at 02.30 PM in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan, INA, New Delhi 110023.

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

(S.B. Khodankar) Director (MP&MPR/TC)

Copy to:

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Finance Member, DDA
- 4. Commissioner (Plg)
- 5. Commissioner (LD)
- 6. Commissioner (LM)
- 7. Chief Planner, TCPO
- 8. Chief Architect, HUPW DDA
- 9. Chief Architect, NDMC
- 10. Chief Engineer (Property Development), DMRC
- 11. Chief Engineer (Elect.), DDA
- 2. 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)

Special Invitees	For item No
1/ACA-III,DDA	14/2015
2. Sr. Architect(NDR),CPWD	16/2015
3. EXEN,NDPD,CPWD	16/2015
4. Director(AP)-I DDA,	16/201
N.O.O	

- 1. Chief Security officer, Vikas Sadan, DDA, INA, New Delhi-23.
- A.E. (Maintenance)-I, Civil, B-Block Vikas Sadan, DDA, INA, New Delhi-110023.
- 3 A.E (Maintenance), Electrical Vikas Sadan, DDA, INA, New Delhi-110023.
- 4 Reception, Vikas Sadan, DDA, INA, New Delhi-110023



F.1 (03) 2015/MP/162

# MASTER PLAN SECTION,

6<sup>TH</sup> FLOOR, VIKAS MINAR, I.P. ESTATE, NEW DELHI – 110002

Date: 22.04.2015

Sub: Minutes of the 3rd Technical Committee held on 10-04-2015

The 3<sup>rd</sup> meeting of Technical Committee was held under the Chairmanship of VC, DDA on 10.04.2015.

The List of the participants is annexed at 'Annexure- A'

Item No. 13/2015 Confirmation of Minutes F1(02)/2015/MP

The minutes of the 2<sup>nd</sup> Technical Committee meeting held on 13.03.2015 were confirmed as circulated with a minor correction i.e. the word 'winding' to be replaced by 'widening' in Item No. 09/2015 of the minutes.

### Item No. 14/2015

Relaxation of Setbacks of the Basement for Multistoried Two Bedroom Apartments adjoining Pocket-3, Sector 19-B, Dwarka, Phase-II

F.1 (59) HUPW/SA (W&D)/06/Pt.

The proposal was presented by Sr. Architect (WZ&D). After detailed deliberation, Technical Committee approved the proposal as contained in agenda.

Action: Sr. Architect (WZ&D)

### Item No. 15/2015

Change of land use of 'Kamla Market' from Recreational (District Park) to commercial (Non-Hierarchical Commercial Center) C1 in the Development Plan under MPD-2021.

F3 (16)/91-MP

The proposal was presented by Chief Town Planner, North Municipal Corporation. During the discussion the Chief Town Planner informed that the N.O.C. from the land owning agency that is L&DO, Ministry of Urban Development, Govt . of India is still awaited . Moreover, as already mentioned in agenda the market was transferred to erstwhile M.C.D. vide Gazette Notification dated 24.03.2006. Further Addl. Commr. (AP) informed the committee that the approved layout plan showing the total area and the boundaries has not been forwarded by the North D.M.C till date.

After detailed deliberation, Technical Committee recommended the proposal contained in para 3.0 of the agenda for further processing the modifications to the MPD-2021 under Section 11-A of D.D. Act 1957, after receiving the following

(i) N.O.C. from the land owning agency that is L&DO, Ministry of Urban Development, Govt .of India for the proposal.

(ii) The approved layout plan of the area u/r showing the total area and the boundaries from North D.M.C.

Action: Chief Town Planner, NDMC/L&DO

Minutes of 3rd Technical Committee meeting of 2015

Page 1 of 5

Item No. 16/2015

Request for relaxation for setbacks for the proposal in r/o North & South Avenue, New Delhi F.20 (5)/92-MP

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Action: Director (Plg.) Zone 'D' Chief Architect, NDR, CPWD

Item No. 17/2015

Public & Semi Public-Premises for specific Development Control Norms have not been specified in MPD-2001 but same has been specified in MPD 2021 F13 (162)/03/Bldg./

The proposal for specific case of Banarsidas Chandiwala Sewa Smarak Trust Society for allowing the norms of MPD-2021 for Management Institute at Sector-11 Dwarka was presented by Director (Building) DDA. After detailed deliberation, Technical Committee recommended the proposal of following for Development Control Norms in this specific case as per MPD-2021/ Notification dated 23.09.2013 subject to the following conditions:

Change in allotment/ lease condition if required.

- Modification in approved LOP for unspecified Public & Semi Public use to respective use premises as per Sl. No.1, Table 13.6 of MPD-2021 by concerned planning unit.
- iii. Structural stability certificate from reputed agencies/ organizations.

iv. NOC from IL in respect of financial implications if any.

Action: Director (Building) DDA Director (Plg) Zone K-II, DDA

Action: Director (Building) DDA

Item No. 18/2015

Ratification of Relaxation of setbacks for proposed Chandra Bhushan Singh Memorial, Mahila Bal Evam Shravan Viklang Shikha Evam Punarvas Sansthan at Sector-13, Dwarka measuring an area of 2000.23sqm.

F.13 (15)/2014/Bldg./

The proposal was presented by Director (Building) DDA. After detailed deliberation, Technical Committee approved the proposal as contained in the para 3.0 of agenda.

Item No. 19/2015

Representation Regarding sanction of Revised Drawings as per MPD-2021 Provisions for Mahrishi Daynanad, CGHS Ltd.

F13 (486)/09/Bldg./Vol.IV

The proposal was presented by Director (Building) DDA. During the discussion, the provision of MPD-2021, orders of Hon'ble Supreme Court of India and the legal opinion from Addl. Solicitor General of India in the specific case were elaborated. After detailed deliberation, Technical Committee approved the applicability of MPD-2021, Development Control Norms- Group Housing in this specific case subject to condition that consent of the Hon'ble Supreme Court of India may be sought by the society for the same.

The proposal for additional FAR of 15% EWS component was not agreed to by the Technical Committee. However, it was decided that the charges for Service Personal to be recovered as per policy.

Action: Director (Building) DDA

Item No. 20/2015

Proposal to develop the private owned land of an area measuring 4 Bigha & 11 Biswa at Shalimar Bagh Dakshini Block –A for construction of Multi level parking.

### F3 (50)2005/MP

The proposal was presented by Director (Plg.) Zone 'H'. During the discussion, the Technical Committee was informed that in a similar proposal of utilization of un-acquired privately owned land pockets was discussed in Technical Committee meeting vide Item No. 92/2014 held on 19.12.2014 wherein the following decision was taken:

'The proposal was prepared by Addl. Commissioner (Plg) AP. After detailed deliberation Technical Committee observed that a uniform policy needs to be prepared to deal the un-acquired pockets in developed urban area. A concept paper may be prepared and discussed in a separate meeting where officers from Land Management, Legal, Land Disposal, Architecture Department of DDA, etc. will be invited to arrive at a logical solution. This view may also be informed to the Hon'ble Court and seek time from Hon'ble Court in the matter of Ujagar Singh V/s South Delhi Municipal Corporation and Ors. which is pending before Hon'ble High Court.'

Chief Town Planner, MCD informed that there are number of such cases of un-acquired privately owned land pockets which could not be taken up for the reason mentioned above and hence a policy is required to be formulated for the same. It was also informed that for the continuation of the existing use of pre-1962 areas, a Committee was formed to formulate the policy.

After detailed deliberation, Technical Committee recommended that a Committee consisting of following members will prepare draft policy paper and submit to Competent Authority for consideration/adoption:

- i. Commissioner (Plg) DDA- Chairman
- ii. Commissioner (Land Disposal), DDA- Member
- iii. Chief Town Planner, MCD- Member
- iv. Chief Legal Advisor, DDA- Member
- v. Addl. Commissioner (Plg) MP, DDA- Member
- vi. Addl. Commissioner (Plg) UTTIPEC, DDA- Member
- vii. Addl. Commissioner (Plg) UEP &LP, DDA- Member
- viii. Director (Land Costing), DDA- Member
- ix. Addl. Commissioner (Plg) AP, DDA- Convener

The specific proposal was deferred till policy is finalized.

Action: Addl. Commissioner (Plg) AP, DDA

The meeting ended with vote of thanks to the Chair.

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

### Copy to:

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Finance Member, DDA
- 4. Commissioner (Plg)
- 5. Commissioner (LD)
- 6. Commissioner (LM)

7. Chief Planner, TCPO

8. Chief Architect, HUPW DDA \*Car 10

9. Chief Architect, NDMC

: 10. Chief Engineer (Property Development ), DMRC

11. Chief Engineer (Elect.), DDA

12. Chief Town Planner, MCD (SOUTH)

13 Chief Town Planner, MCD (NORTH)

14. Chief Town Planner, MCD (EAST)

15. Addl. Commr. (Landscape), DDA

16. Addl. Commr.(Plg.)MPR&DC, DDA

17. Addl. Commr.(Plg.) TB&C, DDA - QM

18. Addl. Commr.(Plg.) AP, DDA -

19. Addl. Commr.(Plg.) UE&LP, DDA

20. Secretary, DUAC

21. Sr. Architect (HQ-I) CPWD Nirman Bhawan

22. Dy. Commissioner of Police (Traffic) Delhi

23. Land & Development Officer (L&DO)

# List of participants of 03<sup>rd</sup> meeting for the year 2015 of Technical Committee on 10.04.2015 DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Commissioner (Plg), DDA
- 4. Commr.-Cum-Secretory DDA
- 5. Addl. Commissioner (Plg) MPR&TC DDA
- 6. Addl. Commissioner (Plg) TB&C, DDA
- 7. Addl. Commissioner (Land Scape), DDA
- 8. Addl. Commissioner (Plg)AP, DDA
- 9. Addl. Commissioner (Plg)UE&LP, DDA
- 10. Sr. Architect (W&D)DDA
- 11. Asstt. Chief Architect, HUPW, DDA
- 12. Director (Building), DDA
- 13. Director (Plg) VC, Sectt, DDA
- 14. Director (Plg) MP, DDA
- 15. Dy. Director (Building)
- 16. Dy. Director (Architect) DDA
- 17. Architect, HUPW, DDA
- 18. Asst. Director (Architect), HUPW, DDA

# OTHER ORGANIZATION S/Sh. /Ms.

- 1. Anant M. Athale, Chief Architect, NDMC
- 2. R.K. Kaushal, Chief Architect, NDR, CPWD
- 3. Sujata S. Nayak, Architect, (NDR), CPWD
- 4. Mahender Lal, Tech. officer, (CPWD)
- 5. Shamsher Singh, Chief Town Planner (MCD)South & North
- 6. Sandeep Roy, ATCP, TCPO, MoUD
- 7. N.K. Jain, A.E., NDMC



### DELHI DEVELOPMENT AUTHORITY

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

F.1 (03) 2015/MP/162

Date: 22.04.2015

Sub: Minutes of the 3<sup>rd</sup> Technical Committee held on 10-04-2015

The 3<sup>rd</sup> meeting of Technical Committee was held under the Chairmanship of VC, DDA on 10.04.2015.

The List of the participants is annexed at 'Annexure- A'

Item No. 13/2015 Confirmation of Minutes F1(02)/2015/MP

The minutes of the 2<sup>nd</sup> Technical Committee meeting held on 13.03.2015 were confirmed as circulated with a minor correction i.e. the word 'winding' to be replaced by 'widening' in Item No. 09/2015 of the minutes.

### Item No. 14/2015

Relaxation of Setbacks of the Basement for Multistoried Two Bedroom Apartments adjoining Pocket-3, Sector 19-B, Dwarka, Phase-II

F.1 (59) HUPW/SA (W&D)/06/Pt.

The proposal was presented by Sr. Architect (WZ&D). After detailed deliberation, Technical Committee approved the proposal as contained in agenda.

Action: Sr. Architect (WZ&D)

### Item No. 15/2015

Change of land use of 'Kamla Market' from Recreational (District Park) to commercial (Non-Hierarchical Commercial Center) C1 in the Development Plan under MPD-2021.

F3 (16)/91-MP

The proposal was presented by Chief Town Planner, North Municipal Corporation. During the discussion the Chief Town Planner informed that the N.O.C. from the land owning agency that is L&DO, Ministry of Urban Development, Govt . of India is still awaited . Moreover, as already mentioned in agenda the market was transferred to erstwhile M.C.D. vide Gazette Notification dated 24.03.2006. Further Addl. Commr. (AP) informed the committee that the approved layout plan showing the total area and the boundaries has not been forwarded by the North D.M.C till date.

After detailed deliberation, Technical Committee recommended the proposal contained in para 3.0 of the agenda for further processing the modifications to the MPD-2021 under Section 11-A of D.D. Act 1957, after receiving the following

- N.O.C. from the land owning agency that is L&DO, Ministry of Urban Development, Govt .of India for the proposal.
- (ii) The approved layout plan of the area u/r showing the total area and the boundaries from North D.M.C.

Action: Chief Town Planner, NDMC/L&DO

### Item No. 16/2015

Request for relaxation for setbacks for the proposal in r/o North & South Avenue, New Delhi F.20 (5)/92-MP

The proposal was presented by Chief Architect, NDMC. On going through the proposal, the Technical Committee observed that the North and South Avenue are part of the existing Capital Complex with the existing set-backs/ building line. Hence, there is no need of the relaxation of the set-backs as proposed by the CPWD. Existing setbacks/ building line of North and South Avenue may be treated as proposed setbacks for the redevelopment of this area.

Action: Director (Plg.) Zone 'D' Chief Architect, NDR, CPWD

### Item No. 17/2015

Public & Semi Public-Premises for specific Development Control Norms have not been specified in MPD-2001 but same has been specified in MPD 2021

F13 (162)/03/Bldg./

The proposal for specific case of Banarsidas Chandiwala Sewa Smarak Trust Society for allowing the norms of MPD-2021 for Management Institute at Sector-11 Dwarka was presented by Director (Building) DDA. After detailed deliberation, Technical Committee recommended the proposal of following for Development Control Norms in this specific case as per MPD-2021/ Notification dated 23.09.2013 subject to the following conditions:

- Change in allotment/ lease condition if required.
- Modification in approved LOP for unspecified Public & Semi Public use to respective use premises as per Sl. No.1, Table 13.6 of MPD-2021 by concerned planning unit.
- iii. Structural stability certificate from reputed agencies/ organizations.
- iv. NOC from IL in respect of financial implications if any.

Action: Director (Building) DDA Director (Plg) Zone K-II, DDA

Action: Director (Building) DDA

### Item No. 18/2015

Ratification of Relaxation of setbacks for proposed Chandra Bhushan Singh Memorial, Mahila Bal Evam Shravan Viklang Shikha Evam Punarvas Sansthan at Sector-13, Dwarka measuring an area of 2000.23sqm.

F.13 (15)/2014/Bldg./

The proposal was presented by Director (Building) DDA. After detailed deliberation, Technical Committee approved the proposal as contained in the para 3.0 of agenda.

Item No. 19/2015

Representation Regarding sanction of Revised Drawings as per MPD-2021 Provisions for Mahrishi Daynanad, CGHS Ltd.

F13 (486)/09/Bldg./Vol.IV

The proposal was presented by Director (Building) DDA. During the discussion, the provision of MPD-2021, orders of Hon'ble Supreme Court of India and the legal opinion from Addl. Solicitor General of India in the specific case were elaborated. After detailed deliberation, Technical Committee approved the applicability of MPD-2021, Development Control Norms- Group Housing in this specific case subject to condition that consent of the Hon'ble Supreme Court of India may be sought by the society for the same.

The proposal for additional FAR of 15% EWS component was not agreed to by the Technical Committee. However, it was decided that the charges for Service Personal to be recovered as per policy.

Action: Director (Building) DDA

### Item No. 20/2015

Proposal to develop the private owned land of an area measuring 4 Bigha & 11 Biswa at Shalimar Bagh Dakshini Block –A for construction of Multi level parking.

