

Minutes of the Technical Committee Meeting Held on 19-5-2015¹³

LAI D ON TABLE

ITEM NO. 24/TC/2015

AGENDA FOR TECHNICAL COMMITTEE

Sub.: Resitement of existing gas godowns located near Jhandewalan Mandir Complex.
File No.F.3(14)/2015-MP

1. BACKGROUND:

- 1.1 A number of references have been received from Hon'ble Minister of Science & Technology, G.O.I. and Raj Niwas regarding redevelopment of area near Jhandewalan Mandir Complex and shifting of the existing gas godowns located in this area. With reference to a representation received from Sh. Ram Kishan Singhal, Chairman Planning Committee of MCD the matter of relocation of LPG gas godown near Jhandewalan Mandir Complex was discussed in Technical Committee in its meeting held on 15.01.2010 vide item No-2/10. After detailed deliberation, it was decided that a layout plan be prepared under the supervision of Commissioner (Plg.) with plots having uniform sizes keeping in view the size of existing plots occupied by the gas godown's owners and the allotment be made through a draw of lots. As per minutes of Technical Committee the layout plan for relocation of these existing gas godowns on nearby vacant land adjacent to existing petrol pump in sub-zone A8 was prepared and approved by V.C., DDA on 04.03.2010 in File No.F3(2)2006-MP/Pt.I.
- 1.2 To assess the situation of redevelopment, a joint site inspection was held with Hon'ble Minister of Science & Technology, V.C., DDA and officers of MCD & DDA on 6.12.2014 wherein it was decided to carry out the redevelopment work in phases. Subsequently, a meeting was held under the Chairmanship of V.C., DDA on 16.12.2014 along with the officers of North Delhi Municipal Corporation with DDA and it was discussed to initiate work on shifting of gas godowns, redevelopment of Janta Market etc.
- 1.3 A review meeting was held under the Chairmanship of Hon'ble L.G. on 24.12.2014 at Raj Niwas and Hon'ble L.G. directed that suitable and sufficient area of vacant land may be located by DDA on priority for shifting these gas godowns in the nearby areas. It was further directed that the land which is to be located by DDA should be away from densely populated area for security reasons. The copy of minutes is annexed at Annexure-I.
- 1.4 A joint site visit was held on 05.02.2015 with the concerned officers of Planning and Engineering Departments and the following three alternative sites visited for resitement of 5 gas godowns located near Jhandewalan Mandir Complex:
 - Site-1 Vacant green area/park at the junction of New Rohtak Road and Rani Jhansi Road. The proposed site area is not adequate to locate 5 gas godowns. Moreover this is a developed park not well maintained by MCD. Number of fully grown trees are existing. As per the ZDP of Zone 'A' the land use is recreational. The site was not found suitable for the purpose.
 - Site-2 The District Park around Idgah. This is a developed park and used by local residents. This site was also found not suitable.

Spl
A.D. CM. PJS

Site-3 Triangular site at the junction of Rani Jhansi Road and New Rohtak Road. As per the ZDP the land use is PSP Idgah telephone Exchange is located within the Triangular site. An area of 22811 sqm. was handed over to Dy. Director (Hort.), SP Zone, MCD, Sadar Paharganj by Dy. Director (Hort.), Division-I in March, 2010. The site office of Hort. Deptt. is located within the park. During the visit possibility to locate 5 gas godowns were explored, it was observed that after leaving 22.5m from the central verge (RW of Rani Jhansi Road is 45m) we can carve out 5 gas godown plots. These sites can have access from Rani Jhansi Road. If separate access for loading/unloading is required, the same can be provided with a 6m lane along the R/W. There are number of trees are existing which will be affected.

2. THE SITE:

As decided in the meeting of Hon'ble L.G. held on 24.12.2014 the existing gas godowns to be shifted to vacant land away from densely populated area for security reasons. The availability vacant sites have been jointly inspected and PT/TSS were got conducted from Survey Unit and concerned Engineering Division respectively. As discussed with office of V.C., DDA and advisor planning to V.C. the part of area of triangular PSP land lying vacant adjacent to existing MTNL building between Rani Jhansi Road and New Rohtak Road to be utilized for the purpose of resitement of existing gas godowns near Jhandewalan Mandir Complex.

3 EXAMINATION :

- 3.1 The vacant land on triangular plot between Rani Jhansi Road and New Rohtak Road and the Faiz Road identified for resitement of gas godowns is public & semi public land use as per approved ZDP of Zone 'A' (other than Walled City).
- 3.2 The Master Plan for Delhi-2021, under para 13.7 (Distributive facilities) table 13.15 provides the following development controls for LPG gas godowns including booking office as part of distributive services.
- i) Plot size – upto 600 sqm. including booking office and security hut.
 - ii) Permitted in all use zones except in residential and recreational use zones subject to statutory clearances.
- 3.3 The Technical Committee in the year 2002 approved a policy guideline for gas godown site for area measuring 520 sqm. with Chowkidar Hut with Fire Safety Guidelines and prepared standard design for LPG gas godown. Copy of relevant pages annexed as Annexure-II.
- 3.4 As discussed with Advisor (Planning) to V.C. a layout plan for the above mentioned site has been prepared and the same has been given to EE, ND-2 for providing feasibility status including 130 trees affected by the resitement and the land possession status.
- 3.5 The area of individual sites of gas godowns which are to be shifted/recited are as under:

Name	Area (Sqmt.) being currently occupied
M/s Atul Enterprises	272.70
M/s Anantji Gas Service	265.50
M/s Bakson Gas Service	260.19
M/s Deepti Enterprises	268.025
M/s Dhruv Gas Service	288.40

4 PROPOSAL

The proposal being resitement of existing five number of gas godowns of varying sizes which does not fulfil the area norms as provided in the MPD-2001 & 2021, Fire safety guidelines and standard design of gas godowns as approved by Technical Committee in the year 2002 which is for a minimum area measuring 520 sqm. with Chawkidar Hut would not be met due to existing small sizes. As per Technical Committee's approved standard plan in 2002, the layout plan is prepared and annexed at Annexure-III

5. FOLLOW UP ACTION:

The decision of T.C. will be forwarded to:

- i) Engineering Wing of DDA and North MCD for feasibility/demarcation of gas godown plots and handing over the site by North DMC to DDA and final layout plan thereafter will be put up to V.C., DDA for approval and subsequently will be forwarded to Lands Department for allotment and working out the charges for extra area, etc.
- ii) There are number of trees existing at site and requisite tree cutting permission to be obtained from Forest Department, GNCTD by the applicants/DDA.

DECISION

The proposal was presented by Director (Plg) Zone A. After detail discussion, following decision was taken.

The existing gas godowns of Jhandewalan Mandir complex be resited with an area of 285 sqm each, inclusive of provision for chowkidar hut (10 s.q.m.) per gas godown in the Public & Semi Public site at Idgah telephone exchange placed as Alternative-II was approved subject to:-

- I. The concerned Oil Companies will seek all the statutory clearances from Explosive Department, Delhi Fire Services and other concerned agencies.
- II. Permissions for Tree cutting affected in the proposed to be obtained by the oil company from the Forest Department /Competent authority. The agencies will plant required number of trees as per policy in the adjoining area.
- III. The other issues related to the Land Disposal to be dealt by the competent/authority /Land Disposal wing separately.

Action: Director (Plg) Zone-A

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was Considered in the <u>4th</u> Technical Committee Meeting held on <u>19.5.2015</u> Vide Item No. <u>2.4/2015</u>
<u>Sudhakar</u> 10/06/2015 Asstt. Director Master Plan
<u>Manoj</u> 05/06/2015 Dy. Director Master Plan



सत्यमेव जयते

उपाध्यक्ष कार्यालय

अयसी सं० 8573-4

दिनांक 31/12/2014

राज निवास

दिल्ली-110054

L RAJ NIWAS
DELHI-110054

Kindly find enclosed herewith the Minutes of Meeting held on 24/12/2014 at 04.15pm under the Chairmanship of Hon'ble Lt. Governor regarding the shifting of gas godowns situated near Jhandewalan.

(Swati Sharma)

Additional Secretary to LG

- ✓ 1. Vice Chairman, DDA.
2. Commissioner, North Delhi Municipal Corporation.
3. Sh. Vivek Gogia, Jt. Commissioner of Police (Central Range). Police Head Quarter, N. Delhi.



U.O. No.100(12)/14/RN/1296/B-6068-71 Date:- 30/12/14



1 sub EM
Com (8/15) / Chief Architect

copy to PC (LD) for perusal
02/1/2015

31/12
Dir (works) EO/III
14/1/15

AE-6
14/1/15

FAX - CECNE

SE (HQ)

copy to CC-7 & EE MH-2

6/1/15

AD

14/1/15

4

Minutes of the Meeting convened under the Chairmanship of Hon'ble Lt. Governor on 24.12.2014 at 04:15 pm at Raj Niwas, Delhi regarding shifting of gas godowns situated near Jhandewalan.

List of Officers who attended the meeting is annexed.

At the outset VC, DDA presented the scheme for 'Redevelopment of Jhandewalan' and informed that there are two night shelters, 7 Gas Godowns and around 40 families of Gadia Lohar residing in the area and all of these needs to be relocated for execute families of the project.

Sudhakar

Hon'ble Lt. Governor stressed that the emergent and urgent need at present is to shift the Gas Godowns. On a query as to how much land is required for relocating these Gas Godowns, it was informed that around 2000 sq. mt. land is required.

Hon'ble Lt. Governor directed that suitable and sufficient area of vacant land may be located by DDA on priority for shifting these Gas Godowns in the nearby areas. It was further directed that the land which is to be located by DDA should be away from densely populated area for security reasons.

VC, DDA assured that the same would be done within 10 days. It was also directed that DDA and North DMC should inform the decision of the meeting to the Jhandewalan Temple authorities, suitably.

The progress in the matter shall be reviewed in second week of January, 2015.

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

FIRE SAFETY GUIDELINES FOR SITE CLEARANCE OF
L.P.G. GODOWNS IN UNION TERRITORY OF DELHI

1. Any LPG storage area should not have more than 04 LPG godowns at a single site.
2. LPG godowns should be located on minimum 18 mtrs. wide metalled road. There should be no dead end.
3. It should not be located in residential/Jhuggi-Jhopary area.
4. Minimum 30 mtrs. distance should be kept from any industries, dealing in hazardous material/chemical fire works, explosives, hospitals, schools, cinemas, public assembly building etc.
5. No repair/maintenance shop of automobiles, Bidi cigarettes hop or any other trade generating spark, heat should be allowed around the LPG godowns and atleast 15 mtrs. distance should be kept from such trades.
6. All around, minimum 15 mtrs. clear distance should be kept.
7. It is suggested that the LPG godown should preferably be located near the Buffer zone/wood land.
8. There should be no high tension/low tension wire over the LPG godowns.
9. No sites for gas godowns shall be approved by the Building Sanctioning Authority, unless and until the site is approved by Delhi Fire Service.
10. To cut short the procedural delay, once the layout is approved by Delhi Fire Service, the NOC for site clearance may be issued by D.D.A./concerned building authorities directly alongwith the standard fire guidelines copy of which is attached herewith.
11. These gas godowns shall not be allowed to function unless the final verification is done and NOC issued by Delhi Fire Service.

Sush
548-95
CHIEF FIRE OFFICER,
DELHI FIRE SERVICE.

D.D.A.

AREA PLANNING - II

NOTES:-

1. LAND OWNERSHIP SHALL BE CHECKED BY LANDS DEPARTMENT BEFORE HANDING OVER THE POSSESSION.
2. ALL LANDS SHALL CHECK THE PLOTTING DIMENSIONS & AREA OF THE SITE BEFORE HANDING OVER THE POSSESSION.
3. PERMISSION OF THE COMPETENT AUTHORITY BE OBTAINED BEFORE CUTTING OF TREES.
4. FIRE / EXPLOSIVE RISKS & VERTICAL / HORIZONTAL PRESENT DISTANCES BE MAINTAINED AS PER GOVT. STANDARDS.
5. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.

FILE NO.: F-3 (14/2015-AMP)

DETAILED TITLE:

RE-SITEMENT OF GAS GODOWN FROM JHANEWALAN MANDIR COMPLEX (SEE 1)

SCALE: 1" = 100' 0" 1" = 30.48 M

Date: 02.06.15

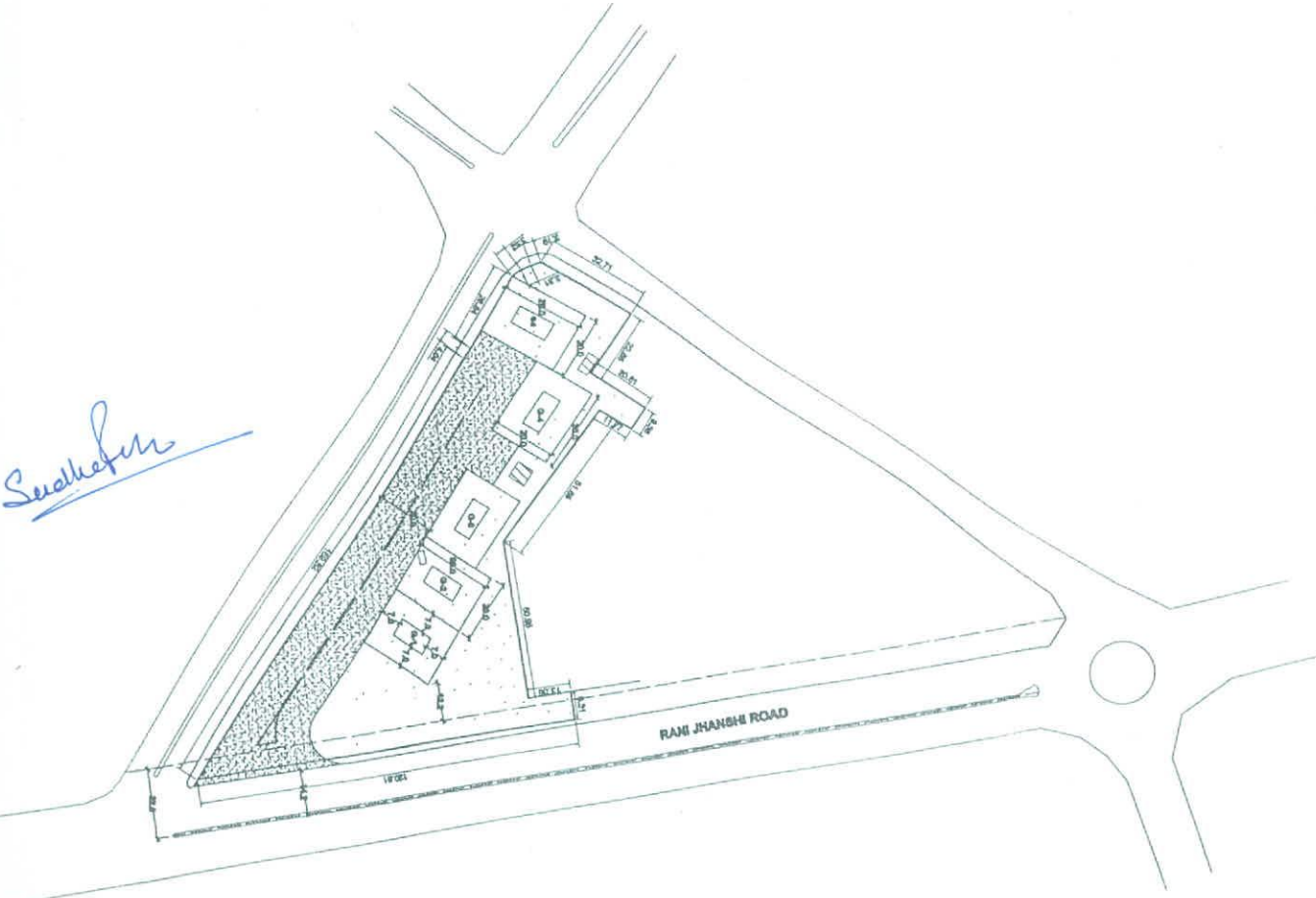
Drawn By: [Signature]

Director (P&S)

NORTH



Sandheer



Minutes of Technical Committee Meeting

Held on 19.5.2015.

ITEM No. 22/TC/2015

-6-

Sub: Review of provisions in Master Plan for Delhi-2021 for including a separate category for State Bhawan/State Guest House.

File No. F.20 (09)2015/MP

1.0 Background

- 1.1 Ministry of Urban Development (MOUD), GOI vide letter dated 02.03.2015 has forwarded various representations received from State Governments for creating 'State Guest House' as a separate category in MPD-2021 with enhanced Development Control norms and has requested DDA to examine the matter for amendments required in MDP-2021 & to assist states to address their increasing demands for accommodation in Delhi & non-availability of suitable land for that purpose.
- 1.2 The representations received vide MOUD letter dated 02.03.2015 are from the following State Governments:

Uttarakhand	Bihar	Uttar Pradesh
Madhya Pradesh	Andaman & Nicobar	West Bengal
Ponducherry	Sikkim	Himachal Pradesh
Chattisgarh	Odisha	

- 1.3 The State Government vide their respective representations has stated the following:
Due to inadequate accommodation in the Bhawan and to meet out the futuristic demands of the guests, the State Government of Madhya Pradesh has decided to reconstruct the Bhawan with increased number of rooms and meeting halls with modern amenities but due to the present restriction of ground coverage of 30% and FAR 120, it is not possible to construct the Bhawan as per the requirements.

- 1.4 All the State Governments requested for the following:
To include a new category of 'State Bhawans/ Guest Houses' in chapter 4 Section 4.4.3 of Delhi Master plan-2021 with the following norms:

Sudhakar

Maximum Ground Coverage	Maximum FAR	Maximum height
50%	200	26m

2.0 Examination

2.1 State Guest Houses located in Planning Zone-D

As per the representations received from the various State governments, it is observed that most of the State Guest Houses are located in the Chanakyapuri area & New Delhi Area, falling in Planning, Zone -D.

It is also observed that most of the State Guest House in Delhi are located in the following locations:

S.No.	Location of the State Guest Houses
1.	State Guest Houses falling outside Planning, Zone-D (New Delhi)
2.	State Guest Houses falling within Planning, Zone-D (New Delhi) and outside Lutyens Bungalow Zone (LBZ)
3.	State Guest Houses falling within Lutyens Bungalow Zone (LBZ)
4.	State Guest Houses falling outside Lutyens Bungalow Zone (LBZ) and in the South-West of Rashtrapati Bhawan, in Planning, Zone-D

2.2 Provisions in MPD-2021

Hostel/ Guest House/Lodging & Boarding House/Dharamshal

Minimum Plot size : 500 sq.m.

Maximum Ground Coverage : 30%

Maximum FAR : 120

Maximum height : 15m

- Parking to be provided @ 2 ECS per 100 sq.m. of built up area.
- These norms shall not be applicable for Guest House under Mixed Use Regulations.

As per para 15.7.3 iv) of MPD-2021, "Guest Houses operating in plots abutting streets of prescribed minimum ROW in Special Area and in plots abutting Master plan roads and zonal plan roads shall be permissible up to 100% of built up area and the limits on the size of the plot shall not apply. Provided that except in LBZ and Civil Line Bungalow Zone, Guest houses that were operating validly under provisions of MPD, prior to 7.9.2006 would continue to the extent as was permissible at that time".

2.4 Provisions of the notified Zonal Development Plan of Zone-D (notified on 01.10.1999) under MPD-2001:

In the notified approved Zonal Development Plan of Zone 'D', following is stated:

"This zone is beautifully planned towards the south west of Rashtrapati Bhawan which accommodates various foreign missions in a sylvan and prestigious environment. There are also a number of developments in these areas. MPD-2001 norms applicable for Foreign Mission and based on urban design studies should be followed considering to maintain a pleasant garden city character of this sub-zone".

2.6 MOUD, GOI vide letter No. K-13011/3/2012-DD-IB dated 07.04.2015 has issued the following instructions with respect to the proposal sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11A of Delhi Development Act, 1957 (Copy Annexure at 'A'). The para-wise reply is as follows:

(i) Whether the land is government or private and who is the land owning agency?

It pertains to Land & Development Office (L&DO), Delhi Development Authority (DDA) and concerned local bodies.

(ii) On whose request the change of land use case or modification to MPD-2021 has been initiated?

Ministry of Urban Development (MOUD), GOI vide letter dated 02.03.2015 has forwarded various representations received from State Governments for creating 'State Guest House' as a separate category in MPD-2021 with enhanced Development Control norms.

(iii) Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.

Since this proposal is regarding modification to the MPD-2021, hence no site inspection is required in this proposal.

(iv) What is the public purpose proposed to be served by modification of MPD and/ or change of land use?

As per their requests, to meet out the futuristic demands of the guests with increased number of rooms and meetings halls with modern amenities.

(v) What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?

As such no impact on present policies/plans.

(vi) What will be proposal's impact/ implications on general public eg. Law & order etc.?

Augmentation of physical infrastructure, building construction & structure safety which will be dealt by concerned local body.

(vii) Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.

It pertains to Land & Development Office (L&DO), Delhi Development Authority (DDA) and concerned local bodies.

2.5 The draft Zonal Development Plan of Zone-D (New Delhi) as per MPD-2021 needs to be sent to the PMO for approval in view of an MoUD reference, DO dated 06.10.2008 addressed to VC, DDA from Director (DD).

3.0 Other Issues

3.1 Status of draft ZDP of Zone 'D' as per MPD-2021.

The draft ZDP of Zone 'D' (Excluding LBZ) as per MPD-2021 was placed before the Authority meeting vide dated 12.12.2014 and following was decided:

"It was decided that in view of an MoUD reference, DO dated 06.10.2008 addressed to VC, DDA from Director (DD), the draft Zonal Development Plan of Zone-D (New Delhi) as per MPD-2021 needs to be sent to the PMO for approval before putting up for consideration of the Authority."

The agenda item was not approved."

3.2 MoUD vide D.O. letter dated 2008 from Director (DD), MOUD, GOI MoUD vide D.O. letter dated 06.10.2008 had stated the following:

"The Prime Minister's Office vide its letter dated 25.07.2008 had requested to send the draft ZDP Zone-D, as being prepared by DDA, for prior clearance from PMO in accordance with the extant instructions concerning development plans for LBZ before the public consultation process formally commences."

4.0 Proposal

A new use premises, State Guest Houses have to be added in para 4.4.3 as 'I'

4.4.3. CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES

I. State Guest Houses

Maximum Ground Coverage : 50%

Maximum FAR : 200

Maximum height : No Restriction (subject to clearance from AAI/Fire Department and other statutory bodies)

- i. Parking to be provided @ 2 ECS per 100 sq.m. of built up area.
- ii. These norms shall not be applicable for Guest House under Mixed Use Regulations.

Note: State guest house falling in Planning Zone-D (New Delhi) shall be dealt as per the following:

- i. Located in LBZ area, shall be governed by 1988 LBZ guidelines and subsequent modification as issued by the government from time to time.
- ii. Located outside LBZ in Planning Zone-D, shall be governed by the provisions of notified Zonal Development Plan, Government orders and notifications issued by government from time to time.

Provision for State Guest Houses to be added in para 4.3 as follows, after Studio Apartments:

Table 4.3: Uses/Use Activities permitted in use premises

Use premises	Definition	Use/Use Activities permitted
State Guest Houses	A premise providing temporary accommodation for State Government and Central Government.	Guest Room, Conference Halls, Watch and Ward Residence (20 sqm), Restaurant

5.0 Recommendation

The proposal contained in para 4.0 may be is put up for consideration & deliberation of the Technical Committee.

DECISION

The proposal was presented by Director (Plg) Zone D. The Technical Committee after discussion suggested that the definition of state guest house be modified as:
'A premise for providing the short term / transit accommodation for the guests of State Government and Central Government.'

After detailed deliberation, the proposal for addition of new use premises as 'State Guest House' was agreed to as contained in the agenda along with above modifications in the definition for processing under Section 11-A of DD Act 1957.

DELHI DEVELOPMENT AUTHORITY
 MASTER PLAN SECTION
VERIFIED
 This Proposal was Considered in
 Technical Committee
 Meeting held on 19.5.2015
 Vide Item No. 2.2.1.2015
 Sd/- 15/6/2015
 Asstt. Director
 Master Plan
 By: Director
 Master Plan
 05/06/15

NOTES:-

1. The existing Gas Godown of Jhandewalan Mandir Complex is situated with an area of 285 sqm. The existing site near MTNL Telephone Exchange was discussed in the Technical Committee in its meeting held on 18.05.2015 vide item no. 24/2015 and following decision was taken:-
The existing Gas Godown of Jhandewalan Mandir Complex is situated with an area of 285 sqm. The existing site near MTNL Telephone Exchange was discussed in the Technical Committee in its meeting held on 18.05.2015 vide item no. 24/2015 and following decision was taken:-
The existing Gas Godown of Jhandewalan Mandir Complex is situated with an area of 285 sqm. The existing site near MTNL Telephone Exchange was discussed in the Technical Committee in its meeting held on 18.05.2015 vide item no. 24/2015 and following decision was taken:-
2. The other issues related to the Land Disposal to be dealt by the Competent / Authority / Land Disposal wing separately.

Asst. Director (Pg.)
Zone-A

Dy. Director (Pg.)
Zone-A

Director (Pg.)
Zone-A & B

DELHI DEVELOPMENT AUTHORITY
ZONEX-2/3/4
4th
Approved by the Competent Authority
Date: 19.05.2015
Vide Item No. 24/2015
Director (Planning)
Dy. Director (Planning)

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was Considered in the Technical Committee
Meeting held on 19.05.2015
Vide Item No. 24/2015
Director (Master Plan)
Dy. Director (Master Plan)



OPTION-2
ALTERNATE-1

D.D.A.
AREA PLANNING
(ZONE-'A' & 'B')

NOTES:-

1. LAND USE OF THE SCHEME AREA AS PER ZOP/MPD/2021 IS "PUBLIC & SEMI PUBLIC".
2. THIS SCHEME IS PREPARED ON THE BASIS OF TOTAL STATION SURVEY PROVIDED BY EX. ENG./ND-2. VIDE LETTER DATED 13.05.2015.
3. THE ENTIRETY OF THE ALL GAS GODOWN SITES WILL BE THROUGH RANI JHANSI ROAD ONLY.
4. NO ENTRY/EXIT THROUGH NEW ROHTAK ROAD.
5. LAND OWNERSHIP SHALL BE CHECKED BY LANDS DEPARTMENT BEFORE HANDING OVER THE POSSESSION.
6. ALL LANDS SHALL CHECK THE PLOTTING DIMENSIONS & AREA OF THE SITE BEFORE HANDING OVER THE POSSESSION.
7. PERMISSION OF THE COMPETENT AUTHORITY BE OBTAINED BEFORE CUTTING OF TREES.
8. FIRE / EXPLOSIVE NORMS & VERTICAL / HORIZONTAL SAFETY DISTANCES BE MAINTAINED AS PER PREVAILING STANDARDS.
9. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.