### F3 (50)2005/MP

The proposal was presented by Director (Plg.) Zone 'H'. During the discussion, the Technical Committee was informed that in a similar proposal of utilization of un-acquired privately owned land pockets was discussed in Technical Committee meeting vide Item No. 92/2014 held on 19.12.2014 wherein the following decision was taken:

'The proposal was prepared by Addl. Commissioner (Plg) AP. After detailed deliberation Technical Committee observed that a uniform policy needs to be prepared to deal the un-acquired pockets in developed urban area. A concept paper may be prepared and discussed in a separate meeting where officers from Land Management, Legal, Land Disposal, Architecture Department of DDA, etc. will be invited to arrive at a logical solution. This view may also be informed to the Hon'ble Court and seek time from Hon'ble Court in the matter of Ujagar Singh V/s South Delhi Municipal Corporation and Ors. which is pending before Hon'ble High Court.'

Chief Town Planner, MCD informed that there are number of such cases of un-acquired privately owned land pockets which could not be taken up for the reason mentioned above and hence a policy is required to be formulated for the same. It was also informed that for the continuation of the existing use of pre-1962 areas, a Committee was formed to formulate the policy.

After detailed deliberation, Technical Committee recommended that a Committee consisting of following members will prepare draft policy paper and submit to Competent Authority for consideration/ adoption:

- i. Commissioner (Plg) DDA- Chairman
- ii. Commissioner (Land Disposal), DDA- Member
- iii. Chief Town Planner, MCD- Member
- iv. Chief Legal Advisor, DDA- Member
- v. Addl. Commissioner (Plg) MP, DDA- Member
- vi. Addl. Commissioner (Plg) UTTIPEC, DDA- Member
- vii. Addl. Commissioner (Plg) UEP &LP, DDA- Member
- viii. Director (Land Costing), DDA- Member
- ix. Addl. Commissioner (Plg) AP, DDA- Convener

The specific proposal was deferred till policy is finalized.

Action: Addl. Commissioner (Plg) AP, DDA

The meeting ended with vote of thanks to the Chair.

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

### Copy to:

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Finance Member, DDA
- 4. Commissioner (Plg)
- Commissioner (LD)
- 6. Commissioner (LM)

# List of participants of 03<sup>rd</sup> meeting for the year 2015 of Technical Committee on 10.04.2015 DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Commissioner (Plg), DDA
- 4. Commr.-Cum-Secretory DDA
- 5. Addl. Commissioner (Plg) MPR&TC DDA
- 6. Addl. Commissioner (Plg) TB&C, DDA
- 7. Addl. Commissioner (Land Scape), DDA
- 8. Addl. Commissioner (Plg)AP, DDA
- 9. Addl. Commissioner (Plg)UE&LP, DDA
- 10. Sr. Architect (W&D)DDA
- 11. Asstt. Chief Architect , HUPW, DDA
- 12. Director (Building), DDA
- 13. Director (Plg) VC, Sectt, DDA
- 14. Director (Plg) MP, DDA
- 15. Dy. Director (Building)
- 16. Dy. Director (Architect) DDA
- 17. Architect, HUPW, DDA
- 18. Asst. Director (Architect), HUPW, DDA

### OTHER ORGANIZATION

### S/Sh. /Ms.

- 1. Anant M. Athale, Chief Architect, NDMC
- 2. R.K. Kaushal, Chief Architect, NDR, CPWD
- 3. Sujata S. Nayak, Architect, (NDR), CPWD
- 4. Mahender Lal, Tech. officer, (CPWD)
- 5. Shamsher Singh, Chief Town Planner (MCD)South & North
- 6. Sandeep Roy, ATCP, TCPO, MoUD
- 7. N.K. Jain, A.E., NDMC





### **DELHI DEVELOPMENT AUTHORITY**

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

F.1 (03) 2015/MP/

Date: 15.04.2015

Sub: Minutes of the 3<sup>rd</sup> Technical Committee held on 10-04-2015

The 3<sup>rd</sup> meeting of Technical Committee was held under the Chairmanship of VC, DDA on 10.04.2015.

The List of the participants is annexed at 'Annexure- A'

Item No. 13/2015 Confirmation of Minutes F1(02)/2015/MP

The minutes of the 2<sup>nd</sup> Technical Committee meeting held on 13.03.2015 were confirmed as circulated with a minor correction i.e. the word 'winding' to be replaced by 'widening' in Item No. 09/2015 of the minutes.

### Item No. 14/2015

Relaxation of Setbacks of the Basement for Multistoried Two Bedroom Apartments adjoining Pocket-3, Sector 19-B, Dwarka, Phase-II F.1 (59) HUPW/SA (W&D)/06/Pt.

The proposal was presented by Sr. Architect (WZ&D). After detailed deliberation, Technical Committee approved the proposal as contained in agenda.

Item No. 15/2015

Change of land use of 'Kamla Market' from Recreational (District Park) to commercial (Non-Hierarchical Commercial Center) C1 in the Development Plan under MPD-2021. F3 (16)/91-MP

The proposal was presented by Chief Town Planner, North Municipal Corporation. During the discussion the Chief Town Planner informed that the N.O.C. from the land owning agency that is L&DO, Ministry of Urban Development, Govt . of India is still awaited . Moreover, as already mentioned in agenda the market was transferred to erstwhile M.C.D. vide Gazette Notification dated 24.03.2006. Further Addl. Commr. (AP) informed the committee that the approved layout plan showing the total area and the boundaries has not been forwarded by the North D.M.C till date.

After detailed deliberation, Technical Committee recommended the proposal contained in para 3.0 of the agenda for further processing the modifications to the MPD-2021 under Section 11-A of D.D. Act 1957, after receiving the following

(i) N.O.C. from the land owning agency that is 1800, 140 to 1800.

- (i) N.O.C. from the land owning agency that is L&DO, Ministry of Urban Development, Govt .of India for the proposal.
- (ii) The approved layout plan of the area u/r showing the total area and the boundaries from North D.M.C.

Action: Chief Town Planner, NDMC/L&DO

Action: Sr. Architect (WZ&D)

many

Draft Minutes of 3rd Technical Committee meeting of 2015

Page 1 of 5

### Item No. 16/2015

Request for relaxation for setbacks for the proposal in r/o North & South Avenue, New Delhi F.20 (5)/92-MP



The proposal was presented by Chief Architect, NDMC. On going through the proposal, the Technical Committee observed that the North and South Avenue are part of the existing Capital Complex with the existing set-backs/ building line. Hence, there is no need of the relaxation of the set-backs as proposed by the CPWD. Existing setbacks/ building line of North and South Avenue may be treated as proposed setbacks for the redevelopment of this area.

Action: Director (Plg.) Zone 'D' Chief Architect, NDR, CPWD

### Item No. 17/2015

Public & Semi Public-Premises for specific Development Control Norms have not been specified in MPD-2001 but same has been specified in MPD 2021

F13 (162)/03/Bldg./

The proposal for specific case of Banarsidas Chandiwala Sewa Smarak Trust Society for allowing the norms of MPD-2021 for Management Institute at Sector-11 Dwarka was presented by Director (Building) DDA. After detailed deliberation, Technical Committee recommended the proposal of following for Development Control Norms in this specific case as per MPD-2021/ Notification dated 23.09.2013 subject to the following conditions:

- Change in allotment/ lease condition if required.
- Modification in approved LOP for unspecified Public & Semi Public use to respective use premises as per SI. No.1, Table 13.6 of MPD-2021 by concerned planning unit.
- iii. Structural stability certificate from reputed agencies/ organizations.
- iv. NOC from IL in respect of financial implications if any.

Action: Director (Building) DDA Director (Plg) Zone K-II, DDA

### Item No. 18/2015

Ratification of Relaxation of setbacks for proposed Chandra Bhushan Singh Memorial, Mahila Bal Evam Shravan Viklang Shikha Evam Punarvas Sansthan at Sector-13, Dwarka measuring an area of 2000.23sqm.

F.13 (15)/2014/Bldg./

The proposal was presented by Director (Building) DDA. After detailed deliberation, Technical Committee approved the proposal as contained in the para 3.0 of agenda.

Action: Director (Building) DDA

### Item No. 19/2015

Representation Regarding sanction of Revised Drawings as per MPD-2021 Provisions for Mahrishi Daynanad, CGHS Ltd.

F13 (486)/09/Bldg./Vol.IV

The proposal was presented by Director (Building) DDA. During the discussion, the provision of MPD-2021, orders of Hon'ble Supreme Court of India and the legal opinion from Addl. Solicitor General of India in the specific case were elaborated. After detailed deliberation, Technical Committee approved the applicability of MPD-2021, Development Control Norms- Group Housing in this specific case subject to condition that consent of the Hon'ble Supreme Court of India may be sought by the society for the same.

The proposal for additional FAR of 15% EWS component was not agreed to by the Technical Committee. However, it was decided that the charges for Service Personal to be recovered as per policy.

Action: Director (Building) DDA





### Item No. 20/2015

Proposal to develop the private owned land of an area measuring 4 Bigha & 11 Biswa at Shalimar Bagh Dakshini Block -A for construction of Multi level parking.

### F3 (50)2005/MP

The proposal was presented by Director (Plg.) Zone 'H'. During the discussion, the Technical Committee was informed that in a similar proposal of utilization of un-acquired privately owned land pockets was discussed in Technical Committee meeting vide Item No. 92/2014 held on 19.12.2014 wherein the following decision was taken:

'The proposal was prepared by Addl. Commissioner (Plg) AP. After detailed deliberation Technical Committee observed that a uniform policy needs to be prepared to deal the un-acquired pockets in developed urban area. A concept paper may be prepared and discussed in a separate meeting where officers from Land Management, Legal, Land Disposal, Architecture Department of DDA, etc. will be invited to arrive at a logical solution. This view may also be informed to the Hon'ble Court and seek time from Hon'ble Court in the matter of Ujagar Singh V/s South Delhi Municipal Corporation and Ors. which is pending before Hon'ble High Court."

Chief Town Planner, MCD informed that there are number of such cases of un-acquired privately owned land pockets which could not be taken up for the reason mentioned above and hence a policy is required to be formulated for the same. It was also informed that for the continuation of the existing use of pre-1962 areas, a Committee was formed to formulate the policy.

After detailed deliberation, Technical Committee recommended that a Committee consisting of following members will prepare draft policy paper and submit to Competent Authority for consideration/ adoption:

- i. Commissioner (Plg) DDA- Chairman
- ii. Commissioner (Land Disposal), DDA- Member
- iii. Chief Town Planner, MCD- Member
- Chief Legal Advisor, DDA- Member iv.
- ٧. Addl. Commissioner (Plg) MP, DDA- Member
- vi. Addl. Commissioner (Plg) UTTIPEC, DDA- Member
- Addl. Commissioner (Plg) UEP &LP, DDA- Member vii.
- Director (Land Costing), DDA- Member viii.
- ix. Addl. Commissioner (Plg) AP, DDA- Convener

The specific proposal was deferred till policy is finalized.

Action: Addl. Commissioner (Plg) AP, DDA

The meeting ended with vote of thanks to the Chair.

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

### Copy to:

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Finance Member, DDA
- 4. Commissioner (Plg)
- 5. Commissioner (LD)
- 6. Commissioner (LM)



### List of participants of 03<sup>rd</sup> meeting for the year 2015 of Technical Committee on 10.04.2015

### **DELHI DEVELOPMENT AUTHORITY**

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Commissioner (Plg), DDA
- 4. Commr.-Cum-Secretory DDA
- 5. Addl. Commissioner (Plg) MPR&TC DDA
- 6. Addl. Commissioner (Plg) TB&C, DDA
- 7. Addl. Commissioner (Land Scape), DDA
- 8. Addl. Commissioner (Plg)AP, DDA
- 9. Addl. Commissioner (Plg)UE&LP, DDA
- 10. Sr. Architect (W&D)DDA
- 11. Asstt. Chief Architect , HUPW, DDA
- 12. Director (Building), DDA
- 13. Director (Plg) VC, Sectt, DDA
- 14. Director (Plg) MP, DDA
- 15. Dy. Director (Building)
- 16. Dy. Director (Architect) DDA
- 17. Architect, HUPW, DDA
- 18. Asst. Director (Architect), HUPW, DDA

### OTHER ORGANIZATION

### S/Sh. /Ms.

- 1. Anant M. Athale, Chief Architect, NDMC
- 2. R.K. Kaushal, Chief Architect, NDR, CPWD
- 3. Sujata S. Nayak, Architect, (NDR), CPWD
- 4. Mahender Lal, Tech. officer, (CPWD)
- 5. Shamsher Singh, Chief Town Planner (MCD)South & North
- 6. Sandeep Roy, ATCP, TCPO, MoUD
- 7. N.K. Jain, A.E., NDMC



### Item No. 91/2014

Case of Applicable Set-backs in an already approved layout plan, while presently allowing additional flats / additional blocks under the present MPD-2021 and related provisions contained therein

F20(15) 2013/MP/

The proposal was presented by Chief Town Planner (EDMC). After detailed deliberation Technical Committee observed that as per clause 3.0 Para 3(4) of Chapter 17, Development Code of MPD-2021 no relaxation is required. However, this will be subject to the fire safety clearance from Fire Department.

Action: Chief Town Planner (EDMC)

### Item No. 92/2014

To determine the use of private property at C-27A, Greater Kailash Enclave- (in reference to the orders dated 08.08.2014 passed by Hon'ble High court in the matter of Ujagar Singh V/s South Delhi Municipal Corporation of Ors.).

F20(20) 93/MP

The proposal was presented by Addl. Commissioner (Plg) AP. After detailed deliberation Technical Committee observed that a uniform policy needs to be prepared to deal the un-acquired pockets in developed urban area. A concept paper may be prepared and discussed in a separate meeting where officers from land management, Legal, Land Disposal, Architecture Department of DDA, etc. will be invited to arrive at a logical solution. This view may also be informed to the Hon'ble Court and seek time from Hon'ble court in the matter of Ujagar Singh V/s South Delhi Municipal Corporation and Ors. which is pending before Hon'ble High Court.

> Action: Addl. Commissioner (Plg) AP Director (Plg) Zone-F, H & D,

### Item No. 93/2014

Proposed modifications in Chapter 7 Industry of MPD-2021 w.r.t. activities permitted in Industrial Area and modifications notified by the Ministry of Urban Development, GOI from time to time

F17(5)2007/MP

The proposal was presented by Director (Plg) MP, it was explained that the various knowledge based industries will be permissible in planned industrial area on the 24 m RoW, roads. Ex Director, DSIIDC has requested that all these activities be considered as the industrial activities and be permitted in

The existing industrial areas. (i)

The proposal of adding clause 2 (vi) - (i) of the Regulations to be added in the MPD-(ii)

2021 in clause 7.6.2.1 below clause 6(b) was agreed upon.

The issue regarding development control norm on industrial sheds was also discussed during the meeting. It was observed that DSIIDC may provide the layout plans and lease deeds of such industrial sheds for including the size of plots / area of sheds. A . joint site inspection may also be taken up, so that the necessary amendment in the notified regulations can be considered.

DSIIDC officers were also requested to provide detailed justification for proposed modification to

be incorporated in the Agenda

In view of above, the Item was deferred.

Action: Ex. Director, DSIIDC

### **INDEX**

## $3^{rd}$ Technical Committee Meeting to be held on 10.04.2015

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2.	14/2015	Relaxation of Setbacks of the Basement for Multistoried Two Bedroom Apartments adjoining Pocket-3, Sector 19-B, Dwarka, Phase-II F.1(59)HUPW/SA(W&D)/06//Pt.	4-5
3.	15/2015	Change of land use of 'Kamla Market' from Recreational (District Park) to commercial (Non-Hierarchical Commercial Center) C1 in the Development Plan under MPD-2021 F3(16)/91-MP	6-9
4.	16/2015	Request for relaxation for setbacks for the proposal in r/o North & South Avenue. New Delhi F.20(5)/92-MP	10-15



F.1 (02) 2015/MP/142

DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION,

6<sup>TH</sup> FLOOR,VIKAS MINAR,
I.P. ESTATE, NEW DELHI – 110002

Date: 26.03.2015

Sub: Minutes of the 2nd Technical Committee held on 13-03-2015

The  $2^{nd}$  meeting of Technical Committee was held under the Chairmanship of VC, DDA on 13.03.2015.

The List of the participants is annexed at 'Annexure- A'

Item No. 08/2015 Confirmation of Minutes F1 (01)2015/MP

The Minutes of the 1st Technical Committee meeting held on 22.01.2015 were circulated to all the members. No observation / comments on the Minutes of the Technical Committee meeting dated 22.01.2015 were received. However with respect to Item No. 7/2015 it was decided that the minimum height for stack parking be modified by replacing 3.6mt by 3.2mt in view of the options of minimum height available for stack parking at present. The minutes of the 1st Technical Committee meeting dated 22.01.2015 were confirmed with above modifications.