TOTAL SURVEY AREA = 9486.28 SQM.
(As per Total Station Survey provided by Ex. Eng./ND-2)

AREA UNDER GAS GODOWNS & OTHER FACILITIES:

1. AREA UNDER 5 NOS. GAS GODOWNS.
(15 m X 19 m = 285 sqm including Chowkidar hut of 5 m X 2 m = 10 sqm each) = 1425 SQM
2. MANDATORY GREEN = 270 SQM (approx.)
3. CIRCULATION = 1388 SQM (approx.)

TOTAL = 3083 SQM. (approx.)

FILE NO.: F.3 (14)2015-MP

DRG. TITLE:

RE-SITEMENT OF GAS GODOWNS FROM JHANDEWALAN MANDIR COMPLEX TO PUBLIC & SEMI-PUBLIC SITE NEAR MTNL TELEPHONE EXCHANGE

SCALE: 1:1000

Date: _____

By: _____
Dy. Dir. (Pg.)
Director (Pg.)



Minutes of Technical Committee Meeting

Held on 19.5.2015.

ITEM No. 22/TC/2015

-6-

Sub: Review of provisions in Master Plan for Delhi-2021 for including a separate category for State Bhawan/State Guest House.

File No. F.20 (09)2015/MP

1.0 Background

- 1.1 Ministry of Urban Development (MOUD), GOI vide letter dated 02.03.2015 has forwarded various representations received from State Governments for creating 'State Guest House' as a separate category in MPD-2021 with enhanced Development Control norms and has requested DDA to examine the matter for amendments required in MDP-2021 & to assist states to address their increasing demands for accommodation in Delhi & non-availability of suitable land for that purpose.
- 1.2 The representations received vide MOUD letter dated 02.03.2015 are from the following State Governments:

Uttarakhand	Bihar	Uttar Pradesh
Madhya Pradesh	Andaman & Nicobar	West Bengal
Ponducherry	Sikkim	Himachal Pradesh
Chattisgarh	Odisha	

- 1.3 The State Government vide their respective representations has stated the following:
Due to inadequate accommodation in the Bhawan and to meet out the futuristic demands of the guests, the State Government of Madhya Pradesh has decided to reconstruct the Bhawan with increased number of rooms and meeting halls with modern amenities but due to the present restriction of ground coverage of 30% and FAR 120, it is not possible to construct the Bhawan as per the requirements.

- 1.4 All the State Governments requested for the following:
To include a new category of 'State Bhawans/ Guest Houses' in chapter 4 Section 4.4.3 of Delhi Master plan-2021 with the following norms:

Sudhakar

Maximum Ground Coverage	Maximum FAR	Maximum height
50%	200	26m

2.0 Examination

2.1 State Guest Houses located in Planning Zone-D

As per the representations received from the various State governments, it is observed that most of the State Guest Houses are located in the Chanakyapuri area & New Delhi Area, falling in Planning, Zone -D.

It is also observed that most of the State Guest House in Delhi are located in the following locations:

S.No.	Location of the State Guest Houses
1.	State Guest Houses falling outside Planning, Zone-D (New Delhi)
2.	State Guest Houses falling within Planning, Zone-D (New Delhi) and outside Lutyens Bungalow Zone (LBZ)
3.	State Guest Houses falling within Lutyens Bungalow Zone (LBZ)
4.	State Guest Houses falling outside Lutyens Bungalow Zone (LBZ) and in the South-West of Rashtrapati Bhawan, in Planning, Zone-D

2.2 Provisions in MPD-2021

Hostel/ Guest House/Lodging & Boarding House/Dharamshal

Minimum Plot size : 500 sq.m.

Maximum Ground Coverage : 30%

Maximum FAR : 120

Maximum height : 15m

- Parking to be provided @ 2 ECS per 100 sq.m. of built up area.
- These norms shall not be applicable for Guest House under Mixed Use Regulations.

As per para 15.7.3 iv) of MPD-2021, "Guest Houses operating in plots abutting streets of prescribed minimum ROW in Special Area and in plots abutting Master plan roads and zonal plan roads shall be permissible up to 100% of built up area and the limits on the size of the plot shall not apply. Provided that except in LBZ and Civil Line Bungalow Zone, Guest houses that were operating validly under provisions of MPD, prior to 7.9.2006 would continue to the extent as was permissible at that time".

2.4 Provisions of the notified Zonal Development Plan of Zone-D (notified on 01.10.1999) under MPD-2001:

In the notified approved Zonal Development Plan of Zone 'D', following is stated:

"This zone is beautifully planned towards the south west of Rashtrapati Bhawan which accommodates various foreign missions in a sylvan and prestigious environment. There are also a number of developments in these areas. MPD-2001 norms applicable for Foreign Mission and based on urban design studies should be followed considering to maintain a pleasant garden city character of this sub-zone".

2.6 MOUD, GOI vide letter No. K-13011/3/2012-DD-IB dated 07.04.2015 has issued the following instructions with respect to the proposal sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11A of Delhi Development Act, 1957 (Copy Annexure at 'A'). The para-wise reply is as follows:

- (i) *Whether the land is government or private and who is the land owning agency?*
It is pertains to Land & Development Office (L&DO), Delhi Development Authority (DDA) and concerned local bodies.
- (ii) *On whose request the change of land use case or modification to MPD-2021 has been initiated?*
Ministry of Urban Development (MOUD), GOI vide letter dated 02.03.2015 has forwarded various representations received from State Governments for creating 'State Guest House' as a separate category in MPD-2021 with enhanced Development Control norms.
- (iii) *Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.*
Since this proposal is regarding modification to the MPD-2021, hence no site inspection is required in this proposal.
- (iv) *What is the public purpose proposed to be served by modification of MPD and/ or change of land use?*
As per their requests, to meet out the futuristic demands of the guests with increased number of rooms and meetings halls with modern amenities.
- (v) *What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?*
As such no impact on present policies/plans.
- (vi) *What will be proposal's impact/ implications on general public eg. Law & order etc.?*
Augmentation of physical infrastructure, building construction & structure safety which will be dealt by concerned local body.
- (vii) *Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.*
It is pertains to Land & Development Office (L&DO), Delhi Development Authority (DDA) and concerned local bodies.

Sudhakar

- 2.5 The draft Zonal Development Plan of Zone-D (New Delhi) as per MPD-2021 needs to be sent to the PMO for approval in view of an MoUD reference, DO dated 06.10.2008 addressed to VC, DDA from Director (DD).

3.0 Other Issues

3.1 Status of draft ZDP of Zone 'D' as per MPD-2021.

The draft ZDP of Zone 'D' (Excluding LBZ) as per MPD-2021 was placed before the Authority meeting vide dated 12.12.2014 and following was decided:

"It was decided that in view of an MoUD reference, DO dated 06.10.2008 addressed to VC, DDA from Director (DD), the draft Zonal Development Plan of Zone-D (New Delhi) as per MPD-2021 needs to be sent to the PMO for approval before putting up for consideration of the Authority."

The agenda item was not approved."

3.2 MoUD vide D.O. letter dated 2008 from Director (DD), MOUD, GOI

MoUD vide D.O. letter dated 06.10.2008 had stated the following:

"The Prime Minister's Office vide its letter dated 25.07.2008 had requested to send the draft ZDP Zone-D, as being prepared by DDA, for prior clearance from PMO in accordance with the extant instructions concerning development plans for LBZ before the public consultation process formally commences."

4.0 Proposal

A new use premises, State Guest Houses have to be added in para 4.4.3 as 'I'

4.4.3. CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES

I. State Guest Houses

- Maximum Ground Coverage : 50%
- Maximum FAR : 200
- Maximum height : No Restriction (subject to clearance from AAI/Fire Department and other statutory bodies)
- i. Parking to be provided @ 2 ECS per 100 sq.m. of built up area.
- ii. These norms shall not be applicable for Guest House under Mixed Use Regulations.

Note: State guest house falling in Planning Zone-D (New Delhi) shall be dealt as per the following:

- i. Located in LBZ area, shall be governed by 1988 LBZ guidelines and subsequent modification as issued by the government from time to time.
- ii. Located outside LBZ in Planning Zone-D, shall be governed by the provisions of notified Zonal Development Plan, Government orders and notifications issued by government from time to time.

Provision for State Guest Houses to be added in para 4.3 as follows, after Studio Apartments:

Table 4.3: Uses/Use Activities permitted in use premises

Use premises	Definition	Use/Use Activities Permitted
State Guest Houses	A premise providing temporary accommodation for State Government and Central Government.	Guest Room, Conference Halls, Watch and Ward Residence (20 sqm), Restaurant

5.0 Recommendation

The proposal contained in para 4.0 may be is put up for consideration & deliberation of the Technical Committee.

DECISION

The proposal was presented by Director (Plg) Zone D. The Technical Committee after discussion suggested that the definition of state guest house be modified as:

'A premise for providing the short term / transit accommodation for the guests of State Government and Central Government.'

After detailed deliberation, the proposal for addition of new use premises as 'State Guest House' was agreed to as contained in the agenda along with above modifications in the definition for processing under Section 11-A of DD Act 1957.

DELHI DEVELOPMENT AUTHORITY
 MASTER PLAN SECTION
VERIFIED
 This Proposal was Considered in
 Technical Committee
 Meeting held on 19.5.2015
 Vide Item No. 2.2/2015
 Sd/- 15/6/2015
 Asstt. Director
 Master Plan

Sudhakar

Minutes of the Technical Committee Meeting Held on 19.5.2015 -10-

Item No.

23 / Tc / 2015

Subject: Relaxation in set backs for Layout Plan of EWS Housing at Tikri Kallan, Delhi

Ref. No. 700/TP/G dt. 9.4.2015 (Annexure -A)

1. Background:-

- 1.1. The layout plan for EWS Housing at Tikri Kalan, Delhi has been submitted by the Project Director (Housing) - II, DSIIDC for approval of North DMC u/s 313 of DMC Act, 1957.
- 1.2. The proposal has been formulated in the entire acquired land measuring 438 Bigha 01 Biswa (91.30 acre). However, possession of only 333 Bigha 12 Biswa (69.50 Acre) of vacant land has been handed over to DSIIDC. The rest 21.8 acres of land comprises of the following pockets are excluded from the proposal:

- i) Unauthorized colony (pocket 'A') : 8.63 acre
- ii) Cremation ground (pocket 'B') : 1.61 acre
- iii) Multi-purpose community centre (pocket 'C') : 2.57 acre
- iv) Prince Public School (pocket 'D') : 0.94 acre
- v) Sai Mandir / Encroachment with boundary

- i. Walls / Factories (pocket E) : 8.05 acre

Total : 21.80 acre

The proposal envisages development of EWS public housing with 10,740 Dwelling Units in 537 Blocks on 69.50 Acres.

2. Examination:-

2.1. Landuse - As per Zonal Development Plan Zone "L", the landuse of the site u/r is "Residential"

2.2. Development Control Norms of Group Housing as per MPD 2021

- (i) Minimum size of plot : 3000 sqm
- (ii) Maximum Ground Coverage : 33.3%
- (iii) Maximum FAR : 200
- (iv) Maximum Density : 900 DU's/Hectare
- (v) Height : NR (Subject to clearance from AAI/Fire Department and other statutory bodies)
- (vi) Parking : 2.0 ECS/100 sqm built up area and 0.5 ECS/100 sqm for EWS/Service Personnel housing

2.3. Proposed Layout Plan

Ground Coverage	28.34%
FAR	141.71
Density	420 DU's/Hectare
Height	14.95 m
Parking	2850 ECS

2.4. Setbacks

Setback	As per MPD 2021	Setback proposed	Remarks
Front	15 m	15 m	The setbacks are not as per MPD 2021 and need relaxation
Right Hand Side	12 m	9 m	
Left Hand Side	12 m	12 m	
Rear	12 m	6 m	

Sh. T.P.

2.5. Site Report - As per the site report, about 75 - 80% proposed building blocks have been constructed and about 10-15% are under construction. Since most of the proposed building blocks are either constructed or under construction, the relaxation in setbacks needs consideration.

2.6. LOSEC consideration dated 09.10.2014

The case was considered in LOSEC vide Item no 67/14 dated 09.10.14 and the decision taken is partly reproduced as under:

"The setback provided on the rear and RHS are 6 m and 9 m respectively as against stipulated 12 m. Since the proposed blocks have been constructed at site, the applicant shall submit necessary relaxation from DDA w.r.t setbacks."

3. Proposal:-

DSIIDC vide letter dated 03.12.2014 has stated that that the proposal comprises of low rise walkable structures and is under advanced stage of construction. Also as stated in the site report, about 75 - 80% proposed building blocks have been constructed and about 10-15% is under construction. Since the blocks/ dwelling units have been constructed at site, with less than permissible setbacks on right hand side and rear side, the case be considered for relaxation as per provisions of MPD - 2021 vide note iv under Table 17.1.

4. Recommendation:-

The proposal as given in para 3.0 above may be considered by the Technical Committee DDA.

DECISION

The proposal was presented by Sr. Town Planner MCD (North). After detailed deliberation, Technical Committee approved the proposal as contained in agenda.

Action: Sr. Town Planner MCD (North)

Sr. T.P.

DELHI DEVELOPMENT AUTHORITY	
MASTER PLAN SECTION	
VERIFIED	
This Proposal was Considered in	
the..... <i>6th</i>Technical Committee	
Meeting held on..... <i>19.5.2015</i>	
Vide Item No..... <i>2.3/2015</i>	
<i>Sudhishu</i> Asstt. Director	<i>05/06/2015</i> Dy. Director
Master Plan	Master Plan

-12-

Annexure 'A'

NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT
LEVEL XIII, DR. S.P.M. CIVIC CENTER, MINTO ROAD, NEW DELHI 110002

No: TP/G/ 700

Dated: 10/4/15

To,

Additional Commissioner (Plg.) UE&P/LP,
Delhi Development Authority,
3rd Floor, Vikas Minar, I. P. Estate,
New Delhi - 110002

Dy. Dir. (Plg.) P/W
Diary No. 368
Date 10/4/15

नरेश परियोजना
डाईरी नं. 425

Sub: Relaxation in set backs for layout plan of EWS Housing at Tikri Kallan, Delhi.

Sir,

This is with reference to your letter no. F25(10)2014/MP/58 dated 04.03.2015 regarding relaxation in set backs for EWS Housing at Tikri Kallan, Delhi.

In this context, please find enclosed herewith a copy of Technical Committee agenda in format along with a copy of the layout plan for consideration of Technical Committee.

Encl :- As above

Yours faithfully

[Signature]
Sr. Town Planner

Copy to:

1. Secretary & Commissioner Industries, Govt. of NCT of Delhi & CMD, DSII DC Ltd. N-36, Bombay Life Building, Connaught Circus, New Delhi - 110 001.
2. Chief Engg-III, DSII DC, Technical Centre Building, Wazirpur Industrial Area, Delhi - 110052.



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

F.1 (04) 2015/MP/196

Date: 04.06.2015

Sub: Minutes of the 4th Technical Committee held on 19-05-2015

The 4th meeting of Technical Committee was held under the Chairmanship of VC, DDA on 19.05.2015.

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

Item No. 21/2015

Confirmation of Minutes

The minutes of the 3rd Technical Committee meeting held on 10.04.2015 were circulated to all members.

During the meeting Director (Plg.) Zone D requested for modification to the decision taken in Item no. 15/2015. After discussion the Technical Committee agreed for the incorporation of following:-

- 'iii. Justification for the proposed Change of Land use and declaration of the Market as 'Non Hierarchical Commercial Centre' as per Ministry of Urban Development, Go I direction vide letter no. K-13011/3/2012-DD.IB Dt.7/4/2015*
- iv. Approved scheme plan/ standard plan if any showing the Development Control Norms.'*

The rest of the minutes were confirmed as circulated.

Item No. 22/2015

Review of provisions in Master Plan for Delhi-2021 for including a separate category for State Bhawan/ State Guest House.
F.20 (09)/2015-MP.

The proposal was presented by Director (Plg) Zone D. The Technical Committee after discussion suggested that the definition of state guest house be modified as:

'A premise for providing the short term / transit accommodation for the guests of State Government and Central Government.'

After detailed deliberation, the proposal for addition of new use premises as 'State Guest House' was agreed to as contained in the agenda along with above modifications in the definition for processing under Section 11-A of DD Act 1957.

Action: Director (Plg) Zone-D

Item No. 23/2015

Relaxation in set Backs for layout plan of EWS Housing at Tikri Kalan, Delhi

F25 (10)/2014-MP

The proposal was presented by Sr. Town Planner MCD (North). After detailed deliberation, Technical Committee approved the proposal as contained in agenda.

Action: Sr. Town Planner MCD (North)

Item No. 24/2015

Resitement of exiting gas godowns located near Jhandewalan Mandir Complex, Zone A.

F.3 (14)/2015-MP

The proposal was presented by Director (Plg) Zone A. After detail discussion, following decision was taken.

The existing gas godowns of Jhandewalan Mandir complex be resited with an area of 285 sqm each, inclusive of provision for chowkidar hut (10 s.q.m.) per gas godown in the Public & Semi Public site at Idgah telephone exchange placed as Alternative-II was approved subject to:-

- I. The concerned Oil Companies will seek all the statutory clearances from Explosive Department, Delhi Fire Services and other concerned agencies.
- II. Permissions for Tree cutting affected in the proposed to be obtained by the oil company from the Forest Department /Competent authority. The agencies will plant required number of trees as per policy in the adjoining area.
- III. The other issues related to the Land Disposal to be dealt by the competent/authority /Land Disposal wing separately.

Action: Director (Plg) Zone-A

Arising out of discussion the Technical Committee observed that the views /Observations of **Delhi Fire Services Officers** are important due to changing scenario in Delhi. After deliberation, it was decided that in future the **Director (Fire Services)**, GNCTD to be invited for the Technical Committee as special invitee.

The meeting ended with thanks to the Chair.


(S.B. Khodankar)
Director (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


4/6/15

12. Chief Town Planner, MCD (SOUTH)
13. Chief Town Planner, MCD (NORTH)
14. Chief Town Planner, MCD (EAST)
15. Addl. Commr. (Landscape), DDA — 4.6.15
16. Addl. Commr. (Plg.) MPR&DC, DDA — 24/06/15
17. Addl. Commr. (Plg.) TB&C, DDA
18. Addl. Commr. (Plg.) AP, DDA — 4.7.15
19. Addl. Commr. (Plg.) UE&LP, DDA — 4/7/15
20. Secretary, DUAC
21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
22. Dy. Commissioner of Police (Traffic)
23. Delhi Land & Development Officer (L&DO)

Annexure - A

List of participants of 04th meeting for the year 2015 of Technical Committee on 19.05.2015

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Addl. Commissioner (Plg) MPR&TC DDA
3. Addl. Commissioner (Plg) TB&C, DDA
4. Addl. Commissioner (Plg) AP, DDA
5. Addl. Commissioner (Plg) UE&LP, DDA
6. Chief Architect, HUPW, DDA
7. Director (Building), DDA
8. Director (Plg) VC, Sectt, DDA
9. Director (Plg) MP, DDA
10. Director (AP-I), DDA
11. Director (Plg) Zone C&G, DDA
12. Dy. Director (Plg) Zone K-I & L
13. Dy. Director (Plg) Zone E & O
14. Dy. Director (Plg) Zone A & B
15. Advisor (Planning), VC, Sactt.

OTHER ORGANIZATION

S/Sh. /Ms.

1. A.K. Sharma, Director, DFS
2. Dr. G.C. Mishra, CFO, DFS
3. Sudeep Roy, ATCP, TCPO, MoUD
4. Ritu Kapila, Architect, CPWD
5. Sushil Kumar, Architect, NDMC
6. Devesh Chand B.O / L&DO
7. A.D. Biswas, Sr. Town Planner, MCD (North)



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

F.1 (04) 2015/MP/196

Date: 04.06.2015

Sub: Minutes of the 4th Technical Committee held on 19-05-2015

The 4th meeting of Technical Committee was held under the Chairmanship of VC, DDA on 19.05.2015.

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

Item No. 21/2015

Confirmation of Minutes

The minutes of the 3rd Technical Committee meeting held on 10.04.2015 were circulated to all members.

During the meeting Director (Plg.) Zone D requested for modification to the decision taken in Item no. 15/2015. After discussion the Technical Committee agreed for the incorporation of following:-

- 'iii. Justification for the proposed Change of Land use and declaration of the Market as 'Non Hierarchical Commercial Centre' as per Ministry of Urban Development, Go I direction vide letter no. K-13011/3/2012-DD.IB Dt.7/4/2015*
- iv. Approved scheme plan/ standard plan if any showing the Development Control Norms.'*

The rest of the minutes were confirmed as circulated.

Item No. 22/2015

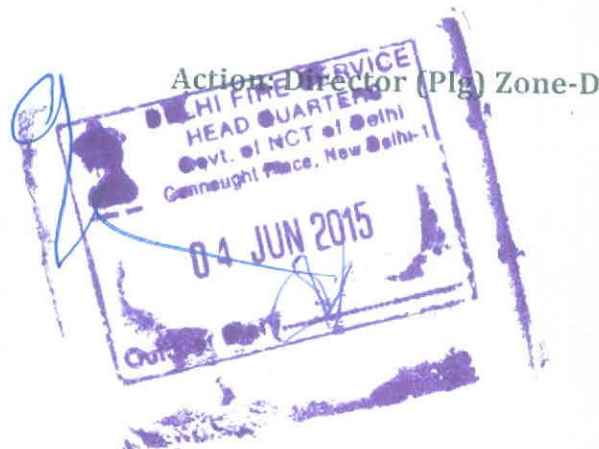
Review of provisions in Master Plan for Delhi-2021 for including a separate category for State Bhawan/ State Guest House.

F.20 (09)/2015-MP.

The proposal was presented by Director (Plg) Zone D. The Technical Committee after discussion suggested that the definition of state guest house be modified as:

'A premise for providing the short term / transit accommodation for the guests of State Government and Central Government.'

After detailed deliberation, the proposal for addition of new use premises as 'State Guest House' was agreed to as contained in the agenda along with above modifications in the definition for processing under Section 11-A of DD Act 1957.



Item No. 23/2015

**Relaxation in set Backs for layout plan of EWS Housing at Tikri Kalan,
Delhi
F25 (10)/2014-MP**

The proposal was presented by Sr. Town Planner MCD (North). After detailed deliberation, Technical Committee approved the proposal as contained in agenda.

**Action: Sr. Town
Planner MCD (North)**

Item No. 24/2015

**Resitement of exiting gas godowns located near Jhandewalan Mandir
Complex, Zone A.
F.3 (14)/2015-MP**

The proposal was presented by Director (Plg) Zone A. After detail discussion, following decision was taken.

The existing gas godowns of Jhandewalan Mandir complex be resited with an area of 285 sqm each, inclusive of provision for chowkidar hut (10 s.q.m.) per gas godown in the Public & Semi Public site at Idgah telephone exchange placed as Alternative-II was approved subject to:-

- I. The concerned Oil Companies will seek all the statutory clearances from Explosive Department, Delhi Fire Services and other concerned agencies.
- II. Permissions for Tree cutting affected in the proposed to be obtained by the oil company from the Forest Department /Competent authority. The agencies will plant required number of trees as per policy in the adjoining area.
- III. The other issues related to the Land Disposal to be dealt by the competent/authority /Land Disposal wing separately.

Action: Director (Plg) Zone-A

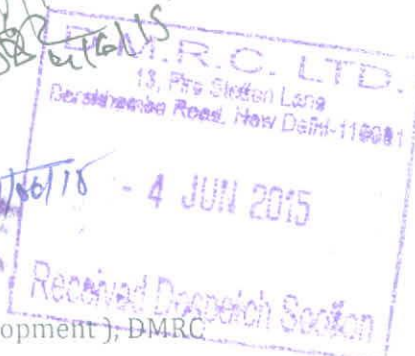
Arising out of discussion the Technical Committee observed that the views /Observations of **Delhi Fire Services Officers** are important due to changing scenario in Delhi. After deliberation, it was decided that in future the **Director (Fire Services)**, GNCTD to be invited for the Technical Committee as special invitee.

The meeting ended with thanks to the Chair.


**(S.B. Khodankar)
Director (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



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
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)
23. Delhi Land & Development Officer (L&DO)

4/6/2015
4/6/2015

4/6/15

Annexure -A

List of participants of 04th meeting for the year 2015 of Technical Committee on 19.05.2015

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Addl. Commissioner (Plg) MPR&TC DDA
3. Addl. Commissioner (Plg) TB&C, DDA
4. Addl. Commissioner (Plg) AP, DDA
5. Addl. Commissioner (Plg) UE&LP, DDA
6. Chief Architect, HUPW, DDA
7. Director (Building), DDA
8. Director (Plg) VC, Sectt, DDA
9. Director (Plg) MP, DDA
10. Director (AP-I), DDA
11. Director (Plg) Zone C&G, DDA
12. Dy. Director (Plg) Zone K-I & L
13. Dy. Director (Plg) Zone E & O
14. Dy. Director (Plg) Zone A & B
15. Advisor (Planning), VC, Sactt.

OTHER ORGANIZATION

S/Sh. /Ms.

1. A.K. Sharma, Director, DFS
2. Dr. G.C. Mishra, CFO, DFS
3. Sudeep Roy, ATCP, TCPO, MoUD
4. Ritu Kapila, Architect, CPWD
5. Sushil Kumar, Architect, NDMC
6. Devesh Chand B.O / L&DO
7. A.D. Biswas, Sr. Town Planner, MCD (North)



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

F.1 (04) 2015/MP/196

Date: 04.06.2015

Sub: Minutes of the 4th Technical Committee held on 19-05-2015

The 4th meeting of Technical Committee was held under the Chairmanship of VC, DDA on 19.05.2015.

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

Item No. 21/2015

Confirmation of Minutes

The minutes of the 3rd Technical Committee meeting held on 10.04.2015 were circulated to all members.

During the meeting Director (Plg.) Zone D requested for modification to the decision taken in Item no. 15/2015. After discussion the Technical Committee agreed for the incorporation of following:-

- 'iii. Justification for the proposed Change of Land use and declaration of the Market as 'Non Hierarchical Commercial Centre' as per Ministry of Urban Development, Go I direction vide letter no. K-13011/3/2012-DD.IB Dt.7/4/2015*
- iv. Approved scheme plan/ standard plan if any showing the Development Control Norms.'*

The rest of the minutes were confirmed as circulated.

Item No. 22/2015

Review of provisions in Master Plan for Delhi-2021 for including a separate category for State Bhawan/ State Guest House.