### Item No. 09/2015

Relaxation in FAR to Institute of Liver and Biliary Science Hospital (ILBS) Vasant Kunj, New Delhi (Zoe-J) for the land measuring 2963sq.m. for Group Housing purpose. F.20 (2)2005-MP/Vol-II

The proposal was presented by Director (Plg.) Zone 'J'. After detailed deliberation and taking into consideration the land required for road winding, Technical Committee approved the proposal as contained in Para 4 of the agenda.

Action: Director (Plg.) Zone 'I

### Item No. 10/2015

Regarding applicability of Development Control Norms with respect to the land allotted to National University of Educational Planning & Administrative (NUEPA). E.1 (35)2005-MP

The proposal was presented by Director (Plg.) Zone 'F'.

After detailed deliberation Technical Committee approved the proposal given in Para 3.0 of the agenda subject to the conditions given there in.

Action: Director (Plg.) Zone 'F' Chief Town Planner, SDMC 68/2

Item No. 11/2015

(i) Rectification in Layout Plan of Industrial Area, Rohini Phase V (Revised) regarding the

three (3) sites for Solid Waste Management Facilitates.

(ii) Change of land use from "Industrial" to "Utility" (U-4), solid Waste Management Facilities for total land /area measuring 22.46 Ha divided into three sites i.e. site No. 1-2 measuring 2.42 Ha, site No. 1-8 measuring 13.45 Ha and site No. 1-10 measuring 6.59 Ha at Industrial Area Rohini Phase V to North Delhi Municipal Corporation (NDMC) F20 (04)2015/MP

The proposal was presented by Director (Plg) Rohini. After detailed deliberation, Technical Committee recommended the proposal contained in Para 3.0 of the agenda for further processing the modifications to the MPD- 2021 under Section 11-A of DD Act 1957.

Action: Director (Plg.) Rohini, DDA

### Item No. 12/2015

Building Plan application for construction of shopping Block and Car Parking at Community Centre -Cum-Commercial Complex, NBCC Plaza Sector-V, Pushp Vihar New Delhi.

F3 (17)2009/MP

The proposal was presented by Director, NBCC / Chief Town Planner, SDMC. After detailed deliberation, the proposal contained in the agenda for stack parking was approved by the Tachnical Committee:

Action: Chief Town Planner, SDMC

The meeting ended with vote of thanks to the Chair.

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

Copy to:

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

Annexure -A

### List of participants of $02^{nd}$ meeting for the year 2015 of Technical Committee on 13.03.2015

### DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Commissioner (Plg), DDA
- 4. Addl. Commissioner (Plg) MPR&TC DDA
- 5. Addl. Commissioner (Plg) TB&C, DDA
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- 9. Addl. Chief Architect, DDA
- 10. Director (Plg) F,H&D, DDA
- 11. Director (Plg) VC, Sectt, DDA
- 12 Director (Plg) MP, DDA
- 13. Director (Plg) Zone J. DDA
- 14. Director, Lands, DDA

### OTHER ORGANIZATION

5/Sh. /Ms.

- Shamsher Singh, Chief Town Planner (SDMC)
- 2. Sandeep Roy, ATCP, TCPO, MoUD
- 3. Devesh Chand, B.O. L&DO
- 4. Alok Rastogi, CGM, NBCC
- 5. C.M. Gupta, GM, NVM (Cons) NBCC
- 6. Sapan Kumar, Architect Association, NBCC.
- 7. M.S. Rathee, Project Manager, NBCC
- 8. Nilesh Shah, Executive Director, NBCC

66/6

ETEM No. 14/TO 15

Sub: Relaxation of Setbacks of the Basement for Multistoried Two Bedroom

Apartments adjoining Pocket-3, Sector 19-B, Dwarka, Phase-II. f. 1 (59) hull N/S/A (W4-D) h 6 / Pt.

Synopsis: The approval is being sought for the relaxation in setbacks of proposed single basement for Multistoried 2 Bedroom Apartments adjoining Pocket-3, Sector 19-B, Dwarku.

### Background:

The scheme having an area of 3.185 hac, was earlier approved in the 2519 Screening Committee meeting held on 13.10.06 vide item no.117:2006 wherein 352 DU's (2 BHK) were proposed. The parking for the housing pocket was provided in Stilts and two basements under the triangular green. The scheme was approved from D.U.A.C. vide letter no. 11(10)2007 dated 06.11.2007. The basement plan was

Further to this, a meeting was held in the E.M.'s office (refer minutes of the meeting vide letter no. F.1(21)2010/Mon./DDA/Dwk./13 Dr. 14.11.2013) wherein it was decided that the stack parking system is not financially viable and basement parking of the scheme be redesigned.

As per the earlier approved Layout Plan, the site area as mentioned was 3.185 hac, which included the 20 mtr, wide strip towards the east side of the housing pocket which has been kept as green and as to the existing oil gas pipe line in addition. The triangular portion towards the Palam drain was also included in the plot area. After deducting the above mentioned areas, the net area as available for the residential housing pocket is 1.97 hac. This 1.97 hac is being taken for residential use. The F.A.R. and parking calculations have been done on this site as per MPD-2021 provisions.

A Consultant was appointed by the Engineering Wing for obtaining the clearances and statutory approvals from various authorities, i.e., C.F.O., A.A.L. E.I.A. D.J.B., M.C.D. etc. The C.F.O. approval for the scheme has already been obtained in advance vide letter no. F.6/DFS/MS/BP/2014/348 dated 23.12.14.

Proposal:

As per MPD-2021 the provision for parking is to be provided @2ECS /100sqm. The total parking provided s 685 ECS, in which 378 ECS is accommodated in the basement and rest of the 307 ECS has been sufficed on stilts & surface.

The proposal for relaxation of setbacks in basement parking is required from the Technical Committee. Since the site being irregular triangular in shape, the open space or parking podium is not available. The only viable solution is to provide parking along the tower blocks in the basement and for optimum utilization the basement is to be extended beyond the setback line. The parking required is achievable in single basement if the basement is extend beyond the setback line at certain locations for which the relaxation is required from Technical Committee. This shall also save the cost of providing the provision of second basement.

FSCRIPTION	PERMISSIBLE as per MPD-2021 norms.	PROPOSED
Serbacks (in mts.)	15,12,12,12m. (Building envelope)	Building envelope: 15,12,12,12m Basement serbacks: 3.0m on east side & north side 6.5m on west side 3.8m on south side

Hence the relaxation is required from the Technical Committee for basement extending beyond the setback line.

Recommendation:

The case is put up for the consideration and approval of the Technical

Committee.

Marisly Ceuply Sr. Architect (WZ&D)

### 1.0 Background:

- 1.1 The layout plan titled "Kamla Market Shopping Centre for Refugees at Ajmeri Gate Delhi" was earlier prepared by the L&DO office in the year 1972. The market consists of single storeyed structure consisting of 272 shops, 12 flates and other amenities. The said market was rangerred to erstwhile MCD vide Gazette Notification dated 24-3-2006.
- 1.2 The North DMC (LRE Deptt.) is dealing with the conversion the said shops from leasehold to treehold which was also going on Ministry of Rehabilitation. These properties not new under the management & control of North DMC, after transfer by LRDO Grow of forbs.

#### 1.0 Examination:

- The land use of Kainla Market is 'Recreational' (District Park) as per the Zainal Plan of the area in question (Zone -D) approved under MPD-2001. In view of this anomaly, the redevelopment of the Market has been with heid. The North DMC has been taking up the issue of change of land use with the DDA for some time now & vide letter dt. 26-12-2013, the Dy. Director (Pig.) Zone-'D'/DDA informed as under:-
  - The area u/r (i.e., Kamla Market New Delhi) falls in planning Zunc-D.
- As per MPD 2021 and approved Zonal Development Plan- D' prepared under MPD-2001, the land use of the area u/r is 'Recreational (District Park)
- (ii) The area u/r is under the jurisdiction of local body i.e., North Delhi Municipal Corporation (North DNC).

Further, it is to mention that necessary request from L&DO, MOUD/ GOI, the land owning agency i.e. the North DMC has requested the DDA for mitining the process of change of land use from 'Recreational (District Park) Non-Hierarchical Commercial Centre' under action 11A of DD Act 1957 or the North DMC should obtain necessary permission of the Ministry of Urban Development, GOI and then request the DDA along with site plans/location plans, etc.

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Accordingly, the L&DO was requested by North DMC vide letter dt. 7-4-2014 followed by another reminder letter dt. 2-8-2014 to take up the matter with DDA for change of landuse. However, no reply from L&DO has been received so far.

Therefore, to allow to continue the commercial use, the landuse of the area is required to be changed from Recreational (District Park) to Commercial (Non-Hierarchical Commercial Centre) C1 under section 11A of DDA Act, 1957.

2.2 The surroundings of the Market u/r is as below:-

North

- Asaf Ali Road.

South

- Jawaharlal Nehru Marg.

East

- Service Road connecting Asaf Ali Road & Jawaharlal Nehru Marg.

West

- Road from Ajmeri Gate .

### 3 U Proposal:

As requested by North DMC, the land use of the area under reference would have to be changed from Recreational (District Park) to Commercial (Non-Hierarchical Commercial Centre) (C1). Accordingly, the land use of the following area measuring 0.984 Flect at Kamla Market in Zone-D is to be changed as per description below:

Location	Area	Land use (8/PD-2021)	Lund use to be changed to	Boundaries
Kamla Market	0.984 Hect	Recreational	Commercial	North-Asaf Ali Road.
(City Zon	e)			
		(District Park)	(Non-Hierarchical Commercial Centre) (C1)	
				South-Jawaharlal- Nehru Marg East-ServiceRoad connecting Asaf Ali

### 4. Recommendations:-

Proposal as given in para 3.0 above may be considered by the Technical Committee.

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West-Roadfrom Aimer

ANNEXURE

### OBSERVATIONS OF PLANNING DEPARTMENT, ZONE-D UNIT, DDA:

- Total area and boundary of the Kamla Market shopping centre for refugees as per approved layout plan of the area.
- Justification is required as to why the proposed change of land use is required from 'Recreational (District Park)' to 'Commercial (Non-Hierarchical Commercial Centre)'.
- Any approved scheme plan/ lease plan showing the Development Control Norms.
- lustification is also required for declaring this market as 'Non-Hierarchical Commercial Centre'.
- The ownership status of the said market may also be provided.

NOC is also required from the land owning agency for the proposed change of land use.

Dy. Director (Plg.)

# - 10- ITEM NO-16/TC/15

Subject:

Request for relaxation for setbacks for the proposal in r/o North

& South Avenue, New Pelhi. F. 20 (5) 19 & MP

### BACKGROUND:

The residential accommodation of Hon'ble Members of Parliament comprising of Ground + 2 Upper Floors having 228 dwelling units at North Avenue and 196 Dwelling Units at South Avenue were constructed during pre-independence period. The area of North and South Avenue falls within the Lutyen's Bungalow Zone.

Now, the CPWD has proposed to redevelop this area by demolishing the existing flats and other structures i.e. Servant quarters, garages, pump house, FSS post office, milk booth etc. and reconstruction of 158 flats (duplex) in North Avenue and 138 flats (duplex) in South Avenue for the Hon'ble MPs alongwith other community facilities. The proposal have been submitted to NDMC vide scheme no.02/15 and 03/15 dtd.06.01.2015 for approval.

After scrutinizing the proposal, it has been observed that the proposed setbacks are less than the required setbacks as laid down in MPD-2021, which has been conveyed to CPWD for necessary compliance vide letter dtd.28.01.2015. However, the 1988 LBZ Guidelines have been followed in these proposals, being falls in LBZ.

In response to this office letter dtd.28.01.2015, the CPWD made correspondence with DDA regarding setback issue vide letter dtd.03.02.2015. The DDA vide their letter dtd.24.02.2015 intimated to them that the local body may examine the proposal w.r.t. provisions of MPD-2021 and 1988 LBZ Guidelines issued by Ministry of Urban Development.

Thereafter, NDMC vide letter dtd.19.02.2015 requested to DDA to examine the case and to consider w.r.t. relaxation of setbacks.

The DDA vide its letter dtd.10.03.2015 informed

The DDA vide its letter dtd.10.03.2015 informed to NDMC to examine the proposals w.r.t. provisions of MPD-2021 and LBZ Guidelines issued by the Ministry of Urban Development, Govt. of India as MPD-2021 stipulates that:-

"Lutyen's Bungalow Zone comprises of large size plots and has a very pleasant green environment. The essential character of wide avenues, large plots, extensive landscapes and low rise development has a heritage value which has to be conserved. Mixed use, high intensity development along MRTS corridor and de-densification of trees / reduction of green cover is not permitted at all. The strategy for development in this zone will be as per the approved plans and the LBZ guidelines, as may be issued by the Government of India from time to time."

The Chief Architect, CPWD (NDR) vide letter dtd.19.03.2015 requested NDMC to refer the case to Technical Committee, DDA for their consideration in r/o relaxation of setbacks.

### JUSTIFICATION:

As per LBZ Guidelines dtd. 08.02.1988;-

"The new construction of dwelling on a lot must have the same plinth area as the existing bungalow and must have a height not exceeding the height of the bungalow in place or if the plot is vacant, the height of the bungalow which is the lowest of those on the adjoining plots."

As per Clause 6.4.3 (ii) of Zonal Development Plan:-

"The building envelope (existing ground coverage, FAR and height etc.) in a bungalow plot is to confine within the existing building line with minor adjustment, if existing built up area of out-houses is also to be merged with the main bungalow. However, the existing trees are to be preserved."

The above LBZ Guidelines have been followed by CPWD in their proposal.

As per Clause 6.4.3 (iv) c of Zonal Development Plan:-

"The set back norms as laid down in MPD-2001 for areas outside LBZ may be adopted in LBZ area pending finalization of separate norms in this behalf."

As per footnote of Table 17.1 of MPD-2021:-

iii) "In case a layout plan is sanctioned with more than the minimum prescribed setbacks, the same shall be followed in the sanction of the building plans."

There is no sanctioned / approved plan of North and South Avenue available.

iv) The Technical Committee of DDA may relax setbacks, Ground Coverage and height in special circumstances."

As per Clause 4.2.2.1 C of MPD-2021:- Bungalow Area

"Lutyens' Bungalow Zone comprises of large size plots and has a very pleasant green environment. The essential character of wide avenues, large plots, extensive landscape and low rise development, has a heritage value which has to be conserved. Mixed use, high intensity development along MRTS corridor and de-densification of trees / reduction of green cover is not permitted at all. The strategy for development in this zone will be as per the approved plans and the iSZ guidelings, as may be issued by the Government of India from time to time."

As already mentioned above, there is no approved layout plan of this area available to ascertain the required setbacks for these proposals. Further, the character of wide avenue of this area may not be conserved by proposing the setbacks norms of MPD-2021 and may also require cutting of grown up trace falling within the building profile.

The existing flats at North and South Avenue have heritage value w.r.t. the President House and President Estate. These avenues / vista were designed to have visual links to the President Estate.

In view of above circumstances, the existing building line / setbacks may be considered for the redevelopment proposal of North and South Avenue, New Delhi.

### PROPOSAL:

Following Tables showing the setbacks - existing at site, proposed for redevelopment, provision of MPD-2021 and the relaxation required:

MP Flats at North Avenue:

Setbacks	Required as per MPD-2021	Existing Setbacks	Proposed Setbacks	Relaxation Required
Front	15.00 mt.	11.80 mt.	12.00 mt.	Yes
Rear	12.00 mt.	6.00 mt.	9.00 mt.	Yes
Side-1	12.00 mt.	6.00 mt.	10.60 mt.	Yes
Side-2	12.00 mt.	6.00 mt.	9.00 mt.	Yes

### ' MP Flats at South Avenue:

Setbacks	Required as per MPD-2021	Existing Setbacks	Proposed Setbacks	Relaxation Required
Front	15.00 mt.	11.80 mt.	12.00 mt.	Yes
Rear	12.00 mt.	6.00 mt.	12,00 mt.	No
Side-1	12.00 mt.	6.00 mt.	12.00 mt.	No
Side-2	12.00 mt.	6.00 mt.	12.00 mt.	No

In view of above, the relaxation of setbacks in front, rear and side required from the Technical Committee, DDA in r/o redevelopment of North and South Avenue, New Delhi for the construction of flats for the Hon'ble MPs.