F.20 (09)/2015-MP.

The proposal was presented by Director (Plg.) Zone D. The Technical Committee after discussion suggested that the definition of state guest house be modified as:

'A premise for providing the short term / transit accommodation for the guests of State Government and Central Government.'

After detailed deliberation, the proposal for addition of new use premises as 'State Guest House' was agreed to as contained in the agenda along with above modifications in the definition for processing under Section 11-A of DD Act 1957.

Action: Director (Plg) Zone-D

Item No. 23/2015

Relaxation in set Backs for layout plan of EWS Housing at Tikri Kalan, Delhi

F25 (10)/2014-MP

The proposal was presented by Sr. Town Planner MCD (North). After detailed deliberation, Technical Committee approved the proposal as contained in agenda.

Action: Sr. Town Planner MCD (North)

Item No. 24/2015

Resitement of exiting gas godowns located near Jhandewalan Mandir Complex, Zone A.

F.3 (14)/2015-MP

The proposal was presented by Director (Plg) Zone A. After detail discussion, following decision was taken.

The existing gas godowns of Jhandewalan Mandir complex be resited with an area of 285 sqm each, inclusive of provision for chowkidar hut (10 s.q.m.) per gas godown in the Public & Semi Public site at Idgah telephone exchange placed as Alternative-II was approved subject to:-

- I. The concerned Oil Companies will seek all the statutory clearances from Explosive Department, Delhi Fire Services and other concerned agencies.
- II. Permissions for Tree cutting affected in the proposed to be obtained by the oil company from the Forest Department /Competent authority. The agencies will plant required number of trees as per policy in the adjoining area.
- III. The other issues related to the Land Disposal to be dealt by the competent/authority /Land Disposal wing separately.

Action: Director (Plg) Zone-A

Arising out of discussion the Technical Committee observed that the views /Observations of **Delhi Fire Services Officers** are important due to changing scenario in Delhi. After deliberation, it was decided that in future the **Director (Fire Services), GNCTD** to be invited for the Technical Committee as special invitee.

The meeting ended with thanks to the Chair.


(S.B. Khodankar)
Director (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

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
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)
23. Delhi Land & Development Officer (L&DO)

Annexure -A

List of participants of 04th meeting for the year 2015 of Technical Committee on 19.05.2015

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Addl. Commissioner (Plg) MPR&TC DDA
3. Addl. Commissioner (Plg) TB&C, DDA
4. Addl. Commissioner (Plg)AP, DDA
5. Addl. Commissioner (Plg)UE&LP, DDA
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9. Director (Plg) MP, DDA
10. Director (AP-I), DDA
11. Director (Plg) Zone C&G, DDA
12. Dy. Director (Plg) Zone K-I &L
13. Dy. Director (Plg) Zone E &O
14. Dy. Director (Plg) Zone A & B
15. Advisor (Planning), VC, Sactt.

OTHER ORGANIZATION

S/Sh. /Ms.

1. A.K. Sharma, Director, DFS
2. Dr. G.C. Mishra, CFO, DFS
3. Sudeep Roy, ATCP, TCPO, MoUD
4. Ritu Kapila, Architect, CPWD
5. Sushil Kumar, Architect, NDMC
6. Devesh Chand B.O / L&DO
7. A.D. Biswas, Sr. Town Planner, MCD (North)



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

F.1 (04) 2015/MP/196

Date: 04.06.2015

Sub: Minutes of the 4th Technical Committee held on 19-05-2015

The 4th meeting of Technical Committee was held under the Chairmanship of VC, DDA on 19.05.2015.

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

Item No. 21/2015

Confirmation of Minutes

The minutes of the 3rd Technical Committee meeting held on 10.04.2015 were circulated to all members.

During the meeting Director (Plg.) Zone D requested for modification to the decision taken in Item no. 15/2015. After discussion the Technical Committee agreed for the incorporation of following:-

- 'iii. Justification for the proposed Change of Land use and declaration of the Market as 'Non Hierarchical Commercial Centre' as per Ministry of Urban Development, Go I direction vide letter no. K-13011/3/2012-DD.IB Dt.7/4/2015*
- iv. Approved scheme plan/ standard plan if any showing the Development Control Norms.'*

The rest of the minutes were confirmed as circulated.

Item No. 22/2015

Review of provisions in Master Plan for Delhi-2021 for including a separate category for State Bhawan/ State Guest House.

F.20 (09)/2015-MP.

The proposal was presented by Director (Plg) Zone D. The Technical Committee after discussion suggested that the definition of state guest house be modified as:

'A premise for providing the short term / transit accommodation for the guests of State Government and Central Government.'

After detailed deliberation, the proposal for addition of new use premises as 'State Guest House' was agreed to as contained in the agenda along with above modifications in the definition for processing under Section 11-A of DD Act 1957.

Action: Director (Plg) Zone-D

Item No. 23/2015

Relaxation in set Backs for layout plan of EWS Housing at Tikri Kalan, Delhi

F25 (10)/2014-MP

The proposal was presented by Sr. Town Planner MCD (North). After detailed deliberation, Technical Committee approved the proposal as contained in agenda.

Action: Sr. Town Planner MCD (North)

Item No. 24/2015

Resitement of exiting gas godowns located near Jhandewalan Mandir Complex, Zone A.

F.3 (14)/2015-MP

The proposal was presented by Director (Plg) Zone A. After detail discussion, following decision was taken.

The existing gas godowns of Jhandewalan Mandir complex be resited with an area of 285 sqm each, inclusive of provision for chowkidar hut (10 s.q.m.) per gas godown in the Public & Semi Public site at Idgah telephone exchange placed as Alternative-II was approved subject to:-

- I. The concerned Oil Companies will seek all the statutory clearances from Explosive Department, Delhi Fire Services and other concerned agencies.
- II. Permissions for Tree cutting affected in the proposed to be obtained by the oil company from the Forest Department /Competent authority. The agencies will plant required number of trees as per policy in the adjoining area.
- III. The other issues related to the Land Disposal to be dealt by the competent/authority /Land Disposal wing separately.

Action: Director (Plg) Zone-A

Arising out of discussion the Technical Committee observed that the views /Observations of **Delhi Fire Services Officers** are important due to changing scenario in Delhi. After deliberation, it was decided that in future the **Director (Fire Services)**, GNCTD to be invited for the Technical Committee as special invitee.

The meeting ended with thanks to the Chair.


(S.B. Khodankar)
Director (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

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
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)
23. Delhi Land & Development Officer (L&DO)

Annexure -A

List of participants of 04th meeting for the year 2015 of Technical Committee on 19.05.2015

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Addl. Commissioner (Plg) MPR&TC DDA
3. Addl. Commissioner (Plg) TB&C, DDA
4. Addl. Commissioner (Plg) AP, DDA
5. Addl. Commissioner (Plg) UE&LP, DDA
6. Chief Architect, HUPW, DDA
7. Director (Building), DDA
8. Director (Plg) VC, Sectt, DDA
9. Director (Plg) MP, DDA
10. Director (AP-I), DDA
11. Director (Plg) Zone C&G, DDA
12. Dy. Director (Plg) Zone K-I & L
13. Dy. Director (Plg) Zone E & O
14. Dy. Director (Plg) Zone A & B
15. Advisor (Planning), VC, Sactt.

OTHER ORGANIZATION

S/Sh. /Ms.

1. A.K. Sharma, Director, DFS
2. Dr. G.C. Mishra, CFO, DFS
3. Sudeep Roy, ATCP, TCPO, MoUD
4. Ritu Kapila, Architect, CPWD
5. Sushil Kumar, Architect, NDMC
6. Devesh Chand B.O / L&DO
7. A.D. Biswas, Sr. Town Planner, MCD (North)



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

F.1 (04) 2015/MP/196

Date: 04.06.2015

Sub: Minutes of the 4th Technical Committee held on 19-05-2015

The 4th meeting of Technical Committee was held under the Chairmanship of VC, DDA on 19.05.2015.

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

Item No. 21/2015

Confirmation of Minutes

The minutes of the 3rd Technical Committee meeting held on 10.04.2015 were circulated to all members.

During the meeting Director (Plg.) Zone D requested for modification to the decision taken in Item no. 15/2015. After discussion the Technical Committee agreed for the incorporation of following:-

- 'iii. Justification for the proposed Change of Land use and declaration of the Market as 'Non Hierarchical Commercial Centre' as per Ministry of Urban Development, Go I direction vide letter no. K-13011/3/2012-DD.IB Dt.7/4/2015*
- iv. Approved scheme plan/ standard plan if any showing the Development Control Norms.'*

The rest of the minutes were confirmed as circulated.

Item No. 22/2015

Review of provisions in Master Plan for Delhi-2021 for including a separate category for State Bhawan/ State Guest House.

F.20 (09)/2015-MP.

The proposal was presented by Director (Plg) Zone D. The Technical Committee after discussion suggested that the definition of state guest house be modified as:

'A premise for providing the short term / transit accommodation for the guests of State Government and Central Government.'

After detailed deliberation, the proposal for addition of new use premises as 'State Guest House' was agreed to as contained in the agenda along with above modifications in the definition for processing under Section 11-A of DD Act 1957.

Action: Director (Plg) Zone-D

Item No. 23/2015

Relaxation in set Backs for layout plan of EWS Housing at Tikri Kalan, Delhi

F25 (10)/2014-MP

The proposal was presented by Sr. Town Planner MCD (North). After detailed deliberation, Technical Committee approved the proposal as contained in agenda.

Action: Sr. Town Planner MCD (North)

Item No. 24/2015

Resitement of exiting gas godowns located near Jhandewalan Mandir Complex, Zone A.

F.3 (14)/2015-MP

The proposal was presented by Director (Plg) Zone A. After detail discussion, following decision was taken.

The existing gas godowns of Jhandewalan Mandir complex be resited with an area of 285 sqm each, inclusive of provision for chowkidar hut (10 s.q.m.) per gas godown in the Public & Semi Public site at Idgah telephone exchange placed as Alternative-II was approved subject to:-

- I. The concerned Oil Companies will seek all the statutory clearances from Explosive Department, Delhi Fire Services and other concerned agencies.
- II. Permissions for Tree cutting affected in the proposed to be obtained by the oil company from the Forest Department /Competent authority. The agencies will plant required number of trees as per policy in the adjoining area.
- III. The other issues related to the Land Disposal to be dealt by the competent/authority /Land Disposal wing separately.

Action: Director (Plg) Zone-A

Arising out of discussion the Technical Committee observed that the views /Observations of **Delhi Fire Services Officers** are important due to changing scenario in Delhi. After deliberation, it was decided that in future the **Director (Fire Services), GNCTD** to be invited for the Technical Committee as special invitee.

The meeting ended with thanks to the Chair.


(S.B. Khodankar)
Director (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

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
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)
23. Delhi Land & Development Officer (L&DO)

Annexure -A

List of participants of 04th meeting for the year 2015 of Technical Committee on 19.05.2015

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Addl. Commissioner (Plg) MPR&TC DDA
3. Addl. Commissioner (Plg) TB&C, DDA
4. Addl. Commissioner (Plg) AP, DDA
5. Addl. Commissioner (Plg) UE&LP, DDA
6. Chief Architect, HUPW, DDA
7. Director (Building), DDA
8. Director (Plg) VC, Sectt, DDA
9. Director (Plg) MP, DDA
10. Director (AP-I), DDA
11. Director (Plg) Zone C&G, DDA
12. Dy. Director (Plg) Zone K-I & L
13. Dy. Director (Plg) Zone E & O
14. Dy. Director (Plg) Zone A & B
15. Advisor (Planning), VC, Sactt.

OTHER ORGANIZATION

S/Sh. /Ms.

1. A.K. Sharma, Director, DFS
2. Dr. G.C. Mishra, CFO, DFS
3. Sudeep Roy, ATCP, TCPO, MoUD
4. Ritu Kapila, Architect, CPWD
5. Sushil Kumar, Architect, NDMC
6. Devesh Chand B.O / L&DO
7. A.D. Biswas, Sr. Town Planner, MCD (North)



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

F.1 (04) 2015/MP/196

Date: 04.06.2015

Sub: Minutes of the 4th Technical Committee held on 19-05-2015

The 4th meeting of Technical Committee was held under the Chairmanship of VC, DDA on 19.05.2015.

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

Item No. 21/2015

Confirmation of Minutes

The minutes of the 3rd **Technical Committee meeting held on 10.04.2015** were circulated to all members.

During the meeting Director (Plg.) Zone D requested for modification to the decision taken in Item no. 15/2015. After discussion the Technical Committee agreed for the incorporation of following:-

- 'iii. Justification for the proposed Change of Land use and declaration of the Market as 'Non Hierarchical Commercial Centre' as per Ministry of Urban Development, Go I direction vide letter no. K-13011/3/2012-DD.IB Dt.7/4/2015*
- iv. Approved scheme plan/ standard plan if any showing the Development Control Norms.'*

The rest of the minutes were confirmed as circulated.

Item No. 22/2015

Review of provisions in Master Plan for Delhi-2021 for including a separate category for State Bhawan/ State Guest House.

F.20 (09)/2015-MP.

The proposal was presented by Director (Plg) Zone D. The Technical Committee after discussion suggested that the definition of state guest house be modified as:

'A premise for providing the short term / transit accommodation for the guests of State Government and Central Government.'

After detailed deliberation, the proposal for addition of new use premises as 'State Guest House' was agreed to as contained in the agenda along with above modifications in the definition for processing under Section 11-A of DD Act 1957.