### RECOMMENDATIONS:

The request of the Chief Architect (NDR), CPWD dtd.19.03.2015 (copy enclosed) regarding relaxation of setbacks norms for the proposal of redevelopment of North and South Avenue may be considered and the existing setbacks / building line of North and South Avenue may be treated as proposed setbacks for the redevelopment of this area.

(A.M. ATRALE) CHIEF ARCHITECT

Anneaure A

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

No: CA/BP/Red. North & South Avenue/D- 2-885-87

Dated: 2- 1 March, 2015

The Director (Planning) Master Plan Section, Delhi Development Authority, 6th Floor, Vikas Minar, New Delhi.

Subject:

Redevelopment of Housing for Hon'ble MPs at South Avenue and North Avenue, New Delhi.

The proposals in r/o redevelopment of Housing for Hon'ble MPs at South Avenue and North Avenue, New Delhi have been received in this office vide scheme no 02/15 & 03/15 riphed proposed setbacks are less than the required setbacks of MPD-2021. The Chief Architect. CPWD vide latter no.9/N&S Ave./2014/CA(NDR)/82 dtd 19.03.2015 has requested to refer the

Accordingly, please find enclosed herewith a set of plans of each proposal containing

Encl.: 1. Annexure- A

- 2. Set of drawings.
- 3. CPWD letter dtd.19.03.2014.

1) Sh. Rajkumar New Delhi Project Division, CPWD. 3, Dr. B.D. Marg, New Delhi.

2) Sh. Rahul Narain Office of senior Architect (NDR) CPWD, Room No.315, A-Wing.

Nirman Bhawan, New Delhi.

Delhi.

Delhi.

CHIEF ARCHITECTA

7/5-

Annoxure-B

### OBSERVATIONS OF PLANNING DEPARTMENT, ZONE-D UNIT, DDA:

NDMC stated the following in the agenda	Observations
Para 6.4.3 of Zonal Development Plan states the following:  (i) "The building envelope (existing ground coverage, FAR and height etc.) in a bungalow plot is to confine within the existing building line with minor adjustment, if existing built up area of out-houses is also to be merged with the main bungalow. However, the existing trees are to be preserved".  (ii) "The set-back norms as laid down in MPD-2001 for areas outside LBZ may be adopted in LBZ area pending finalization of separate norms in this behalf".	However, this is to state that the approved Zonal Development plan of Zone 'D' prepared under MPD-2001 was approved, excluding LBZ area.
As per the footnote of table 17.1 of MPD-2021:  (i) "In case a layout is sanctioned with more than the minimum prescribed setbacks, the same shall be followed in the sanction of the building plans",  (ii) The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.	The area under reference falls within Lutyens bungalow Zone (LBZ).

Asstt. Director (Plg.)

Dy. Director (Plg.) Zone-D

Director (Plg.) Zone-F,H & D

### LAID ON TABLE

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 $3^{rd}$  Technical Committee Meeting to be held on 10.04.2015

S. NO.	ITEM NO.	SUBJECT	PAGE NO.
5.	17/2015	Public & Semi Public-Premises for specific Development Control Norms have not been specified in MPD-2001 but same has been specified in MPD 2021 F13(162)/03/Bldg./	16-18
6.	18/2015	Ratification of Relaxation of setbacks for proposed Chandra Bhushan Singh Memorial, Mahila Bal Evam Shravan Viklang Shikha Evam Punarvas Sansthan at Sector-13, Dwarka measuring an area of 2000.23sqm.  F.13(15)/2014/Bldg./	19-20
7.	19/2015	Representation Regarding sanction of Revised Drawings as per MPD-2021 Provisions for Mahrishi Daynanad, CGHS Ltd. F13(486)/09/Bldg./Vol.IV	21-44

-16- 531C ITEM No. 17/TC/15

Sub: Public & Semi Public-Premises for which specific Development Control Norms have not been specified in MPD 2001 but same has been specified in MPD 2021

### F13(162)/03/Bldg./

### 1.0 Background:

- 1.1 As the per allotment letter, dt. 21.7.03 a plot of land measuring 2000 sqm of land at Sector 11 Dwarka for construction of Management Institute was allotted to Banarsidas Chandiwala Sewa Smarak Trust Society but the physical possession was handed over of land measuring 2593.852 sqm, instead of 2000 sqm which is excess by 593.852 sqm of the actual site allotted which has been regularised by the competent authority in favour of the society.
- 1.2 Earlier the Building plans have been sanctioned as per PSP norms of 2001. i.e. G.C. 25%, FAR 100 and Ht. 26 m. The O.C. issued vide letter dt. 07.8.2008.
- 1.3 Institute applied for revised / additional sanction on dt. 20.9.13 with requisite fee and documents. Further Institute applied for additional FAR as per for as per Gazette Notification dt. 23.09.13. Under Secy. to GOI, MOUD vide letter dt. 24.12.14 also forwarded the request of Institute for additional FAR.
- 1.4 Case was referred to MP Section. Comments of MP Section is as under:

"Building Section may see the matter as per MPD 2021 provisions/LOP/allotment letter/lease deed."

1.5 As no specific clarification was provided by MP & DC –Section the file was sent to Commissioner Planning. The observation of Commissioner (Plg.) dt. 15.01.15 is reproduced as under:

" this matter be put-up for consideration of the T.C. to take a uniform policy where ever FAR has been enhanced that shall be applicable to the respective use premise."

Accordingly the agenda has been prepared.

### 2. Examination:

2.1 Master Plan provisions in case of PSP facilities / premises for which specific development controls have not been provided are as under:

Norms		MPD 2001	MPD 2021	Notification dt. 23.9.13
Max Coverage	Ground	25%	30%	30%
Max FAR	0	100	120	120
Max Ht.		26 m	26 m	26 m

- 2.2. As Table 13.5 of MPD 2021 the plot area of Management Institute is 0.4 Ha for per 5 lakh population.
- 2.3. As per MPD 2021 & Notification dt. 23.9.13 the development control norms for Management Institute are as under:

Norms		MPD 2001	MPD 2021	Notification dt. 23.9.13
Max Coverage	Ground	-	35%	35%
Max FAR		-	150	225
Max Ht.		=0	37 m	37 m

The Development Controls for Education Facilities (Higher Education) as per provisions vide Gazette Notification S.O No. 2895 (E) dated 23.09.2013 is as under:-

S. No.	Category		Maximi	um	Other Controls
		Gr. Coverage	FAR	Height	
1	Vocational Training Centre (ITI /Polytechnic / Vocational Training Institute / Management Institute / Teacher Training Institutes etc.) / Research and Development Centre.	35%	(225)	37m	Up-to 30% of max. permissible FAR can be used for hostel accommodation for the students.  Parking standard @ 1.33 ECS/100 sq m of floor area. The areas earmarked for parking if misused liable to be
2.	General College (Technical)				municipalized/taken over by the authority.
3.	Professional College (Technical)				Other controls related to basements etc. are given in the Development Control chapter.

2.4. Institute has proposed to utilize additional FAR for the vertical expansion of existing building (G+3, ht. 15.3 M) by adding 5 Floors thus making building G+8 (ht. 33.30 M); which will require re-submission of documents to DUAC, CFO & AAI.

### 3. Proposal:

Public & Semi Public-Premises for which specific Development Control Norms have not been specified in MPD 2001 but same has been specified in S. No. 1 of Table 13.6 MPD 2021. The development control norms to those cases shall be as per MPD 2021/Notification dt. 23.9.13; as a Uniform Policy, subject to:

- i. Change in allotment / lease condition if required.
- ii. Modification in approved LOP for unspecified PSP use to respective use premise as per S. No. 1, Table 13.6 of MPD 2021.
- iii. Structural stability Certificate from reputed agencies/organisation.
- iv. NOC from IL in respect of financial implications in any.

### 4.0 Recommendation:

In view of Para 1 & 2, Para 3 placed before the Technical Committee for consideration/appropriate decision.

(Rajesh Kumar)

Canaleshleemman

AD(Arch.)Bldg, L&I

(M. K. Verma)

Dy. Director (Building)L& I

(Surajit Jaradhara)

Director(Bldg.)

SUB: Ratification of Relaxation of setbacks for Proposed Chandra Bhushan Singh Memorial, Mahila Bal Evam Shravan Viklang Shiksha Evam Punarvas Sansthan at Sector-13, Dwarka measuring an area of 2000.23 sqm.

File No. F13(15)2014/Bldg./

### 1.0 BACKGROUND

- 1.1. President, C. B. S. Memorial, Mahila Bal Evam Shravan Viklang Shiksha Evam Punarvas Sansthan, submitted the first application for errection of Memorial, Mahila Bal Evam Shravan Viklang Shiksha Evam Punarvas Sansthan, at Sector-13, Dwarka measuring an area of 2000.23 sqm in DDA on 16.6.2014.
- 1.2. AE (B) L&I, DDA vide letter dt.18.7.2014 pointed out shortcoming regarding set back to the president, C. B. S. Memorial. In response President, C. B. S. Memorial vide letter dt. Nil intimated that he is not getting sufficient ground coverage if the norms of front set back- 9m and rear and side set back 6 m is followed. Further, he requested that preceding category of setback may be allowed as permissible coverage is not achievable.
- 1.3 The matter was discussed with Commr.(Plg.) on 19.02.2015 where it has been desired to put up the matter in Technical Committee of DDA.
- 1.4 The F13(15)2014/Bldg./ was sent to the VC, DDA for decision and approval was accorded on file dt. 05.3.15, accordingly, sanction was issued on 13.3.15.

### 2.0 EXAMINATION:

- 2.1 As per table 13.4 (S. No. 6 ) Development Control for school for physically challenged is as under:-
  - G. Coverage-50%, FAR-120, height 18.0 M
- 2.2 Plot area = 2000.23 sqm., G. Coverage(50% of plot area) = 1000.115 sqm. Area achievable after leaving prescribed setbacks (Front- 9 M, Side - 6 M & Rear - 6 M) on plot area measuring 2000.23 sqm. is 928.35 sqm. (approx.). Thus permissible Ground Coverage is not achievable under prescribed setbacks.

Table 17.1:Minimum setbacks(other than Residential Plotted Development), MPD-2021

Plot size (in sqm.)		Minimum set	backs (in Meter	r)
	Front	Rear	Side (1)	Side (2)
Upto 60	0	0	0	0
Above 60 & upto 150	3	1.5(avg.)	-	-
Above 150 upto 300	4	2(avg.)	-	_
Above 300 upto 500	4	3	3	
Above 500 upto 2000	6	3	3	3
Above 2000 upto 10000	9	6	6	6
Above 10000	15	12	12	12

- 2.4 As per Note (i) of para 8 (3) of MPD 2021, in case the permissible coverage in not achieved with the above given setbacks, the setbacks of the preceding category may be followed.
- 2.5 As per Note (iv) of para 8(3) of MPD 2021, The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.
- 2.6 As per Delhi Fire rules 2010 institutional buildings of more than 9 m height requires CFO clearance. The matter will be referred to CFO and if required necessary Fire fighting arrangement will be provided by the organisation.

### 3.0 PROPOSAL:

Setbacks norms in preceding category be given as special circumstances, as per details given below:

	Minimun	n setbacks (in Meter	)	
Front	Rear	Side	Side	
6	3	3	3	

### 4.0 RECOMMENDATION:

In view of examination at para 2, the proposal at para 3 is placed before T.C.

for its consideration & Ratification.

(R. K. Mehta)

Melon

AE-I(Bldg.) L& I

(M. K./Verma)

JO (cen)

Dy. Dir. (Bldg.)L&I

(Surajit Jaradhara)

Dir. (Bldg.)

ITEM No. 19/TC/15

Sub.: Representation Regarding sanction of Revised Drawings as per MPD-2021 Provisions for Mahrishi Dayanand, CGHS Ltd.

### F13(486)/09/Bldg./Vol.IV

### 1.0 Background:

- 1.1 The land measuring 1.5 Ha was approved in 281st Screening Committee meeting held on 11.8.09 vide Item no. 111/2009 to comply with the Hon'ble Supreme Court Orders on contempt Petition (C) No. 415 of 2003 in Civil appeal 2470/1998 of Mahrishi Dayanand, CGHS Ltd. v/s Anil Baijal and Ors. with the condition that Development Control norms prescribed in the Hon'ble High Court Orders dt. 23.4.98 shall be adhered to without any deviation to it (Copy of Agenda and minutes Screening Committee is amnexed as Annexure-I).
- 1.2 As per the Hon'ble Supreme Court Orders dt. 23.4.98. The Development Control norms under MPD-2001 for this plot shall be applicable which re-produced in the Court Orders as under:

Minimum size of plot 4000.00 sqm, Max. Ground coverage = 33.3%, max. FAR = 133, max. Height = 26.00 mt., other control" The net housing density permissible shall be 140 DUs per hec. with 15% variation on either side.

- 1.3 The society represented DDA several occasion to allow the DC as per MPD 2021 but the same was denied cited court order.
- 1.3 Society represented vide letter dt. 14.1.11, to the Hon'ble Lt. Governor to allow the Development Control norms as per MPD-2021 instead of MPD-2001 for Group Housing. This matter was examined by the Commissioner(Plg.) vide note dated 20.3.11 and submitted that the decision of the Screening Committee as mentioned in the agenda is strictly being followed; noted in File bearing No F 13(486)/09/Bldg./Vol IV.
- 1.4 On the above note of Commissioner(Plg.), the then Vice Chairman DDA has put up a note dated 22.12.11 for consideration of the Hon'ble Lt. Governor that;

'I have persued the Supreme Court order. Since the court has given certain directions both to the society and to DDA, no change and no unintended benefit should occur beyond the court orders. In fact the society was also castigate for change the membership and further DDA was given liberty of constructing the residential flats, if circumstances demanded'

- 1.5 These observations were forwarded to Hon'ble Lt. Governor, Delhi by the Vice Chairman, DDA. As per the note of Addl. Secretary to L.G. dated 28.2.11, it was submitted that the Hon'ble L.G. has perused the file and observed that the society may move to Hon'ble Supreme Court with their request. As pointed out by VC, we have to abide by Hon'ble Supreme Court orders.
- Owing to the further representation by the society and for consideration of Development Control Norms as per MPD-2021, the matter was again examined and referred to CLA, DDA who also in turn mentioned that the legal opinion has already given.
- 1.7 As per legal opinion quoted in the file that the Development Control Norms to be adopted for Mahrishi Dayanand, CGHS Ltd. as vetted by CLA and subsequently approved by VC, DDA shall adhere to Hon'ble Supreme Court decision which stipulates the Development Control Norms as MPD-2001 norms.
- Director(Bldg.) discussed the matter with VC, DDA on 5.1.15, wherein it was desired by VC, DDA that file may be sent to Addl. Solicitor General through CLA to offer input. Accordingly, file was submitted to CLA to get the Legal opinion of ASG. The opinion of ASG obtained on dated 9<sup>th</sup> Feb. 2010 as per the note of Shri Rajiv Bansal, Sr. Standing Counsel dated 10.2.15.
- 1.9 Queries raised by DDA and opinion of ASG is reproduced as under:

### Queries:

- i) Whether a society (MDCGHS hereinafter referred to as 'the applicant' can develop the land bearing Khasra No. 310 Min in 15,000 sqm mtrs (17 Bighas 16 Biswas )Revenue Estate, Masoodpur (hereinafter referred to as the 'land') in term of Development Control Norms of CGHS as per Master Plan Development-2021.
- Whether the order dated 23.4.1998 passed by the Supreme Court in Civil Appeal No. 2649-2671/1998 precludes the Applicant from developing land in terms of Master Plan-2021.

### Legal Opinion of ASG to queries:

- There, seems to be no impediment to the Applicant society seeking to develop the land in question, in conformity with Development Control Norms of CGHS as per Master Plan Development-2021, as opposed to the MPD-2001.
- ii) Accordingly, order dated 23.4.1998 passed by the Hon'ble Supreme Court does not preclude the Applicant society from developing land in term of the Master Plan 2021.
   (copy of the Legal opinion of ASG dt. 09.02.14 is Annexed as Annexure-II)
- 1.17 On receipt of legal opinion of ASG, VC, DDA vide note dt. 12.02.15 in the file desired to Place the case in Technical Committee accordingly the case is placed before T. C.

#### 2. Examination:

2.1 The land was handed over to the Society on 4.9.09 by the Land Branch. The Society had submitted the proposal of Group Housing with the Development Control norms as per MPD-2021 on 7.12.09, but the Society was asked vide this office letter dt. 8.2.10 to submit the proposal as per the Development Control norms as approved in 281st Screening Committee meeting.

- 2.2. The Architect submitted the modified proposal along-with other required documents vide letter dt. 15.2.10 with prescribed norms as approved by the SC meeting except height 32.90 mtr. upto terrace level instead of 26 mtr. For this variation in the height, Society/Architect had submitted a request that it was difficult to accommodate 181 DUs in the area with the 26 mtr. height of the building and also the permissible height of the building has been modified from 26 mtr. to 33mtr. in MPD-2001 vide Notification dt. 23.7.98. It is also stated that AAI has approved the building height upto 43.20 mtr., and the proposed height of the building is 32.90 mtr./37.40 mtr. After broadly examination of the case the proposal was
- 2.3 CFO had approved the Lay Out Plan (LOP) and Building Plans vide letter dt. 31.5.10 and DUAC approved the Lay Out Plan (LOP) and Building Plans vide letter dt. 29.7.10 with modified arrangement of six blocks in respect of 5 blocks (as earlier approved by CFO).

forwarded to DUAC and CFO for their approval on dt. 19.3.2010.

- 2.4 Society/Architect had submitted the modified Building Plans after incorporating of suggestions/observations of DUAC and CFO. The same has been examined as per BBL and the norms allowed as per decisions of 281st SC meeting. It has been found in order except height which has been considered as per Revised Norms of MPD-2001 to accommodate number of DUs allowed i.e. 181 DUs as well as parking norms that has been considered as per MPD-2021 to facilitate the members.
- 2.5 The proposal was sent for the approval of LOP to the Commissioner(Plg.) for which Commissioner(Plg.) had noted "please follow the decision of Screening Committee already taken on the Development Control norms on the issue earlier strictly". Accordingly Society was asked vide this office letter dt. 6.9.2010 to submit the revised proposal.
- 2.5 In response to this office letter dated 6.9.10, the society represented to the Vice Chairman, DDA vide their letter dated 22.9.10 requesting thereby that the Development Control Norms may be allowed as stipulated in MPD-2021 by levying additional FAR charges as applicable. In the other representations, the society mentioned various earlier proceedings taken in the deptt. where the Notification of 23.7.98 was enforced. As per the said Notification FAR was extended from 133 to 167 and height was also increased from 26 M to 33 M in case of Group Housing Societies. The enhanced FAR was also allowed to other old Group Housing Societies where land was given as per MPD-2001 provisions.
- 2.6 Being a matter of Development Control norms, the case was forwarded to MPPR Section for examination with respect to Screening Committee. The case was examined by the MPPR Section and noted on dt.1.12.2010 that it would not be appropriate to accept the request of the Society and same was conveyed to the Society on dt. 11.1.2011 with the request for compliance of this office letter dt. 6.9.2010.
- 2.7 The area has already been de-notified on 01.06.2010.
- 2.8 After receipt of the proposal from CFO & DUAC, the building permits was approved by competent authority and building plans were released during March 2012 as per the DC norms stipulated by the Hon'ble Supreme Court.

- 2.9 The Society has deposited an amount of Rs. 12 lakhs on account of EWS fund for 48 nos of DUS whose area is more than 92.89 sqm per DU.
- 2.10 Since the Society has sought 200 FAR instead of 133 FAR, it has implications as under:

FAR 133 (Permissible)	Sanctioned (As per 133 FAR) FAR 200	
Built up area 19950 sqm	Built up area 19931.542sqm	Built up area 30,000sqm
Ground Coverage 33.33% 4995sqm	Ground Coverage 25.53% 3830.112 sqm.	Ground Coverage 33.33% 4995sqm
Height 26m	25.98 m (30.78m incldg machine Room)	Height 26m  AAI Approval accorded for 43.20m

- 2.11 As per Notification S O 2889( E) dated 23<sup>rd</sup> September 2013; 15% of the proposed Far will be constructed for EWS, which will be over and above 200 FAR. A quantum of 50% of the EWS Housing Stock shall be retained by the Developer Entity and remaining 50% of DUs developed by DE to be sold to DDA for EWS housing. (refer Annexure III). The operationalization of this Notification is to be initiated, if at all applicable in this case.
- 2.12 Since the Building plans have already been sanctioned, availing of 200 FAR will require modification to the approved layout; and fresh revised sanction is to be issued.

### 3. Proposal:

Decision of T.C. required on the following Aspects:

- 3.1 Applicability of MPD 2021 Development Control norms Group Housing, as per observations of ASG with the condition that consent of Hon'ble Supreme Court is to be sought by the Society as per the opinion already made by the CLA-DDA.
- 3.2 Operationalization of the provisions of 15% EWS component over and above 200 FAR is to be initiated as per provisions of the Gazette Notification S O 2889( E) dated 23<sup>rd</sup> September 2013.

### 4.0 Recommendation:

In view of Para 3.1 & 3.2 placed before the Technical Committee for consideration/appropriate decision.

5.0 Follow Up Action: The proposal, if approved will be sent to the Legal Department of DDA and to the Society for seeking consent of the Hon'ble Supreme Court.

A.E.-III/(Bldg.)L&I

Vh Meth

Dy. Director (Building)L& I

Director(Bldg.)

Screening Committee No. 281SCN/ Item No. III: 2009

Subject: Sub-Division Plan of vacant Land into Master Plan Green and residential plot Pocket B-4, Vasant Kunj in a case- Hon'ble Supreme Courts, order on Contempt Petition (C) No. 415 of 2003/ in Civil Appeal 2470/1998 of Maharishi Dayanand Coop Group Housing Society ltd vs Anil Baizal & Ors.

File No: SA/SZ/HUPW/F-9/99/PH.

### 1: SYNOPSIS:

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This is a contempt matter pending in the Supreme court against the then Lt.Governor, Delhi, Vice Chairman, and other senior officer of DDA. The Hon'ble Supreme Court of India in order dated April 23, 1998 and dated April 29, 2002 had ordered DDA to identify a compact block to be offered to Maharishi Dayanand Coop Group Housing Society ltd. The Hon'ble Supreme Court also stated that the Society is entitled 1.5 hectares of Compact Block, in exchange for total land of the Society which is a subject matter of dispute arising out of land acquisition of 24 bigha 7 biswas in village Kasoompur now part of the Vasant Kunj Phase-II. Against the aforementioned order DDA filed review petition in the court which was dismissed within two months. DDA again filed application for modification of the court orders which was again dismissed. Subsequently, for non-compliance of the court orders mainly on the ground that the land to be exchanged is falling in green, the society filed contempt petition. The matter was listed on 31.7.09 before the Hon'ble Court and we have been directed to comply the orders of the court within four weeks time.

The matter is placed in front of the Screening Committee for (a) Court and we have been directed to

The matter is placed in front of the Screening Committee for (a) Carving out 1.5 hac of residential land as per court order and (b) fixing of Development Control Norms.

### 2: BACKGROUND:

The case is being dealt in Legal File bearing no F 14(26)05/SC/ Legal. Land in Khasra no.415 (0-8), 421/1-2(2-8), 426(7-11), 431 (4-10), 603/526/2(3-17), 527/2(3-08) and 521/1/2-5 total measuring High Court challenging the action of the government to acquire the land on the basis of notification 24 bigha 7 biswas in village Kasoompur now part of the Vasant Kunj Phase-II was notified under section 4 of the LA Act 1894 in 1965. The land owners served a notice u/s 55 of DD Act 1957 to acquire this land within a specified period of six months as per the Act. However, government did not acquire the land within specified period of six months. Writ petition was filed in the Hon'ble of 1965.

During the period when the award was quashed i.e. 9.3.82 and fresh notification for acquisition was issued i.e. on 7.6.90 Maharishi Dayanand Cooperative Group Housing Society purchased this land from the land owners through sale deeds duly registered with subregistrar. Fresh notification was also challenged by the Society in the High Court of Delhi by way of WP (C) 3177/90 impleading UOI, DDA and Registrar of Cooperative Society etc. it cannot be acquired for the same purpose.

And there is no ground for involving the urgency provisions as in both the notifications it was mentioned that the land is acquired for Vasant Kunj Residential Scheme. The Hon'ble High court allowed the writ petition vide judgment dt.27.8.93 and set aside the notification u/s 4 & 17 of the Land Acquisition Act.

Feeling aggrieved with the said judgment, Registrar Cooperative Societies, Delhi Administration, DDA filed SLPs in the Hon'ble Supreme court. DDA engaged Sr.Counsels and matter was argued in the Apex court. Hon'ble Supreme Court vide its order on 23.4.98 directed DDA to hand over a compact block of 1.5 ha. of land to Maharishi Dayanand Cooperative Group Housing Society in exchange of land purchased by the society.

Against the aforementioned order DDA filed review petition in the court which was dismissed on 23.10.02. Further vide orders dt.29.4.02, Hon'ble Court had ordered to allot 1.5 ha. of land within two months. DDA again filed application for modification of the court orders which was again dismissed. Subsequently, for non-compliance of the court orders mainly on the ground that the land to be exchanged is falling in green, the society filed contempt petition against higher officers of DDA including the then Lt.Governor which is

After examination and scrutiny of the list of the members of the Society, it was found that there is change in the membership during the intervening period, therefore, society vide letter dt.7.10.04 was intimated to submit necessary documents for exchange of land measuring 1.1 ha. and Society will also submit NOCs/Clearance from concerned authority as mentioned in the said letter. But the exchange of land could not be materialized as scheduled as society did not turn up with compliance of the terms and conditions of the said letter. Not only this, matter was submitted before the then Lt.Governor and observations of the Hon'ble LG dated 22 October 2002 at page 39/n in the linked file F 14(30)2001/SC/Legal, may be referred as under:

"This was discussed today with VC, Commr.(Planning), Commr.(LD)
Director(Land Management) on 30th Sept.2002. It has been recorded in
Supreme Court that we would hand over the possession of 1.5 ha, of land (to be
proportionately reduced if the membership of the society has since fallen) to
Maharishi Dayanand Cooperative Groups Housing Society Ltd. in a compact block
within the 35 ha, of land earmarked for residential purpose in the project known as
International Hotel Complex, Vasant Vihar. The Court has previously clarified that
this order is made in the specific circumstances of this case and that it would neither
be cited as a precedent nor will it alter any rules and regulations concerning
allotment of land to Cooperative Societies. We should immediately take steps to
implement the order of the court, from which no escape seems possible at this
stage."

Sensing the gravity of the case and the pendency of the contempt petition against the higher officers, number of the meetings have been held in the chamber of VC, DDA in presence of all the concerned officers to search about the possibility of availability of land to honour the court orders. Accordingly, a survey has been conducted by the officers of LM, Planning, Arch. Wing and along with the member of the Society and possible availability of the site.

As per the directions, site visits have been conducted for identification of the land for Group Housing with the constraints and details as under:

Site visit no.1 dt.9.7.09: Site visit was conducted near the Hillview Apptt. Vasant Lok and Kusumpur Pahari and no consensus was developed between the DDA officers and the Respondent.

The following officers were present – Chief Arch., ACA-II, Sr.Arch.(SZ), Dir.(AP) I, Dir.(LS), EE, SED-2, Jt.Dir.(AP-I), DD(Plg.)VC Sectt..

Site visit dt.21.7.09 As per direction given in the VC meeting, the site visit of Pkt, D-5 adjacent to 805 Du's (two room + lounge apts.) was conducted which was attended by

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Dir.(LM), Dy.Dir.(UC), Sr.Arch.(SZ) and AD(Plg.). The land use of the site u/i as per the approved Composite plan is Gross Residential with an area of 1.30 ha.(Approx.). However, the site was not acceptable to the respondent.

The second site in Pkt.D-4, Vasant Kunj was visited. The land use of the site u/r was also Gross Residential for which a detailed Housing scheme has already been prepared for an area of 3.6 ha.(approx.).

The third site in Pst. B-4 Vasant kunj adjoining Master Plan Green was also visited, As per Hon'ble Supreme Court Order dated 23 April, 1998 "pursuant to the direction of this court given on 25th march, 1998 further records were produced for perusal of the court. The Master Plan Of Delhi 2001 has prescribed the following norms for residential plot Group housing – residential Plot – Group Housing (002) Minimum size of the Plot 4000sqm. Maximum ground Coverage 33.3%, Max. Floor Area ratio-133, max height 26 Mtr., other controls'. The net Housing Density permissible shall 140 DUs per hac, with 15% variation on either side. This should be indicated in the zonal Plan / layout plan taking into consideration the gross residential Density prescribed for the area. At the premises level the max, variation of the net density shall be 5%"

### 3: EXAMINATION:

After detail scrutiny, and discussions held with the representatives of Maharishi Dayanand Coop Group Housing Society Itd along with the officers of DDA the site of the Residential Pocket at B-4 Vasant Kunj was found to the agreeable to the Society.

The same site was also processed for provision of Sports find these and DOA matrices requiring change of Land-Use from Residential to PSP.

The proposal was considered in 265th Screening Committee Meeting held on 17.06.2008 vide Item No.82:2008 wherein it was approved subject to

For Special permission to utilize PSP use in Residential area the matter be further put up and approved in

The Technical Committee Meeting and

The Anthority Meeting.

The proposal was put up in the 5<sup>th</sup> Technical Committee Meeting held on 02/04/2009 vide item no 39:2009. The decision of the Technical Committee is reproduced below: "The proposal was explained by representative of HUPW. After detailed discussion, the proposal of change of land use was agreed to as per the proposal in the agenda. The matter be further processed for change of land use as per section 11A of DD Act, 1957".

The proposal for Sports facilities and DDA Institute of Human Resource, requiring change of Land-Use from Residential to PSP has been dealt in File No SA/SZ/HUPW/F-9/99, where in the concurrence from the Hon'ble LG was obtained to be put up in the next Authority Meeting. However, in the mean time the Contempt of Court vide Contempt Petition (C) No. 115 of 2003/ in Civil Appeal 2470/1998 of Maharishi Dayanand Coop Group Housing Society Itd vs Anil Baizal & Ors. has necessitated to accommodate the Housing society in

- 3.1 The entire site of B-4 earmarked for Housing could not be developed as per the approved layout plan because of the deep ditches and rocky formation. In due course of time the site was land-filled with wastes from housing constructions from around.
- 3.2 The Total Site, as per latest survey report is 44392.87sqm/4.43 Hac.; which was cleared of Jhuggi Clusters as per the approved Zonal Plan and approved composite plan of Vasant Kunj.
- 3.3 Consequently, an FAR of 27,356 sqin was proposed to be utilized for the DDA Institute of Human Resource, with Sports facilities loaded onto it.

3.4 Based on the orders of the Hon'ble Supreme Court, directed to comply the orders of the court within four weeks time, a fresh survey of the area available was conducted and it was found that after earmarking 1.5hac, of land to Maharishi Dayanand Coop Group Housing Society Itd as Residential area, area under master plan Green will be 27368sqm.

#### 4: THE PROPOSAL:

The sub-division of the vacant land measuring 44392.87 sqm divided into two plots i.e. Master Plan Green as per approved Composite Plan and 1.5 has of Residential Plot for Maharishi Dayanand Coop Group Housing Society Itd. The plot is abutting in the East Side is the existing housing pocket of B-4. Vasant Kunj and in the North Side with TNU Campus, and in west side Master Plan Green. Due to existing deep ditch, an irregular shape of residential plot could not be avoided. A balance area of 2024 sqm which is a ditch shall be merged with the Master plan green. In the light of the above the earlier proposal of DDA Institute of Human Resource shall not be feasible on this site.

#### Area statement:

Total area of the site: 44392.87 squ.

Area under Master Plan green: 27368sqm (quantified as per approved composite plan of

Vasant Kunj)

Remaining Site Available (for residential use): 17024 squ.