Action: Director (Plg) Zone-D

Item No. 23/2015

Relaxation in set Backs for layout plan of EWS Housing at Tikri Kalan, Delhi

F25 (10)/2014-MP

The proposal was presented by Sr. Town Planner MCD (North). After detailed deliberation, Technical Committee approved the proposal as contained in agenda.

Action: Sr. Town Planner MCD (North)

Item No. 24/2015

Resitement of exiting gas godowns located near Jhandewalan Mandir Complex, Zone A.

F.3 (14)/2015-MP

The proposal was presented by Director (Plg) Zone A. After detail discussion, following decision was taken.

The existing gas godowns of Jhandewalan Mandir complex be resited with an area of 285 sqm each, inclusive of provision for chowkidar hut (10 s.q.m.) per gas godown in the Public & Semi Public site at Idgah telephone exchange placed as Alternative-II was approved subject to:-

- I. The concerned Oil Companies will seek all the statutory clearances from Explosive Department, Delhi Fire Services and other concerned agencies.
- II. Permissions for Tree cutting affected in the proposed to be obtained by the oil company from the Forest Department /Competent authority. The agencies will plant required number of trees as per policy in the adjoining area.
- III. The other issues related to the Land Disposal to be dealt by the competent/authority /Land Disposal wing separately.

Action: Director (Plg) Zone-A

Arising out of discussion the Technical Committee observed that the views /Observations of **Delhi Fire Services Officers** are important due to changing scenario in Delhi. After deliberation, it was decided that in future the **Director (Fire Services)**, GNCTD to be invited for the Technical Committee as special invitee.

The meeting ended with thanks to the Chair.


(S.B. Khodankar)
Director (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

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
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)
23. Delhi Land & Development Officer (L&DO)

Annexure -A

List of participants of 04th meeting for the year 2015 of Technical Committee on 19.05.2015

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Addl. Commissioner (Plg) MPR&TC DDA
3. Addl. Commissioner (Plg) TB&C, DDA
4. Addl. Commissioner (Plg)AP, DDA
5. Addl. Commissioner (Plg)UE&LP, DDA
6. Chief Architect, HUPW, DDA
7. Director (Building), DDA
8. Director (Plg) VC, Sectt, DDA
9. Director (Plg) MP, DDA
10. Director (AP-I), DDA
11. Director (Plg) Zone C&G, DDA
12. Dy. Director (Plg) Zone K-I &L
13. Dy. Director (Plg) Zone E &O
14. Dy. Director (Plg) Zone A & B
15. Advisor (Planning), VC, Sactt.

OTHER ORGANIZATION

S/Sh. /Ms.

1. A.K. Sharma, Director, DFS
2. Dr. G.C. Mishra, CFO, DFS
3. Sudeep Roy, ATCP, TCPO, MoUD
4. Ritu Kapila, Architect, CPWD
5. Sushil Kumar, Architect, NDMC
6. Devesh Chand B.O / L&DO
7. A.D. Biswas, Sr. Town Planner, MCD (North)

80/c

Item No. 24/2015

Resitement of exiting gas godowns located near Jhandewalan Mandir Complex, Zone A.

F.3 (14)/2015-MP

The proposal was presented by Director (Plg) Zone A. After detail discussion, following decision was taken.

The existing gas godowns of Jhandewalan Mandir complex be resited with an area of 285 sqm each, inclusive of provision for chowkidar hut (10 sqm) per gas godown in the public and semi-public site at Idgah telephone exchange placed as Alternative-II was approved subject to:-

- I. The concerned Oil Companies will seek all the statutory clearances from Explosive Department, Delhi Fire Services and other concerned agencies.
- II. Permission for tree cutting affected in the proposed to be obtained by the Oil Company from the Forest Department/Competent Authority. The Agency will plant required number of trees as per policy in the adjoining area.
- III. The other issues related to the Land Disposal to be dealt by the competent/authority /Land Disposal wing separately.

Action: Director (Plg) Zone-A

Arising out of discussion the Technical Committee observed that the views /Observations of Delhi Fire Services Officers are important due to changing scenario in Delhi. After deliberation it was decided that in future the Director (Fire Services), GNCTD to be invited for the Technical Committee as special invitee.

The meeting ended with 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
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
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)
23. Delhi Land & Development Officer (L&DO)

Annexure -A



61/c

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

F.1 (04) 2015/MP/

Date: 05.2015

Sub: Minutes of the 4th Technical Committee held on 19-05-2015

The 4th meeting of Technical Committee was held under the Chairmanship of VC, DDA on 19.05.2015.

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

Item No. 21/2015

Confirmation of Minutes

The minutes of the 3rd Technical Committee meeting held on 10.04.2015 were circulated to all members.

During the meeting Director (Plg.) Zone D requested for modification to the decision taken in Item no. 15/2015. After discussion, the Technical Committee agreed for the incorporation of following:-

- 'iii. Justification for the proposed Change of Land use and declaration of the Market as 'Non Hierarchical Commercial Centre' as per Ministry of Urban Development, Go I direction vide letter no. K-13011/3/2012-DD.IB Dt.7/4/2015*
- iv. Approved scheme plan/ standard plan if any showing the Development Control Norms.'*

The rest of the minutes were confirmed as circulated.

Item No. 22/2015

Review of provisions in Master Plan for Delhi-2021 for including a separate category for State Bhawan/ State Guest House.

F.20 (09)/2015-MP.

The proposal was presented by Director (Plg) Zone D. The Technical Committee after discussion suggested that the definition of state guest house be modified as:

'A premise for providing the short term / Transit accommodation for the guests of State Government and Central Government.'

After detailed deliberation, the proposal for addition of new use premises as 'State Guest House' was agreed to as contained in the agenda along with above modifications in the definition for processing under Section 11-A of DD Act 1957.

Action: Director (Plg) Zone-D

Item No. 23/2015

Relaxation in set Backs for layout plan of EWS Housing at Tikri Kalan, Delhi

F25 (10)/2014-MP

The proposal was presented by Sr.Town Planner MCD (North). After detailed deliberation, Technical Committee approved the proposal as contained in agenda.

Action: Sr. Town Planner MCD (North)

List of participants of 04th meeting for the year 2015 of Technical Committee on 19.05.2015

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Addl. Commissioner (Plg) MPR&TC DDA
3. Addl. Commissioner (Plg) TB&C, DDA
4. Addl. Commissioner (Plg)AP, DDA
5. Addl. Commissioner (Plg)UE&LP, DDA
6. Chief Architect ,HUPW, DDA
7. Director (Building), DDA
8. Director (Plg) VC, Sectt, DDA
9. Director (Plg) MP, DDA
10. Director (AP-I), DDA
11. Director (Plg) Zone C&G, DDA
12. Dy. Director (Plg) Zone K-I &L
13. Dy. Director (Plg) Zone E &O
14. Dy. Director (Plg) Zone A & B
15. Advisor (Planning), VC, Sactt.

OTHER ORGANIZATION

S/Sh. /Ms.

1. A.K. Sharma, Director, DFS
2. Dr. G.C. Mishra, CFO, DFS
3. Sudeep Roy, ATCP, TCPO, MoUD
4. Ritu Kapila, Architect, CPWD
5. Sushil Kumar, Architect, NDMC
6. Devesh Chand B.O / L&DO
7. A.D. Biswas, Sr. Town Planner, MCD (North)

① Inclusive provision for Chowkidar Hut (10 sqm)

The existing gas godowns at Jhandewalan market complex be resited with an area of 285 sqm each ① per gas godown in the public & Semi-public site at Idagah Telephone exchange. Alternative 9 two with the above, placed before the Technical Committee was approved subject to

- i) The -----
- ii) The -----
- iii) Permission for tree cutting affected in the proposed to be obtained by the oil companies from forest department / competent authority. The agency will plant required number of trees as per policy in the adjoining area
- iv) -----

57/1

Item No. 24/2015

Resitement of exiting gas godowns located near Jhandewalan Mandir Complex, Zone A.

F.3 (14)/2015-MP

The proposal was presented by Director (Plg) Zone A. After detail discussion, following decision was taken.

- I. The gas godowns be resited with an area equivalent to earlier allotted plots to the agencies in Public & Semi Public site near Telephone exchange in Jhandewalan. Alternative two based on the above criteria placed before the Technical Committee was approved for resitement.
- II. The concerned Oil Companies will seek all the statutory clearances from Explosive Department, Delhi Fire Services and other concerned agencies.
- III. Tree cutting permissions to be obtained from Forest Department /Competent authority and required number of trees to be planted as per policy in the adjoining area.
- IV. The other issues related to the Land Disposal to be dealt by the competent authority/Land Disposal wing sepretly.

Action: Director (Plg) Zone-A

Arising out of discussion the Technical Committee observed that the views /Observations of Delhi Fire Services Officers are important due to changing scenario in Delhi. After deliberation it was a decided that in future the Director (Fire Services), GNCTD to be invited for the Technical Committee as special invitee.

The meeting ended with 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
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10. Chief Engineer (Property Development), DMRC
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12. Chief Town Planner, MCD (SOUTH)
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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)
23. Delhi Land & Development Officer (L&DO)



58/c

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

F.1 (04) 2015/MP/

Date: .05.2015

Sub: Minutes of the 4th Technical Committee held on 19-05-2015

The 4th meeting of Technical Committee was held under the Chairmanship of VC, DDA on 19.05.2015.

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

Item No. 21/2015

Confirmation of Minutes

The minutes of the 3rd **Technical Committee meeting held on 10.04.2015** were circulated to all members.

During the meeting Director (Plg.) Zone D requested for modification to the decision in case of Item no. 15/2015. After discussion Technical Committee agreed for the following additional information.

'iii. Justification for the proposed Change of Land use and declaration of the Market as 'Non Hierarchical Commercial Centre' as per Ministry of Urban Development, Go I direction vide letter no. K-13011/3/2012-DD.IB Dt. 7/4/2015

iv. Approved scheme plan/ standard plan if any showing the Development Control Norms.'

The rest of the minutes were confirmed as circulated.

Item No. 22/2015

Review of provisions in Master Plan for Delhi-2021 for including a separate category for State Bhawan/ State Guest House.

F.20 (09)/2015-MP.

The proposal was presented by Director (Plg) Zone D. The Technical Committee after discussion suggested that the definition of state guest house be modified as:

'A premise for providing the short term / Transit Accommodation for the guests of State Government and Central Government.'

After detailed deliberation, the proposal for addition of new use premises as 'State Guest House' was agreed to as contained in the agenda along with above modifications in the definition for processing under Section 11-A of DD Act 1957.

Action: Director (Plg) Zone-D

Item No. 23/2015

Relaxation in set Backs for layout plan of EWS Housing at Tikri Kalan, Delhi

F25 (10)/2014-MP

The proposal was presented by Sr. Town Planner MCD (North). After detailed deliberation, Technical Committee approved the proposal as contained in agenda.

**Action: Sr. Town Planner MCD
(North)**

**List of participants of 04th meeting for the year 2015 of Technical Committee on
19.05.2015**

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Addl. Commissioner (Plg) MPR&TC DDA
3. Addl. Commissioner (Plg) TB&C, DDA
4. Addl. Commissioner (Plg)AP, DDA
5. Addl. Commissioner (Plg)UE&LP, DDA
6. Chief Architect ,HUPW, DDA
7. Director (Building), DDA
8. Director (Plg) VC, Sectt, DDA
9. Director (Plg) MP, DDA
10. Director (AP-I), DDA
11. Director (Plg) Zone C&G, DDA
12. Dy. Director (Plg) Zone K-I &L
13. Dy. Director (Plg) Zone E &O
14. Dy. Director (Plg) Zone A & B
15. Advisor (Planning), VC, Sactt.

OTHER ORGANIZATION

S/Sh. /Ms.

1. A.K. Sharma, Director, DFS
2. Dr. G.C. Mishra, CFO, DFS
3. Sudeep Roy, ATCP, TCPO, MoUD
4. Ritu Kapila, Architect, CPWD
5. Sushil Kumar, Architect, NDMC
6. Devesh Chand B.O / L&DO
7. A.D. Biswas, Sr. Town Planner, MCD (North)

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

F.1 (4)/2015/MP/177

Date 18 .05.2015

MEETING NOTICE

The 4th Technical Committee meeting of Delhi Development Authority for the year 2015 will be held under the Chairmanship of Vice Chairman, DDA on Tuesday 19.05.2015 at 3.30 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)

Copy to:

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

SA(NDR)-I

Special Invitees

1. Sr. Town Planner M.C.D. (North)

For item No.
 23/2015

-2.

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 Chandiwalla 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:

- i. 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.

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 Dayanad, 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

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4th Technical Committee Meeting to be held on 19.05.2015

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7. Chief Planner, TCPO
8. Chief Architect, HUPW DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Chief Town Planner, MCD (SOUTH)
13. Chief Town Planner, MCD (NORTH)
14. Chief Town Planner, MCD (EAST)
15. Addl. Commr. (Landscape), DDA
16. Addl. Commr. (Plg.) 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)

53/c

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

Date: 22.04.2015

F.1 (03) 2015/MP/162

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

The 3rd 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 2nd 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

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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)

2.0 Examination

2.1 State Guest Houses located in Planning Zone-D

As per the representations received from the various State governments, it is observed that most of the State Guest Houses are located in the Chanakyapuri area & New Delhi Area, falling in Planning, Zone -D.