Area for Group Housing: 15000sqm

Balance area(ditch): 2024sqm ( to be utilized as Master Plan Green)

As per survey a drain is existing on the site. The same is to be shifted by the Engineering

The development Control Norms for the Group Housing shall be decided by the Screening Committee keeping in mind the order of the Hon'ble Supreme Court dated 23 April, 1998.

#### 5: RECOMMENDATIONS:

In case of any deviation in the membership of Group housing Society or other, the suitable modifications shall be done by Commissioner (LM) as per the policy & supreme court order.

6: FINANCIAL LIABILITIES AND SOCIAL GAIN: The existing drain from the site will be shifted by the Engineering Wing from the under reference plot.

7: FOLLOW UP ACTION:

After approval the sub division plan shall be forwarded to CLM for further necessary action.

- A.K.Gupta
Sr Architect (SZ)

ANDENTURE A 11 04. AREA UNDER MASTER PLAN GREEN 27365sam. ARE LET UNDER GREENLOTCH 2024 SUFF. REMAINS SITE AVAILABLE 17024 SCH. TOTAL AREA OF SITE 44392.87 sqm. AZZA FOR HOUSING 15000 sqm. AREA STATEMENT SOUTH ZONE PLOT AREA 1.5 HAS OT' GREEN 7/24

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### SANJAY JAIN ADDITIONAL SOLICITOR GENERAL OF INDIA

9<sup>TH</sup> February, 201.

### LEGAL OPINION

### QUERIST:-

Delhi Development Authority, Vikas Sadan, New Delhi

### QUERIES:

- 1. Whether a society (Maharishi Dayanand Co-operative Group Housir, Society Limited), hereinafter referred to as 'the Applicant', can develop t land bearing Khasra No. 310 Min in 15,000 Sq.Mts. (17 Bighas16 Biswa Revenue Estate, Masoodpur (hereinafter referred to as the 'land') in term of Development Control Norms of Co-operative Group Housing Societ as per Master Plan development-2021?
- Whether the order dated 23.4.1998 passed by the Supreme Court in Civ 2. Appeal No. 2649-2671/1998 precludes the Applicant from developi: 5 land in terms of Master Plan-2021?

### FACTS:

The Applicant is a Co-operative Group Housing Society comprising of 181 1. members and registered under the Delhi Co-operative Societies Act, 1972

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- 2. The Applicant society was the absolute and exclusive owner, being in possession of the land bearing Khasra No. 415/1,421/1-2,426,431,603/526/2,527/2 and 525/2 admeasuring 24 Bigha 7 Biswa of revenue estate Kasoompur by virtue of Sale Deeds dated 20.3.1990 duly registered in the office of the Sub-Registrar, Delhi at S. No. 1824, 1825,1826,1827,1830,1831,1832,1833 volume No. 6662, Additional Brook No. 1 from page 88 to 95,96 to 102,103 to 109,110 to 116,128 to 134, 35 to 141,142 to 148 and 149 to 155.
- 3. The Land and Building Department, Government of NCT of Dell it sued Notification dated 7th June, 1990 under Section 4 and 17 of the Land Acquisition Act, 1894 for acquiring 24 Bigha and 7 Biswas of Lond in village Kasoompur, Tehsil Mehrauli, Delhi.
- 4. In the interregnum, MPD 2001 was notified wherein Group Housing Norms were laid down in the following manner:-

Ground Coverage	33%
FAR	133
Height	26 meter

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## SANJAY JAIN ADDITIONAL SOLICITOR GENERAL OF INDIA

- 5. The Applicant society assailed the aforesaid Notification dated the lune, 1990 in a Writ Petition before the Delhi High Court being W.P. No. 3177 of 1990. The Delhi High Court vide judgment and order dated 27.8.1993 (reported as 51(1993) DLT 554) was pleased to quash the said Notification dated 7th June, 1990 and directed Delhi Development Authority (DDA) i.e. the Querist to consider the building plans which would be submitted by Applicant society.
- DDA, Union of India and the Registrar of Co-operative Societies preferred Special Leave Petition No.13828 of 1994, 19149 of 1994 and 160 or 1995 respectively challenging the abovementioned judgment.
- During the course of hearing:-
- a) Vide order dated 18.2.1998, the Court directed the Querist to identify a compact block to be offered to the Applicant for delivery of remaintal flats.
- b) On 25.3.1998, DDA produced a brochure published by it relating the proposed construction project named International Hotel Complex-Vasant Vihar. This proposed project was situated within the land earmarked for the use of the Applicant's residential flats. It was for the submitted by the Querist that by letter dated 27th June, 1996, to ands

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demarcated for residential purposes of the Applicant society were refluced from 100 hectares to 35 hectares.

8. Upon due consideration, the Supreme Court videjudgment ar . order dated 23.4.1998 was pleased to dispose off all the above-mentioned Appeals with the following observations:-

"The Master Plan for Delhi -2001 has prescribed the following norms for residential plot group Housing. Residential Plot- Group Housing (002) Minimum Size of plot- 4000 square meter, maximum ground coverage 33.33%, maximum floor area ratio 133, maximum height 26 m, other controls. The Net Housing density permissible shall be 140 Dus per hectare with 15 per cent variation on eiter side. This should be indicated in the Zonal Plan/lay out plan taking into consideration the gross residential density prescribed for the area. At the presses level, the maximum variation of net density shall be 5 per cent".

9. The sum and substance of the orders of the Supreme Court were that the land purchased by the Applicant society was 24 Bighas and 7. swas which amounted to approximately 2 hectares, and thus, according to the norms prescribed by the Master Plan of Delhi-2001, the society was entitled to 1.5 hectares of land in compact block within the 35 heat e of land that was earmarked for residential purposes as part of the project known as the International Hotel Complex, Vasant Vihar, New Deshi. It was directed that the said compact block of 1.5 hectares would be allotted

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in exchange for the original land of the Applicant society which was the subject matter of the dispute in the appeals.

- 10. Further, the Supreme Court directed that the right of the Applicant Society to build was made subject to the approval of the Competent Authority, namely the Environmental Impact Assessment Authority. It was mandated that in case the Authority grants approval to the proposal, the Querist shall immediately inform the Applicant Society and arrange for the exchange of the compact block of 1.5 hectares.
- 11. At this stage it is pertinent to advert to legal position under Mas Plan Delhi, 2021.
- 12. The Querist, in exercise of the powers conferred under sub-section (2) of section 11A of the Delhi Development Act 1957, vide Notification dated 23.7.1998 made several modifications to the Master Plan for Development-2001. The relevant modifications are as follows:-
  - Maximum FAR was increased from 133 to 167
  - Maximum Height was increased from 26 meters to 33 meters.
  - The Net Housing Density permissible was increased from 1.0 to 175
     Dus per hectare with 15 per cent variation on either side.
- 13. The Notification dated 25.9.1998 issued orders for the levy to be harged on additional FAR as had been permitted vide Notificational lated 23.7.1998.

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14. That the Building Section of the Querist issued an office order for the immediate operationalization of the Notifications dated 23.7.1998 and 25.9.1998 in addition to the Press Release dated 30.5.1999 issued by the Querist and the following relevant criteria were issued with respect to the Applicant society:

"All the layout/building plans for the cases where the land has be nallotted prior to Notification and which are not asking for increased FAR/Dus but with increased height, can be processed"

- 15. Consequently, the Querist issued a directive on 20.12.1999 that or cases where allotment has already been done but construction was set to commence, the norms of the revised FAR(i.e. from 133 to 167) would be considered for approval by levying requisite charges.
- 16. The Querist vide office order dated 14.3.2000 further clarified that a vised FAR is applicable in all cases for the Co-operative Group Housing Enciety Plots regardless of the increase in the number of dwelling units.
- 17. On 7.2.2007, the Querist notified the MPD-2021. The FAR was revised from 167 to 200 upon the levy of additional charges.
- 18. The Querist on 4.9.2009 handed over the possession of the land 1 aring Khasra No. 310 min in 15,000 square meters (17 bighas 16 biswa) a enue estate Masoodpur to the Applicant society.

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- 19. Pursuant to this, the Applicant Society and the Querist entered into a Registered Deed of Exchange dated 6.10.2009 where the letter and spirit of the order of the Supreme Court of India were upheld.
- 20. In the meanwhile, the Delhi Urban Arts Commission in May, 2010 granted clearance/no-objection to the Applicant society based on the proposal submitted by it in consonance with MPD-2021. They further obtained clearance from the Airport Authority of India (AAI) with respect to the height of the structure being of 43.20 meters as well as for the construction of an Electric Sub-Station.
- 21. On 06.09.2010, vide a letter the building section of the Querist directed the Applicant society to submit the modified proposal as per development control norms decided by the 281st Screening Committee meeting held on 11.8.2009.
- 22. However, the Applicant society being aggrieved by this letter, subtracted a detailed response dated 18.9.2010 making their stand clear. They stated that as the plot had only been handed over by them on 4.9.2019 they would be covered under the Development Control Norms of Group Housing stipulated in MPD-2021 instead of norms of MPD-2001.
- 23. The Applicant Societythen forwarded these detailed representations vide letter dated 14.1.2011, to the Lt. Governor, Delhi.

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- 24. The senior architect (SZ), DDA stated the position taken by the Querist in letter dated 1.6.2011, that the case for allotment of the land to the Applicant society was approved in the 281st Screening Committee meeting wherein it was decided that the Development Control Norms shall be as per the order dated 23.4.1998 passed by the Supreme Court. The development on the landshall be asstipulated in MPD-2001 with the ground coverage of 33.33%, FAR as 133 and density of 140Dus/FLA.
- 25. The layout and building plan of the Applicant society was sanctioned by the Querist vide Letter dated 22.3.2012.
- 26. Consequently, the Applicant society vide letter dated 28.3.2011 sent a detailed representation to the Querist whereby it was requested to apply the MPD 2021 norms on the Group Housing Societies by levying additional charges as applicable.
- 28. The Applicant society vide its letter dated 7.4.2014 requested the Querist to arrange for the sanction of revised drawings as per MID 2021 stipulations. It also asked for the development of the project to be at lined by the Querist till the possession of the flats was handed over to lonafide members.
- 29. The Applicant society aggrieved the quietist's lack of response add essed a letter dated 19.8.2014 to the Lt. Governor of Delhi requesting or its

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immediate intervention with respect to the applicability of Development Control Norms as per MPD 2021 qua the Applicant society's land.

## OPINION:

## QUERY 1

- 1. Some of the relevant events are pertinent to be observed herein:-
- a) Pursuant to the directive of the Supreme Court in judgment and order dated 23.04.1998, the Applicant society has been granted the possession of the land on 4.10.2009 and an Exchange deed was executed between the Applicant society and the Querist on 26.10.2009. In the meanting MPD-2021 came into force on 07.02.2007.

Thus, it is a fact that the MPD-2021 came into force prior to the signing of the Exchange Deed on 26.10.2009.

b) The Notification dated 23.07.1998 issued by Union of India which made several modifications in the MPD-2001with respect to FAR, He ;lit and

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Net Housing Density was also prior to the handing over of possession of the land to the Applicant.

2. In the above context, it will be profitable at this stage to peruse relevant the case law expounded by the Supreme Court of India.In Her Highness Maharani Shantidevi P. Gaikwad V/s Savjibai Haribai Patel and Other, (2001) 5 SCC 101 it was held that:-

"The development and the town planning is an ongoing process. It goes on changing from time to time depending upon the local needs. The definition of 'Master Plan' contemplates the property prepared under any law 'for the time being in force' or 'in pursuan confidence of an order made by the State Government for the development of such area or part thereof and providing for the stages by which such development shall be carried out the definition does and contemplate a static master plan".

Further in Hawrah Municipal Corporation V/s Ganges Rope C 11, any, 2004 (1) SCC 663it was held that no vested right accrues when n illing plans are submitted for sanction and that building norms existing the date of the sanction would govern the matter.

3. It is not disputed that the development of the composite block of disputed that the development of the composite block of disputed that the development of the composite block of disputed that the development of the composite block of disputed that the development of the composite block of disputed that the development of the composite block of disputed that the development of the composite block of disputed that the development of the composite block of disputed that the development of the composite block of disputed that the development of the composite block of disputed that the development of the composite block of disputed that the development of the composite block of disputed that the development of the composite block of disputed that the development of the composite block of disputed that the development of the composite block of disputed that the development of the composite block of disputed the disputed that the development of the composite block of disputed the disputed that the development of the disputed that the disputed t

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2021. Thus, it necessarily follows that the said development of land would have to be in conformity with MPD-2021.

Hence, there seems to be no impediment to the Applicant society seeking to develop the land in question, in conformity with Development Control Norms of Co-operative Group Housing Society as per Master Plan Development-2021, as opposed to the MPD-2001.

## QUERY 2

 A full Bench of the Delhi High Court in B. T. Menghani V/s Delhi Development Authority, AIR 1974 Delhi 159has observed:-

"It will therefore, have to be seen as a matter of interpretation of the Master Plan which has the status of a statute whether it prescribes a particular use for the building belonging to any of the petitioners"

Thus since Master Plan is a statutory enactment, the general ul ; of statutory interpretation are applicable.

2. It must be re-iterated that the MPD-2021 came into force after the AD-2001. The question of which enactment would govern the development the land in question, can only be answered by examining Section 8. fithe General Clauses Act, 1897 which is reproduced herein below:-

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"8. Construction of reference of repealed enactments (1)

(1) where this Act or any (Central Act) or Regulation made after the commencement of this Act, repeals and re-enacts with or without modification any provision of a former enactment, then references in any other enactment or in any instrument to the provision so repealed shall, unless a different intention appears, be construit as references to the provision so re-enacted."

Reference may be made to the judicial pronouncement of the Sub- ne Court in the State represented by inspector of police, Pudukottai, will Nadu V/s Parthiban (2006) 11 SCC 473 wherein the following has been observed:-

"The object of the said provision, obvious and patently made known is that where any Act or regulation is repeated and re enacted references in any other enactment to provisions of the repealed former enactment must be read and construed as references to the re enacted new provisions, unless a different intention appears.

In order to assess the application of the said provision to judgme in the orders, reference may be made to Mohan Chowdhary V/s Chief Committee, (1964) 3 SCR 442, wherein the Apex Court, while interpreting the word 'instrument' has held:-

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## SANJAY JAIN ADDITIONAL SOLICITOR GENERAL OF INDIA

"The expression is also used to signify a deed interprets or a charter or a record or other writing of a formal nature. But in the context of the General Clauses Act, it has to be understood as including reference to a formal legal writing like an order made under a statute or subordinate legislation or any document of a formal character made under constitutional or statutory authority. We have no doubt in or mind that the expression "instrument" in s. 8 was meant to include reference to the order made by the President in exercise of his constitutional powers."

Thus MPD 2021 which is a subsequent enactment has repealed the earlier statute i.e. MPD 2001 and as per section 8 of the General Clauses Act, 1.77 references made in any enactment or any instrument (order det 1 23.04.1998) to the repealed Act i.e. MPD-2001 shall be construe.