It is also observed that most of the State Guest House in Delhi are located in the following locations:

S.No.	Location of the State Guest Houses
1.	State Guest Houses falling outside Planning, Zone-D (New Delhi)
2.	State Guest Houses falling within Planning, Zone-D (New Delhi) and outside Lutyens Bungalow Zone (LBZ)
3.	State Guest Houses falling within Lutyens Bungalow Zone (LBZ)
4.	State Guest Houses falling outside Lutyens Bungalow Zone (LBZ) and in the South-West of Rashtrapati Bhawan, in Planning, Zone-D

2.2 Provisions in MPD-2021

Hostel/ Guest House/Lodging & Boarding House/Dharamshal

Minimum Plot size : 500 sq.m.

Maximum Ground Coverage : 30%

Maximum FAR : 120

Maximum height : 15m

- Parking to be provided @ 2 ECS per 100 sq.m. of built up area.
- These norms shall not be applicable for Guest House under Mixed Use Regulations.

As per para 15.7.3 iv) of MPD-2021, "Guest Houses operating in plots abutting streets of prescribed minimum ROW in Special Area and in plots abutting Master plan roads and zonal plan roads shall be permissible up to 100% of built up area and the limits on the size of the plot shall not apply. Provided that except in LBZ and Civil Line Bungalow Zone, Guest houses that were operating validly under provisions of MPD, prior to 7.9.2006 would continue to the extent as was permissible at that time".

2.4 Provisions of the notified Zonal Development Plan of Zone-D (notified on 01.10.1999) under MPD-2001:

In the notified approved Zonal Development Plan of Zone 'D', following is stated:

"This zone is beautifully planned towards the south west of Rashtrapati Bhawan which accommodates various foreign missions in a sylvan and prestigious environment. There are also a number of developments in these areas. MPD-2001 norms applicable for Foreign Mission and based on urban design studies should be followed considering to maintain a pleasant garden city character of this sub-zone".

2.6 MOUD, GOI vide letter No. K-13011/3/2012-DD-IB dated 07.04.2015 has issued the following instructions with respect to the proposal sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11A of Delhi Development Act, 1957 (Copy Annexure at 'A'). The para-wise reply is as follows:

List of participants of 03rd 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-Secretary DDA
5. Addl. Commissioner (Plg) MPR&TC DDA
6. Addl. Commissioner (Plg) TB&C, DDA
7. Addl. Commissioner (Land Scope), 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

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3.2 MoUD vide D.O. letter dated 2008 from Director (DD), MOUD, GOI

MoUD vide D.O. letter dated 06.10.2008 had stated the following:

"The Prime Minister's Office vide its letter dated 25.07.2008 had requested to send the draft ZDP Zone-D, as being prepared by DDA, for prior clearance from PMO in accordance with the extant instructions concerning development plans for LBZ before the public consultation process formally commences."

4.0 Proposal

A new use premises, State Guest Houses have to be added in para 4.4.3 as 'I'

4.4.3. CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES

I. State Guest Houses

- Maximum Ground Coverage : 50%
- Maximum FAR : 200
- Maximum height : No Restriction (subject to clearance from AAI/Fire Department and other statutory bodies)
- Parking to be provided @ 2 ECS per 100 sq.m. of built up area.
 - These norms shall not be applicable for Guest House under Mixed Use Regulations.

Note: State guest house falling in Planning Zone-D (New Delhi) shall be dealt as per the following:

- Located in LBZ area, shall be governed by 1988 LBZ guidelines and subsequent modification as issued by the government from time to time.
- Located outside LBZ in Planning Zone-D, shall be governed by the provisions of notified Zonal Development Plan, Government orders and notifications issued by government from time to time.

Provision for State Guest Houses to be added in para 4.3 as follows, after Studio Apartments:

Table 4.3: Uses/Use Activities permitted in use premises

Use premises	Definition	Use/Use Activities Permitted
State Guest Houses	A premise providing temporary accommodation for State Government and Central Government.	Guest Room, Conference Halls, Watch and Ward Residence (20 sqm), Restaurant

5.0 Recommendation

The proposal contained in para 4.0 may be is put up for consideration & deliberation of the Technical Committee:

AD (Pg.) Zone D
12/05/15

Dy. Dir (Pg.) Zone D
12.5.15

Dy. Dir (Pg.) F.H. & D.
12/5/15

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ITEM NO. 22/11/2015 48/c

Sub: Review of provisions in Master Plan for Delhi-2021 for including a separate category for State Bhawan/State Guest House.

File No. F.20 (09)2015/MP

1.0 Background

- 1.1 Ministry of Urban Development (MOUD), GOI vide letter dated 02.03.2015 has forwarded various representations received from State Governments for creating 'State Guest House' as a separate category in MPD-2021 with enhanced Development Control norms and has requested DDA to examine the matter for amendments required in MDP-2021 & to assist states to address their increasing demands for accommodation in Delhi & non-availability of suitable land for that purpose.
- 1.2 The representations received vide MOUD letter dated 02.03.2015 are from the following State Governments:

Uttarakhand	Bihar	Uttar Pradesh
Madhya Pradesh	Andaman & Nicobar	West Bengal
Ponducherry	Sikkim	Himachal Pradesh
Chattisgarh	Odisha	

- 1.3 The State Government vide their respective representations has stated the following:
Due to inadequate accommodation in the Bhawan and to meet out the futuristic demands of the guests, the State Government of Madhya Pradesh has decided to reconstruct the Bhawan with increased number of rooms and meeting halls with modern amenities but due to the present restriction of ground coverage of 30% and FAR 120, it is not possible to construct the Bhawan as per the requirements.

- 1.4 All the State Governments requested for the following:
To include a new category of 'State Bhawans/ Guest Houses' in chapter 4 Section 4.4.3 of Delhi Master plan-2021 with the following norms:

Maximum Ground Coverage	Maximum FAR	Maximum height
50%	200	26m

43/4

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2.5. Site Report - As per the site report, about 75 - 80% proposed building blocks have been constructed and about 10-15% are under construction. Since most of the proposed building blocks are either constructed or under construction, the relaxation in setbacks needs consideration.

2.6. LOSC consideration dated 09.10.2014

The case was considered in LOSC vide Item no 67/14 dated 09.10.14 and the decision taken is partly reproduced as under:

"The setback provided on the rear and RHS are 6 m and 9 m respectively as against stipulated 12 m. Since the proposed blocks have been constructed at site, the applicant shall submit necessary relaxation from DDA w.r.t setbacks."

3. Proposal:-

DSIUDC vide letter dated 03.12.2014 has stated that that the proposal comprises of low rise walkable structures and is under advanced stage of construction. Also as stated in the site report, about 75 - 80% proposed building blocks have been constructed and about 10-15% is under construction. Since the blocks/ dwelling units have been constructed at site, with less than permissible setbacks on right hand side and rear side, the case be considered for relaxation as per provisions of MPD - 2021 vide note iv under Table 17.1.

4. Recommendation:-

The proposal as given in para 3.0 above may be considered by the Technical Committee DDA.

S. T. P.
Sr. T. P.

- (i) *Whether the land is government or private and who is the land owning agency?*
It is pertains to Land & Development Office (L&DO), Delhi Development Authority (DDA) and concerned local bodies.
- (ii) *On whose request the change of land use case or modification to MPD-2021 has been initiated?*
Ministry of Urban Development (MOUD), GOI vide letter dated 02.03.2015 has forwarded various representations received from State Governments for creating 'State Guest House' as a separate category in MPD-2021 with enhanced Development Control norms.
- (iii) *Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.*
Since this proposal is regarding modification to the MPD-2021, hence no site inspection is required in this proposal.
- (iv) *What is the public purpose proposed to be served by modification of MPD and/ or change of land use?*
As per their requests, to meet out the futuristic demands of the guests with increased number of rooms and meetings halls with modern amenities.
- (v) *What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?*
As such no impact on present policies/plans.
- (vi) *What will be proposal's impact/ implications on general public eg. Law & order etc.?*
Augmentation of physical infrastructure, building construction & structure safety which will be dealt by concerned local body.
- (vii) *Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.*
It is pertains to Land & Development Office (L&DO), Delhi Development Authority (DDA) and concerned local bodies.

- 2.5 The draft Zonal Development Plan of Zone-D (New Delhi) as per MPD-2021 needs to be sent to the PMO for approval in view of an MoUD reference, DO dated 06.10.2008 addressed to VC, DDA from Director (DD).

3.0 Other Issues

3.1 Status of draft ZDP of Zone 'D' as per MPD-2021.

The draft ZDP of Zone'D' (Excluding LBZ) as per MPD-2021 was placed before the Authority meeting vide dated 12.12.2014 and following was decided:

"It was decided that in view of an MoUD reference, DO dated 06.10.2008 addressed to VC, DDA from Director (DD), the draft Zonal Development Plan of Zone-D (New Delhi) as per MPD-2021 needs to be sent to the PMO for approval before putting up for consideration of the Authority."

The agenda item was not approved."

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Item No.

23 / Tc / 2015

Subject: Relaxation in set backs for Layout Plan of EWS Housing at Tikri Kallan, Delhi

Ref. No. 700/TP/G dt. 9.4.2015 (Annexure - A')

1. Background:-

1.1. The layout plan for EWS Housing at Tikri Kalan, Delhi has been submitted by the Project Director (Housing) - II, DSIIDC for approval of North DMC u/s 313 of DMC Act, 1957.

1.2. The proposal has been formulated in the entire acquired land measuring 438 Bigha 01 Biswa (91.30 acre). However, possession of only 333 Bigha 12 Biswa (69.50 Acre) of vacant land has been handed over to DSIIDC. The rest 21.8 acres of land comprises of the following pockets are excluded from the proposal:

- i) Unauthorized colony (pocket 'A') : 8.63 acre
- ii) Cremation ground (pocket 'B') : 1.61 acre
- iii) Multi-purpose community centre (pocket 'C') : 2.57 acre
- iv) Prince Public School (pocket 'D') : 0.94 acre
- v) Sai Mandir / Encroachment with boundary
 - i. Walls / Factories (pocket E) : 8.05 acre

Total : 21.80 acre

The proposal envisages development of EWS public housing with 10,740 Dwelling Units in 537 Blocks on 69.50 Acres.

2. Examination:-

2.1. Landuse - As per Zonal Development Plan Zone "L", the landuse of the site u/r is "Residential"

2.2. Development Control Norms of Group Housing as per MPD 2021

- (i) Minimum size of plot : 3000 sqm
- (ii) Maximum Ground Coverage : 33.3%
- (iii) Maximum FAR : 200
- (iv) Maximum Density : 900 DU's/Hectare
- (v) Height : NR (Subject to clearance from AAI/Fire Department and other statutory bodies)
- (vi) Parking : 2.0 ECS/100 sqm built up area and 0.5 ECS/100 sqm for EWS/Service Personnel housing

2.3. Proposed Layout Plan

Ground Coverage	28.34%
FAR	141.71
Density	420 DU's/Hectare
Height	14.95 m
Parking	2850 ECS

2.4. Setbacks

Setback	As per MPD 2021	Setback proposed	Remarks
From	15 m	15 m	The setbacks are not as per MPD 2021 and need relaxation
Right Hand Side	12 m	9 m	
Left Hand Side	12 m	12 m	
Rear	12 m	6 m	

Sd/-
S.A. T.P.

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Annexure 'A'

NORTH DELHI MUNICIPAL CORPORATION

TOWN PLANNING DEPARTMENT

LEVEL XIII, DR. S.P.M.CIVIC CENTER, MINTO ROAD, NEW DELHI 110002.

No: TP/G/ 700

Dated: 24/4/15

To,

Additional Commissioner (Plg.) UE&P/LP,
Delhi Development Authority,
3rd Floor, Vikas Minar, I. P. Estate,
New Delhi - 110002

Dy. Dir./Plg./P/EA
Diary No. 368
Date 24/4/15

Sub: Relaxation in set backs for layout plan of EWS Housing at Tikri Kallan, Delhi.

Sir,

This is with reference to your letter no. F25(10)2014/MP/58 dated 04.03.2015 regarding relaxation in set backs for EWS Housing at Tikri Kallan, Delhi.

In this context, please find enclosed herewith a copy of Technical Committee agenda in format along with a copy of the layout plan for consideration of Technical Committee.

Encl :- As above

Yours faithfully

[Signature]
Sr. Town Planner

Copy to:

1. Secretary & Commissioner Industries, Govt. of NCT of Delhi & CMD, DSIIDC Ltd. N-36, Bombay Life Building, Connaught Circus, New Delhi - 110 001.
2. Chief Engg-III, DSIIDC, Technical Centre Building, Wazirpur Industrial Area, Delhi - 110052.