- 3. Further the Supreme Court of India vide order dated 23.4.1998 has sometorely on the MPD 2001 (as applicable) only to ascertain the area of land in the compact block to be earmarked for the Applicant society and not or the purposes of carrying out the actual development.
- 4. It further need not be over-emphasized that the construction 1: development of the land in question by the Applicant society shall carried out after the coming into force of MPD-2021 which leads to the

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[PART IF -SEC. 3(ii)]

विकासकर्ता संबंधित सगूह आवास स्थल/परिसरों अथवा निकटस्थ स्थल पर इन आवासों का निर्माण करेगा । ई.डब्ल्यू.एस, आवासीय उद्देश्य के लिए विकासकर्ता द्वारा दि.वि.प्रा. की बेची जाने वाली श्रीष 50% आवासीय इकाइयाँ वर्ष 2013 के के.लो.नि.वि. स्ट्रिंकांक के अनुसार 2000 रु. प्रति वर्गफुट की आघार लागत (साथ ही ई.ब्ल्यू.एस. पार्किंग की लागत) पूर दि.वि.प्रा. /स्थानीय निकायों को जाएगी। यह लागत वास्तव में इन आवासीय इकाइयों की सौंपते समय के लो.नि.वि. के वृद्धि सूचकांक के अनुसार बढ़ायी जाएगी तथा विकासकर्ता समीपस्थ ब्रैकुल्पिक स्थल पर इनका विकास कर है। विकासकर्ता इस अलग आवासीय पाँकेट के लिए श्रीवश्यक व्यावसायिक तथा पी एस पी सुविधाओं की व्यवस्था करेगा । विकासकर्ता द्वारा बनाए गए ये ई डब्ल्यू हुएस. आवासीय घटक इस संबंध है सरकार/दि.वि.पा. द्वारा निर्धारित कोटि आश्वासन जीमी की शर्त के अधीन होंगे । इस धटक की अतिम रूप से सुपुर्दगी/हस्तगंतता कोटि आश्वासन अपेक्षाओं की पूरा करने की शर्त के अधीनी होगी। विकासकर्तों को दि.वि.प्रा. को निर्घारित भूमि तथा ई.डब्ल्यू एस. आवासीय घटक के करने के पश्चात् ही अपने हिस्से/स्वामित्व के बिक्री योग्य घटका को प्रत्याशित केताओं को वास्तविक हस्तांतरण/सौदें की अनुमति होगी।

> [फा. सं. के-12011/9/2012-डीडी-1] सुनील कुमार, अवर सन्निव

## MINISTRY OF URBAN DEVELOPMENT

(Delhi Division) NOTIFICATION

New Delhi, the 23rd September, 2013

S.O. 2889(E).—Whereas the Central Government, after carefully considering all aspects of the matter related to Land Policy, decided to modify the Master Plan for Delhi-2021 vide SO N.2687(E) dated 06.09.2013. 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 corresponding modifications in the Para 4.4.3B. Residential Plot-Group Housing, with effect from the date of publication of this Notification in the Gazette of India.

The modified text in Para 4.4.3 B. Residential Plot-Group Housing regarding modifications in the Master Plan for Delhi-2021, is as under:

B. Residential Plot - Group Housing

Minimum size of plot

3000 sqm.

Maximum Ground Coverage 33.3%

Maximum FAR

Height

NR (subject to clearance from AAI/Fire Deptt. and other statutory bodies).

Parking 2.0 ECS/100 sqm, built up area and 0.5 ECS/100 sqm. for EWS/Service Personnel housing.

(v) The developer shall ensure that minimum 15% of the proposed FAR to be constructed for Community-Service, Personnel/ EWS and lower category. Such flats should have a carpet area between 25-40 sqm. This 15% of the proposed FAR for Community Service Personnel/EWS and lower category housing would be over and above 200 permissible FAR and density of 200 DUs. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel/EWS and lower income category. 50% of the EWS Housing Stock shall be retained by Developer Entity (DE) and disposed only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for the Residents/Owners of the Group Housing. These will be developed by DE at the respective Group Housing site/premises or contiguous site. Remaining 50% of DUs developed by DE to be sold to DDA for EWS housing purpose will be sold to DDA/ Local Bodies at base cost of Rs. 2000 per sq. ft. as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site. Necessary commercial and PSP facilities shall also be provided by the DE for this separate housing pocket. The EH'S housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt/DDA. The final handing/taking over of this component shall be subject to fulfilling the quality assurance requirements. The DE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.

> [F. No. K-12011/9/2012-DD-I] SUNIL KUMAR, Under Secy

Printed by the Manager, Government of India Press, Ring Road, Mayapuri, New Delhi-110064 and Published by the Controller of Publications, Delhi-110054.



Item No. 20 | TC | 15

AGENDA FOR TECHNICAL COMMITTEE

File No.:

F.3 (50)2005/MP

Subject:

Proposal to develop the private owned land of an area measuring 4 Bigha & 11 Biswa at Shalimar Bagh Dakshini Block-A for construction of Multi Level Parking.

#### 1.0. BACKGROUND:

- 1.1. A representation regarding "Amendment in the layout Plan of Block-A, Shalimar Bagh (Dakshini), Delhi" received from the applicant Mr. Adarsh Mohan & Mrs. Madhu Yadav.
- 1.2. As per the representation; "an area measuring 4 Bigha & 11 Biswa at Shalimar Bagh Block-A adjacent to N.H.P. (area measuring 1.74 Ha) is a Private Land and belongs to Mr. Adarsh Mohan & Mrs. Madhu Yadav. This private land has also wrongly shown as Neighborhood Park in the layout plan".
- 1.3. Mr. Adarsh Mohan & Mrs. Madhu Yadav are the owners of this private land since October 2011 and prior to this the ownership was with M/s. Harbans Lal Malhotra & Sons Pvt. Ltd since May 1996 and this parcel of land has never been acquired by any of the local bodies.
- 1.4. The applicant has requested that the above parcel of land which is a part of Gross Residential Use Zone should be allowed to be developed as a Residential Block. Further also requested to develop a Shopping Space along with Multi-Level Parking on this private land. This will be of great use in the large benefit of the local residents & Wazirpur Industrial which is just across the road.

#### 2.0. EXAMINATION:

- 2.1. The area under reference at Shalimar Bagh Block-'A' falls in Planning Zone-H and as per the Zonal Development Plan of Planning Zone-H under MPD-2021; it comes under 'Residential' land use.
- 2.2. As per the approved 'layout plan of Shalimar Bagh Dakshini Block-A', prepared & approved in the year of 1970, the land under reference is part of Neighborhood Park (N.H.P.). Annexure 'A'
- 2.3. Whereas the applicant is claiming that the ownership of the area under reference was with M/s. Harbans Lal Malhotra & Sons Pvt. Ltd since May 1996 and further the ownership is with Mr. Adarsh Mohan & Mrs. Madhu Yadav since October 2011.



The boundary description of the area under reference is as follows:

Neighborhood Park

South Ring Road (60.0 meter RoW) & Wazirpur Industrial Area

East Group Housing

West **DDA Plotted Housing** 

As per approved layout plan, the area of Neighborhood Park (N.H.P.) is 2.5. 1.74 Hectare (Ha.) wherein some part of it also shown as unacquired land fencing as per survey.

As per the copy of sale deed submitted by the applicant, "in the Public 2.6. Auction held on 06.06.1960 by the Rehabilitation Department, New Delhi, Shri Harbans Lal Malhotra was declared the successful bidder in respect of Agriculture land area measuring 25-Bighas, 18-Biswas, falling under Khasra Nos. 255, 258, 259, 270/1, 271/1, 272 and 273, situated in the revenue estate of Village Azadpur, Delhi State, Delhi and later on the sale certificate in respect of the above said land was executed in favour of Shri Harbans Lal Malhotra, which is duly registered as document no.-963 in Additional Book no.-I, on dated 21.12.1961 with the office of Sub-Registrar, Sub-dist. No.-I, Delhi".

It is also observed that the Agriculture land measuring 4 Bigha  $\&~11~\mathrm{Biswa}$ falling under Khasra Nos. 270/1(3-04), 271/1(1-07), consisting of trees, nursery, plants etc. and boundary wall situated in the revenue estate Village of Azadpur, Delhi.

- The ownership / allotment status of the area under reference is not known 2.7. to this office. Whereas as per the information received from NL Branch -1 DDA, "land falling in Khasra No. 270/1 (3-04) and 27/1 (1-07) total land measuring 4 Bigha 11 Biswa neither acquired for DDA scheme nor its proposal pending for acquisition of Village Azadpur". Annexure 'B'
- 2.8. The location of private land (area measuring 4 Bigha & 11 Biswa) provided by the applicant is totally different from the location of 'unacquired' land shown as in approved layout plan.
- Planning Department is not in a position to demarcate the above area 2.9. (which is in the unit of Khasra, Bigha & Biswa) on the Layout Plan/Zonal
- 2.10. The request of applicant to develop Shopping Space along with Multi-Level Parking comes under "Commercial" use whereas the land use of the area under reference is "Residential" and premise level use is 'Neighborhood Park'.

## 2.11. MASTER PLAN FOR DELHI-2021 PROVISIONS:

As per Chapter-12: Transportation, 12.13.7 - Multi level parking facility should preferably be developed in the designated parking spaces or in the residential, public-semi-public facilities, commercial, transport node, DTC depot, etc.". Development Control Norms are annexed at



- 2.11 (a): As per Chapter-12: Transportation, 12.13.6 "Parking is one of the utilities permitted in all zones except in regional park / ridge, developed recreational areas and parks as per the approved layout plan".
- 2.11 (b): As per Chapter-12: Transportation, 12.13.2 (iv) -"The development of multi level parking facilities may be taken up, wherever, feasible in public private partnership framework, with private sector investment and involvement, for which incentives may be provided by way of land use and FAR etc".
- 2.11 (c): As per Chapter-9: Environment, 9.6-Green Belt (Table 9.4); Shopping Space & Multi-Level Parking is not mentioned in the Permission of use premises in Sub Use Zones: Green Belt, Regional Park, City Park, District Park, Community Park & Multipurpose Ground.
- 2.11 (d): (i) As per clause 3(4) of Chaper-17.0 Development Code The Layout Plans already approved by the Authority or any other local authority concerned in accordance with law shall be deemed to have been approved under this code.
  - (ii) As per clause 3(5) of Chaper-17.0 Development Code An area in respect of which there is no approved Layout Plan shall be governed by the provisions of the Master Plan/ Zonal development Plan.
- **2.12.** Neighborhood level facilities for Shopping spaces are already planned in the approved "layout plan of Shalimar Bagh Dakshini Block-A" for the Planned population of 30000 persons.
- 2.13. As per the minutes of the meeting held on 16th August 2012 at Raj Niwas to discuss the issues of parking related problems in the National Capital Territory of Delhi, "it was agreed in principle that no Green areas should be converted and used for Parking in the national Capital Territory so as to maintain environment equilibrium. Parking should not be constructed under public parks / greens and MPD-2021 should be amended accordingly".
- **2.14.** There is no policy is available in DDA to propose for such facilities in the Private / Unacquired land. Moreover this activity will reduce the Green Coverage of the Neighborhood Park.



## DELHI DEVELOPMENT AUTHORITY NEW LEASE BRANCH-I, 'A' BLOCK 3<sup>RD</sup> FLOOR, VIKAS SADAN, NEW DELHI-23

No. F9 (38)2012/CRC/North/ 788

Date: 19/3/15

To

Dy. Director (Plg.), Zone F & H, 4<sup>th</sup> Floor, Vikas Minar, DDA, New Delhi. – ©2

Sub:

Verification of ownership / allotment status of land measuring 4 Bigha 11 Biswa at Shalimar Bagh Block 'A' Adjacent to neighbor hood park.

Sir,

Kindly refer to your letter No. F3 (50)05/MP/D-40/dated 11-2-2015 on the subject cited above. In this regard it is to inform you that as per land record available in DDA, land falling in Khasra No. 270/1(3-04) and 27/1(1-07) total land measuring 4 Bigha 11 Biswa neither acquired for DDA scheme nor its proposal pending for acquisition of village Azad Pur.

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(Paramjeet Singh)

Dy. Director NL-I

Say

MPD-2021 modified upto 31/03/2014

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Draft for observation / discussion

## 12.13.3 PARKING FACILITIES IN DTC DEPOTS

The use of DTC terminals and depots for development of public parking alongwith parking of DTC buses, private buses and Chartered buses, should be explored and specific projects developed.

## 12.13.4 UNDERGROUND PARKING

Based on the site feasibility, parking facilities can be created under the open spaces without disturbing the green areas on the surface and surrounding environment. The approvals from the concerned agencies are mandatory before taking up such works.

## 12.13.5 PARKING IN RESIDENTIAL AREAS

Over the years a large number of the residential areas have been experiencing severe problems of vehicular congestion and shortage of parking space. Most of the parking is, in fact, being done on the road, which significantly reduces the carriageway width. The problem has been exacerbated by the traffic congestion generated by schools in gross residential use areas. Some measures required to alleviate the problem, to some extent, will be as under: -

- i. All the encroachments on residential streets in the form of kitchen gardens/roadside private greens, large projections/ramps, etc. need to be removed.
- ii. Road cross sections may be redesigned wherever possible to accommodate planned car parking along the residential streets, and also creating more surface movement space.
- iii. Other options, in selected areas, such as creation of underground parking below parks and open spaces will also have to be considered.
- iv. Resident Welfare Associations will have to be called upon to participate in this process by raising contributions from the residents on the basis of objective criteria such as number of cars owned, etc.
- v. Problem of congestion arising on account of the traffic generated by schools have to be specifically addressed, and the main responsibility for putting up the required additional facilities has to be borne by the schools themselves. Policy guidelines will have to be evolved for this purpose.

#### 12.13.6 PARKING STANDARDS

Parking is one of the utilities permitted in all use zones except in regional park / ridge, developed recreational areas and parks as per the approved layout plan. Parking standard have been prescribed in each use premises. However, where not prescribed, these will be followed as per standards given in Development Code section of the Master Plan. The standards given are in Equivalent Car Space (ECS) which include parking for all types of vehicles i.e. cars, scooters, cycles, light and heavy commercial vehicles, buses etc. Parking adequacy statement/study for large projects like Stadia, Shopping Malls, Multiplexes will be desirable.

#### 12.13.7 MULTI LEVEL PARKING

Multi level parking facility should preferably be developed in the designated parking spaces or in the residential, public-semi-public facilities, commercial, transport node, DTC depot, etc. with the following Development Controls:

i. Minimum Plot Size – 1000 sqm. [--]

- ii. In order to compensate the cost of Multi-level parking and also to fulfill the growing need of parking spaces within urban area, a maximum of 25 % of gross floor area may be utilized as commercial / office space.
- iii. In addition to the permissible parking spaces on max. FAR, 3 times additional space for parking component shall be provided.
- iv. Maximum FAR permissible shall be 100 (excluding parking area) or as per the comprehensive scheme. However, no FAR shall be permissible in plots / existing buildings where 5% addl. ground coverage is permissible (Refer para 8 (4) i) Parking Standards, Chapter 17.0 Development Code).
- v. Maximum ground coverage shall be 66.6%. The maximum height shall be restricted to permissible height of the land use in which the plot falls. There will be restriction on the number of levels of basement subject to structural safety.
- vi. In case of comprehensive schemes, development controls including height shall be as per approved scheme.
- vii. Number of basements No Limit, subject to adequate safety measures.
- viii. For development of Multilevel Parking, models should be worked out to encourage the private sector initiative with restricted commercial component, not exceeding 10% limited to FAR 40 on the plot.
- ix. Specific proposals requiring relaxation in above-mentioned norms would be referred to the Authority.

A number of multilevel parking sites have been identified by the local bodies / agencies. (List given in the Annexure I).

#### 12.14 REGISTRATION AND LICENSING

The aspects of registration and training of transport operators / drivers needs to be viewed as an important element of the overall transport plan and policy. Licensing system should be made strict to create awareness about traffic rules and regulations among road users.

#### 12.15 BARRIER FREE ENVIRONMENT

A major consideration in the planning and design of outdoor and indoor movement should be that people with disability, older persons and people in wheel chairs could move about without help from others. This requires that:

- Paths and pavements shall be flat, uniform, slip-free and free from unnecessary obstacles.
- ii. Orientation points and guide routes may be provided for visually disabled people;
- iii. Information and warning signs must be understandable, clear and well lit.

The proposal for Permissibility of Group Housing norms as per MPD 2021 with plot variation regarding Institute of Liver and Biliary Sciences Hospital (ILBS) Vasant Kunj, New Delhi (Zone –J) was considered by the 2<sup>nd</sup> Technical Committee in its meeting held on 13.03.2015 vide item no. 09/2015. The minutes of the meeting is available on Page 167/N, may be seen please.

As per minutes of the Technical Committee it is mentioned that:

"The proposal was presented by Director (Plg.) Zone 'J'. After detailed deliberation and taking into consideration the land required for road winding, Technical Committee approved the proposal as contained in Para 4 of the agenda."

In view of above, minor correction i.e. 'winding' may be replaced by 'widening' in the minutes as proposed under....

"The proposal was presented by Director (Plg.) Zone 'J'. After detailed deliberation and taking into consideration the land required for road widening, Technical Committee approved the proposal as contained in Para 4 of the agenda."

The above is submitted for the approval from the competent authority.

Asstt. Dir. (Plg.) Zone J

शासिकत आयुक्त (योजना)

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Usha Kalra

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Asstt. Dir. (Plg.) Zone J

शासिकत शायुक्त (बोजना)



Item No. 20 | TC | 15

AGENDA FOR TECHNICAL COMMITTEE

File No .:

F.3 (50)2005/MP

Subject:

Proposal to develop the private owned land of an area measuring 4 Bigha & 11 Biswa at Shalimar Bagh Dakshini Block-A for construction of Multi Level Parking.

#### 1.0. BACKGROUND:

- 1.1. A representation regarding "Amendment in the layout Plan of Block-A, Shalimar Bagh (Dakshini), Delhi" received from the applicant Mr. Adarsh Mohan & Mrs. Madhu Yadav.
- 1.2. As per the representation; "an area measuring 4 Bigha & 11 Biswa at Shalimar Bagh Block-A adjacent to N.H.P. (area measuring 1.74 Ha) is a Private Land and belongs to Mr. Adarsh Mohan & Mrs. Madhu Yadav. This private land has also wrongly shown as Neighborhood Park in the layout plan".
- 1.3. Mr. Adarsh Mohan & Mrs. Madhu Yadav are the owners of this private land since October 2011 and prior to this the ownership was with M/s. Harbans Lal Malhotra & Sons Pvt. Ltd since May 1996 and this parcel of land has never been acquired by any of the local bodies.
- 1.4. The applicant has requested that the above parcel of land which is a part of Gross Residential Use Zone should be allowed to be developed as a Residential Block. Further also requested to develop a Shopping Space along with Multi-Level Parking on this private land. This will be of great use in the large benefit of the local residents & Wazirpur Industrial which is just across the road.

## 2.0. EXAMINATION:

- 2.1. The area under reference at Shalimar Bagh Block-'A' falls in Planning Zone-H and as per the Zonal Development Plan of Planning Zone-H under MPD-2021; it comes under 'Residential' land use.
- 2.2. As per the approved 'layout plan of Shalimar Bagh Dakshini Block-A', prepared & approved in the year of 1970, the land under reference is part of Neighborhood Park (N.H.P.). Annexure 'A'
- 2.3. Whereas the applicant is claiming that the ownership of the area under reference was with M/s. Harbans Lal Malhotra & Sons Pvt. Ltd since May 1996 and further the ownership is with Mr. Adarsh Mohan & Mrs. Madhu Yadav since October 2011.





The boundary description of the area under reference is as follows:

North Neighborhood Park

South Ring Road (60.0 meter RoW) & Wazirpur Industrial Area

East Group Housing

West DDA Plotted Housing

As per approved layout plan, the area of Neighborhood Park (N.H.P.) is 2.5. 1.74 Hectare (Ha.) wherein some part of it also shown as unacquired land fencing as per survey.

As per the copy of sale deed submitted by the applicant, "in the Public Auction held on 06.06.1960 by the Rehabilitation Department, New Delhi, Shri Harbans Lal Malhotra was declared the successful bidder in respect of Agriculture land area measuring 25-Bighas, 18-Biswas, falling under Khasra Nos. 255, 258, 259, 270/1, 271/1, 272 and 273, situated in the revenue estate of Village Azadpur, Delhi State, Delhi and later on the sale certificate in respect of the above said land was executed in favour of Shri Harbans Lal Malhotra, which is duly registered as document no.-963 in Additional Book no.-I, on dated 21.12.1961 with the office of Sub-Registrar, Sub-dist. No.-I, Delhi".

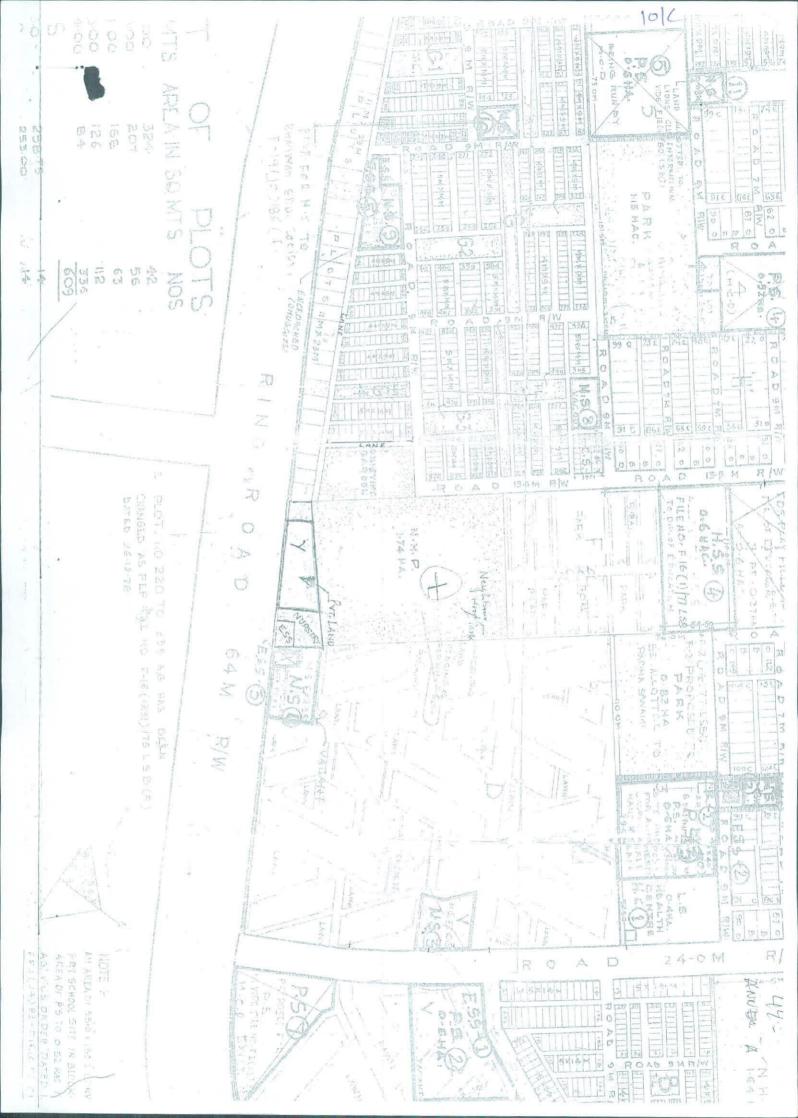
It is also observed that the Agriculture land measuring 4 Bigha  $\&~11~\mbox{Biswa}$ falling under Khasra Nos. 270/1(3-04), 271/1(1-07), consisting of trees, nursery, plants etc. and boundary wall situated in the revenue estate Village of Azadpur, Delhi.

- The ownership / allotment status of the area under reference is not known 2.7. to this office. Whereas as per the information received from NL Branch -1 DDA, "land falling in Khasra No. 270/1 (3-04) and 27/1 (1-07) total land measuring 4 Bigha 11 Biswa neither acquired for DDA scheme nor its proposal pending for acquisition of Village Azadpur" . Annexure 'B'
- The location of private land (area measuring 4 Bigha & 11 Biswa) provided 2.8. by the applicant is totally different from the location of 'unacquired' land shown as in approved layout plan.
- Planning Department is not in a position to demarcate the above area 2.9. (which is in the unit of Khasra, Bigha & Biswa) on the Layout Plan/Zonal Development Plan.
- The request of applicant to develop Shopping Space along with Multi-Level Parking comes under "Commercial" use whereas the land use of the area under reference is "Residential" and premise level use is 'Neighborhood

## 2.11. MASTER PLAN FOR DELHI-2021 PROVISIONS:

As per Chapter-12: Transportation, 12.13.7 - Multi level parking facility should preferably be developed in the designated parking spaces or in the residential, public-semi-public facilities. commercial, transport node, DTC depot, etc.". Development Control Norms are annexed at

- 2.11 (a): As per Chapter-12: Transportation, 12.13.6 "Parking is one of the utilities permitted in all zones except in regional park / ridge, developed recreational areas and parks as per the approved layout plan".
- 2.11 (b): As per Chapter-12: Transportation, 12.13.2 (iv) -"The development of multi level parking facilities may be taken up, wherever, feasible in public private partnership framework, with private sector investment and involvement, for which incentives may be provided by way of land use and FAR etc".
- 2.11 (c): As per Chapter-9: Environment, 9.6-Green Belt (Table 9.4); Shopping Space & Multi-Level Parking is not mentioned in the Permission of use premises in Sub Use Zones: Green Belt, Regional Park, City Park, District Park, Community Park & Multipurpose Ground.
- 2.11 (d): (i) As per clause 3(4) of Chaper-17.0 Development Code The Layout Plans already approved by the Authority or any other local authority concerned in accordance with law shall be deemed to have been approved under this code.
  - (ii) As per clause 3(5) of Chaper-17.0 Development Code An area in respect of which there is no approved Layout Plan shall be governed by the provisions of the Master Plan/ Zonal development Plan.
- 2.12. Neighborhood level facilities for Shopping spaces are already planned in the approved "layout plan of Shalimar Bagh Dakshini Block-A" for the Planned population of 30000 persons.
- 2.13. As per the minutes of the meeting held on 16<sup>th</sup> August 2012 at Raj Niwas to discuss the issues of parking related problems in the National Capital Territory of Delhi, "it was agreed in principle that no Green areas should be converted and used for Parking in the national Capital Territory so as to maintain environment equilibrium. Parking should not be constructed under public parks / greens and MPD-2021 should be amended accordingly".
- 2.14. There is no policy is available in DDA to propose for such facilities in the Private / Unacquired land. Moreover this activity will reduce the Green Coverage of the Neighborhood Park.



ANNEXURE B 9/0

## DELHI DEVELOPMENT AUTHORITY NEW LEASE BRANCH-I, 'A' BLOCK 3<sup>RD</sup> FLOOR, VIKAS SADAN, NEW DELHI-23

No. F9 (38)2012/CRC/North/ 788

Date: 19/3/15

To

Dy. Director (Plg.), Zone F & H, 4<sup>th</sup> Floor, Vikas Minar, DDA, New Delhi. – ©2

Sub: Verification of ownership / allotment status of land measuring 4 Bigha 11 Biswa at Shalimar Bagh Block 'A' Adjacent to neighbor hood park.

Sir,

Kindly refer to your letter No. F3 (50)05/MP/D-40/dated 11-2-2015 on the subject cited above. In this regard it is to inform you that as per land record available in DDA, land falling in Khasra No. 270/1(3-04) and 27/1(1-07) total land measuring 4 Bigha 11 Biswa neither acquired for DDA scheme nor its proposal pending for acquisition of village Azad Pur.

12/2

(Paramjeet Singh) Dy. Director NL-I

Say

MPD-2021 modified upto 31/03/2014

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Draft for observation / discussion

## 12.13.3 PARKING FACILITIES IN DTC DEPOTS

The use of DTC terminals and depots for development of public parking alongwith parking of DTC buses, private buses and Chartered buses, should be explored and specific projects developed.

#### 12.13.4 UNDERGROUND PARKING

Based on the site feasibility, parking facilities can be created under the open spaces without disturbing the green areas on the surface and surrounding environment. The approvals from the concerned agencies are mandatory before taking up such works.

## 12.13.5 PARKING IN RESIDENTIAL AREAS

Over the years a large number of the residential areas have been experiencing severe problems of vehicular congestion and shortage of parking space. Most of the parking is, in fact, being done on the road, which significantly reduces the carriageway width. The problem has been exacerbated by the traffic congestion generated by schools in gross residential use areas. Some measures required to alleviate the problem, to some extent, will be as under: -

- All the encroachments on residential streets in the form of kitchen gardens/roadside private greens, large projections/ramps, etc. need to be removed.
- ii. Road cross sections may be redesigned wherever possible to accommodate planned car parking along the residential streets, and also creating more surface movement space.
- iii. Other options, in selected areas, such as creation of underground parking below parks and open spaces will also have to be considered.
- iv. Resident Welfare Associations will have to be called upon to participate in this process by raising contributions from the residents on the basis of objective criteria such as number of cars owned, etc.
- v. Problem of congestion arising on account of the traffic generated by schools have to be specifically addressed, and the main responsibility for putting up the required additional facilities has to be borne by the schools themselves. Policy guidelines will have to be evolved for this purpose.

#### 12.13.6 PARKING STANDARDS

Parking is one of the utilities permitted in all use zones except in regional park / ridge, developed recreational areas and parks as per the approved layout plan. Parking standard have been prescribed in each use premises. However, where not prescribed, these will be followed as per standards given in Development Code section of the Master Plan. The standards given are in Equivalent Car Space (ECS) which include parking for all types of vehicles i.e. cars, scooters, cycles, light and heavy commercial vehicles, buses etc. Parking adequacy statement/study for large projects like Stadia, Shopping Malls, Multiplexes will be desirable.

#### 12.13.7 MULTI LEVEL PARKING

Multi level parking facility should preferably be developed in the designated parking spaces or in the residential, public-semi-public facilities, commercial, transport node, DTC depot, etc. with the following Development Controls:

i. Minimum Plot Size - 1000 sqm. [--]



- ii. In order to compensate the cost of Multi-level parking and also to fulfill the growing need of parking spaces within urban area, a maximum of 25 % of gross floor area may be utilized as commercial / office space.
- iii. In addition to the permissible parking spaces on max. FAR, 3 times additional space for parking component shall be provided.
- iv. Maximum FAR permissible shall be 100 (excluding parking area) or as per the comprehensive scheme. However, no FAR shall be permissible in plots / existing buildings where 5% addl. ground coverage is permissible (Refer para 8 (4) i) Parking Standards, Chapter 17.0 Development Code).
- v. Maximum ground coverage shall be 66.6%. The maximum height shall be restricted to permissible height of the land use in which the plot falls. There will be restriction on the number of levels of basement subject to structural safety.
- vi. In case of comprehensive schemes, development controls including height shall be as per approved scheme.
- vii. Number of basements No Limit, subject to adequate safety measures.
- viii. For development of Multilevel Parking, models should be worked out to encourage the private sector initiative with restricted commercial component, not exceeding 10% limited to FAR 40 on the plot.
- ix. Specific proposals requiring relaxation in above-mentioned norms would be referred to the Authority.

A number of multilevel parking sites have been identified by the local bodies / agencies. (List given in the Annexure I).

#### 12.14 REGISTRATION AND LICENSING

The aspects of registration and training of transport operators / drivers needs to be viewed as an important element of the overall transport plan and policy. Licensing system should be made strict to create awareness about traffic rules and regulations among road users.

### 12.15 BARRIER FREE ENVIRONMENT

A major consideration in the planning and design of outdoor and indoor movement should be that people with disability, older persons and people in wheel chairs could move about without help from others. This requires that:

- i. Paths and pavements shall be flat, uniform, slip-free and free from unnecessary obstacles.
- ii. Orientation points and guide routes may be provided for visually disabled people;
- iii. Information and warning signs must be understandable, clear and well lit.

## DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION 6th FLOOR, VIKAS MINAR

I.P Estate, New Delhi - 110002 Phone No.23370507

F.1 (3)/2015/MP/156

Date 09.04.2015

## MEETING NOTICE

The 3<sup>rd</sup> Technical Committee meeting of Delhi Development Authority for the year 2015 will be held under the Chairmanship of Vice Chairman, DDA on Friday 10.04.2015 at 02.30 PM in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, INA, New Delhi 110023.

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

(S.B. Khodankar) Director (MP&MPR/TC)

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Copy to:

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Finance Member, DDA
- 4. Commissioner (Plg)
- 5. Commissioner (LD)
- 6. Commissioner (LM)
- 7. Chief Planner, TCPO
- 8. Chief Architect, HUPW DDA

9 Chief Architect, NDMC

10 Chief Engineer (Property Development), DMRC

11. Chief Engineer (Elect.), DDA-

12. Addl. Commr. (Landscape), DDA

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19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan

20. Dy. Commr. of Police (Traffic) Delhi

21. Land & Development Officer, (L&DO)

#### Special Invitees

1. ACA-III, DDA

2. Sr. Architect(NDR), CPWD

3. EXEN, NDPD, CPWD

4. Director(AP)-I DDA.

For item No.

14/2015

16/2015

16/2015

16/201

## N.O.O

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

- A.E. (Maintenance)-I, Civil, B-Block Vikas Sadan, DDA, INA, New Delhi-110023.
- A.E (Maintenance), Electrical Vikas Sadan, DDA, INA, New Delhi-110023. 3
- 4 Reception, Vikas Sadan, DDA, INA, New Delhi-110023



MASTER PLAN SECTION

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## DELHI DEVELOPMENT AUTHORITY MASTER PLAN SECTION

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