LAI D ON TABLEITEM NO. 24/TC/2015AGENDA FOR TECHNICAL COMMITTEE

Sub.: Resitement of existing gas godowns located near Jhandewalan Mandir Complex.
File No.F.3(14)/2015-MP

1. **BACKGROUND:**

- 1.1 A number of references have been received from Hon'ble Minister of Science & Technology, G.O.I. and Raj Niwas regarding redevelopment of area near Jhandewalan Mandir Complex and shifting of the existing gas godowns located in this area. With reference to a representation received from Sh. Ram Kishan Singhal, Chairman Planning Committee of MCD the matter of relocation of LPG gas godown near Jhandewalan Mandir Complex was discussed in Technical Committee in its meeting held on 15.01.2010 vide item No-2/10. After detailed deliberation, it was decided that a layout plan be prepared under the supervision of Commissioner (Plg.) with plots having uniform sizes keeping in view the size of existing plots occupied by the gas godown's owners and the allotment be made through a draw of lots. As per minutes of Technical Committee the layout plan for relocation of these existing gas godowns on nearby vacant land adjacent to existing petrol pump in sub-zone A8 was prepared and approved by V.C., DDA on 04.03.2010 in File No.F3(2)2006-MP/Pt.I.
- 1.2 To assess the situation of redevelopment, a joint site inspection was held with Hon'ble Minister of Science & Technology, V.C., DDA and officers of MCD & DDA on 6.12.2014 wherein it was decided to carry out the redevelopment work in phases. Subsequently, a meeting was held under the Chairmanship of V.C., DDA on 16.12.2014 along with the officers of North Delhi Municipal Corporation with DDA and it was discussed to initiate work on shifting of gas godowns, redevelopment of Janta Market etc.
- 1.3 A review meeting was held under the Chairmanship of Hon'ble L.G. on 24.12.2014 at Raj Niwas and Hon'ble L.G. directed that suitable and sufficient area of vacant land may be located by DDA on priority for shifting these gas godowns in the nearby areas. It was further directed that the land which is to be located by DDA should be away from densely populated area for security reasons. The copy of minutes is annexed at Annexure-I.
- 1.4 A joint site visit was held on 05.02.2015 with the concerned officers of Planning and Engineering Departments and the following three alternative sites visited for resitement of 5 gas godowns located near Jhandewalan Mandir Complex:
- Site-1** Vacant green area/park at the junction of New Rohtak Road and Rani Jhansi Road. The proposed site area is not adequate to locate 5 gas godowns. Moreover this is a developed park not well maintained by MCD. Number of fully grown trees are existing. As per the ZDP of Zone 'A' the land use is recreational. The site was not found suitable for the purpose.
- Site-2** The District Park around Idgah. This is a developed park and used by local residents. This site was also found not suitable.

Site-3 Triangular site at the junction of Rani Jhansi Road and New Rohtak Road. As per the ZDP the land use is PSP Idgah telephone Exchange is located within the Triangular site. An area of 22811 sqm. was handed over to Dy. Director (Hort.), SP Zone, MCD, Sadar Paharganj by Dy. Director (Hort.), Division-I in March, 2010. The site office of Hort. Deptt. is located within the park. During the visit possibility to locate 5 gas godowns were explored, it was observed that after leaving 22.5m from the central verge (RW of Rani Jhansi Road is 45m) we can carve out 5 gas godown plots. These sites can have access from Rani Jhansi Road. If separate access for loading/unloading is required, the same can be provided with a 6m lane along the R/W. There are number of trees are existing which will be affected.

2. THE SITE:

As decided in the meeting of Hon'ble L.G. held on 24.12.2014 the existing gas godowns to be shifted to vacant land away from densely populated area for security reasons. The availability vacant sites have been jointly inspected and PT/TSS were got conducted from Survey Unit and concerned Engineering Division respectively. As discussed with office of V.C., DDA and advisor planning to V.C. the part of area of triangular PSP land lying vacant adjacent to existing MTNL building between Rani Jhansi Road and New Rohtak Road to be utilized for the purpose of resitement of existing gas godowns near Jhandewalan Mandir Complex.

3 EXAMINATION :

- 3.1 The vacant land on triangular plot between Rani Jhansi Road and New Rohtak Road and the Faiz Road identified for resitement of gas godowns is public & semi public land use as per approved ZDP of Zone 'A' (other than Walled City).
- 3.2 The Master Plan for Delhi-2021, under para 13.7 (Distributive facilities) table 13.15 provides the following development controls for LPG gas godowns including booking office as part of distributive services.
 - i) Plot size – upto 600 sqm. including booking office and security hut.
 - ii) Permitted in all use zones except in residential and recreational use zones subject to statutory clearances.
- 3.3 The Technical Committee in the year 2002 approved a policy guideline for gas godown site for area measuring 520 sqm. with Chowkidar Hut with Fire Safety Guidelines and prepared standard design for LPG gas godown. Copy of relevant pages annexed as Annexure-II.
- 3.4 As discussed with Advisor (Planning) to V.C. a layout plan for the above mentioned site has been prepared and the same has been given to EE, ND-2 for providing feasibility status including 130 trees affected by the resitement and the land possession status.
- 3.5 The area of individual sites of gas godowns which are to be shifted/recited are as under:

Name	Area (Sqmt.) being currently occupied
M/s Atul Enterprises	272.70
M/s Anantji Gas Service	265.50
M/s Bakson Gas Service	260.19
M/s Deepti Enterprises	268.025
M/s Dhruv Gas Service	288.40

4 PROPOSAL


The proposal being resitement of existing five number of gas godowns of varying sizes which does not fulfil the area norms as provided in the MPD-2001 & 2021, Fire safety guidelines and standard design of gas godowns as approved by Technical Committee in the year 2002 which is for a minimum area measuring 520 sqm. with Chawkidar Hut would not be met due to existing small sizes. As per Technical Committee's approved standard plan in 2002, the layout plan is prepared and annexed at Annexure-III

5. FOLLOW UP ACTION:

The decision of T.C. will be forwarded to:

- i) Engineering Wing of DDA and North MCD for feasibility/demarcation of gas godown plots and handing over the site by North DMC to DDA and final layout plan thereafter will be put up to V.C., DDA for approval and subsequently will be forwarded to Lands Department for allotment and working out the charges for extra area, etc.
- ii) There are number of trees existing at site and requisite tree cutting permission to be obtained from Forest Department, GNCTD by the applicants/DDA.


Asstt. Dir. (Plg.) Zone-A


Dy. Dir. (Plg.) Zone A&B


Dir. (Plg.) Zone A&B



सत्यमेव जयते

उपाध्यक्ष कार्यालय

अवधि सं० 8573-4

दिनांक 31/12/2014

राज निवास

दिल्ली-110054

LRAJ NIWAS
DELHI-110054

Kindly find enclosed herewith the Minutes of Meeting held on 24/12/2014 at 04.15pm under the Chairmanship of Hon'ble Lt. Governor regarding the shifting of gas godowns situated near Jhandewalan.

(Swati Sharma)

Additional Secretary to L.G.

- ✓ 1. Vice Chairman, DDA.
2. Commissioner, North Delhi Municipal Corporation.
3. Sh. Vivek Gogia, Jt. Commissioner of Police (Central Range). Police Head Quarter, N. Delhi.



U.O. No.100(12)/14/RN/1296/B-6068-71 Date: 30/12/14



sub EM
Com(4/5) / Chief Architect

copy to PC(LD) for personal file
02/1/2015

31/12

Dir (works)

EO/111
4/1/15

AE-6

03/01/15

FAX - CECNZE

SE(HQ)

copy to CC-7 & EE N11-2

6/1/15

AD

2/1/15

Minutes of the Meeting convened under the Chairmanship of Hon'ble Lt. Governor on 24.12.2014 at 04:15 pm at Raj Niwas, Delhi regarding shifting of gas godowns situated near Jhandewalan.

List of Officers who attended the meeting is annexed.

At the outset VC, DDA presented the scheme for 'Redevelopment of Jhandewalan' and informed that there are two night shelters, 7 Gas Godowns and around 40 families of Gadia Lohar residing in the area and all of these needs to be relocated for execute families of the project.

Hon'ble Lt. Governor stressed that the emergent and urgent need at present is to shift the Gas Godowns. On a query as to how much land is required for relocating these Gas Godowns, it was informed that around 2000 sq. mt. land is required.

Hon'ble Lt. Governor directed that suitable and sufficient area of vacant land may be located by DDA on priority for shifting these Gas Godowns in the nearby areas. It was further directed that the land which is to be located by DDA should be away from densely populated area for security reasons.

VC, DDA assured that the same would be done within 10 days. It was also directed that DDA and North DMC should inform the decision of the meeting to the Jhandewalan Temple authorities, suitably.

The progress in the matter shall be reviewed in second week of January, 2015.

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

5.
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-i)

381
-2-
377 304
Appendix
was discussed in the Technical
6.96 under item no.67/96/TC, where it
made:

- i) NORMS: Three LPG godowns for one lakh population.
- ii) CHOWKIDAR HUT: It is recommended that 2mx2m size chowkidar hut after leaving 7 mtr. safe distance can be located within the gas godown site of 26 x 20 mtr (App. 'A' P.No. 3).
- iii) FIRE SAFETY NORMS: Consequent to the discussions the modified guidelines for fire safety were received from Deputy Chief Fire Officer (App. 'B' P.4.....). It is recommended that the norms received from Deputy Chief Fire Officer be considered while identifying the size.
- iv) USE ACTIVITY ZONES : Gas godowns are permitted in all use zones except in regional parks/distt. parks and developed recreational areas/parks.
- v) LOCATION OF SHOWROOM-CUM-OFFICE: Suitable location be made for matching number of shops showroom-cum-office of size 3mx4.5m in the nearby service centre/shopping centre located at a distance of 0.5 to 1.0 K.M. The allotment will be on predetermined commercial rates.
- vi) The Development Commissioner, Government of NCTD, may also be requested to integrate the sites for gas godown in growth centres and also in villages having population of 20,000 and above to meet the requirement of rural areas.

6. The proposal contained in para '5' above is placed before the Authority for consideration & approval and further processing of the corresponding modifications in MPD-2001.

RESOLUTION

Resolved that proposals contained in paras 5 & 6 of the agenda item be approved.

DD. D. A.

ZONIAL PLAN SECTION

LEGEND

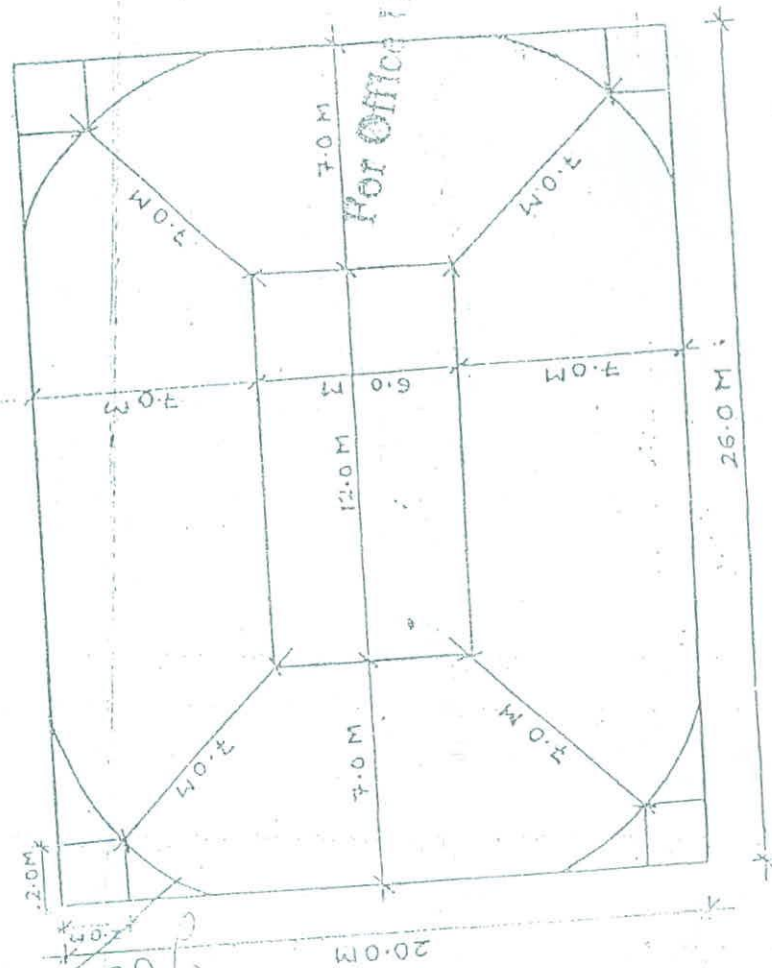
SIZE OF GAS GODOWN = 20 M X 26 M
(INCLUSIVE OF CHOWKIDAR HUT)

CHOWKIDAR HUT = 2 M X 2 M

SIZE OF GAS GODOWN
AND CHOWKIDAR HUT

SCALE = 1:200 DATE = 9.5.96

PLGD/MAN. ASST. DIR. DIV. DIR. JT. DIR. DIRECTOR



FIRE SAFETY GUIDELINES FOR SITE CLEARANCE OF
L.P.G. GODOWNS IN UNION TERRITORY OF DELHI

1. Any LPG storage area should not have more than 04 LPG godowns at a single site.
2. LPG godowns should be located on minimum 18 mtrs. wide metalled road. There should be no dead end.
3. It should not be located in residential/Jhuggi-Jhopary area.
4. Minimum 30 mtrs. distance should be kept from any industries, dealing in hazardous material/chemical fire works, explosives, hospitals, schools, cinemas, public assembly building etc.
5. No repair/maintenance shop of automobiles, Bidi cigarettes hop or any other trade generating spark, heat should be allowed around the LPG godowns and atleast 15 mtrs. distance should be kept from such trades.
6. All around, minimum 15 mtrs. clear distance should be kept.
7. It is suggested that the LPG godown should preferably be located near the Buffer zone/wood land.
8. There should be no high tension/low tension wire over the LPG godowns.
9. No sites for gas godowns shall be approved by the Building Sanctioning Authority, unless and until the site is approved by Delhi Fire Service.
10. To cut short the procedural delay, once the layout is approved by Delhi Fire Service, the NOC for site clearance may be issued by D.D.A./concerned building authorities directly alongwith the standard fire guidelines copy of which is attached herewith.
11. These gas godowns shall not be allowed to function unless the final varification is done and NOC issued by Delhi Fire Service.

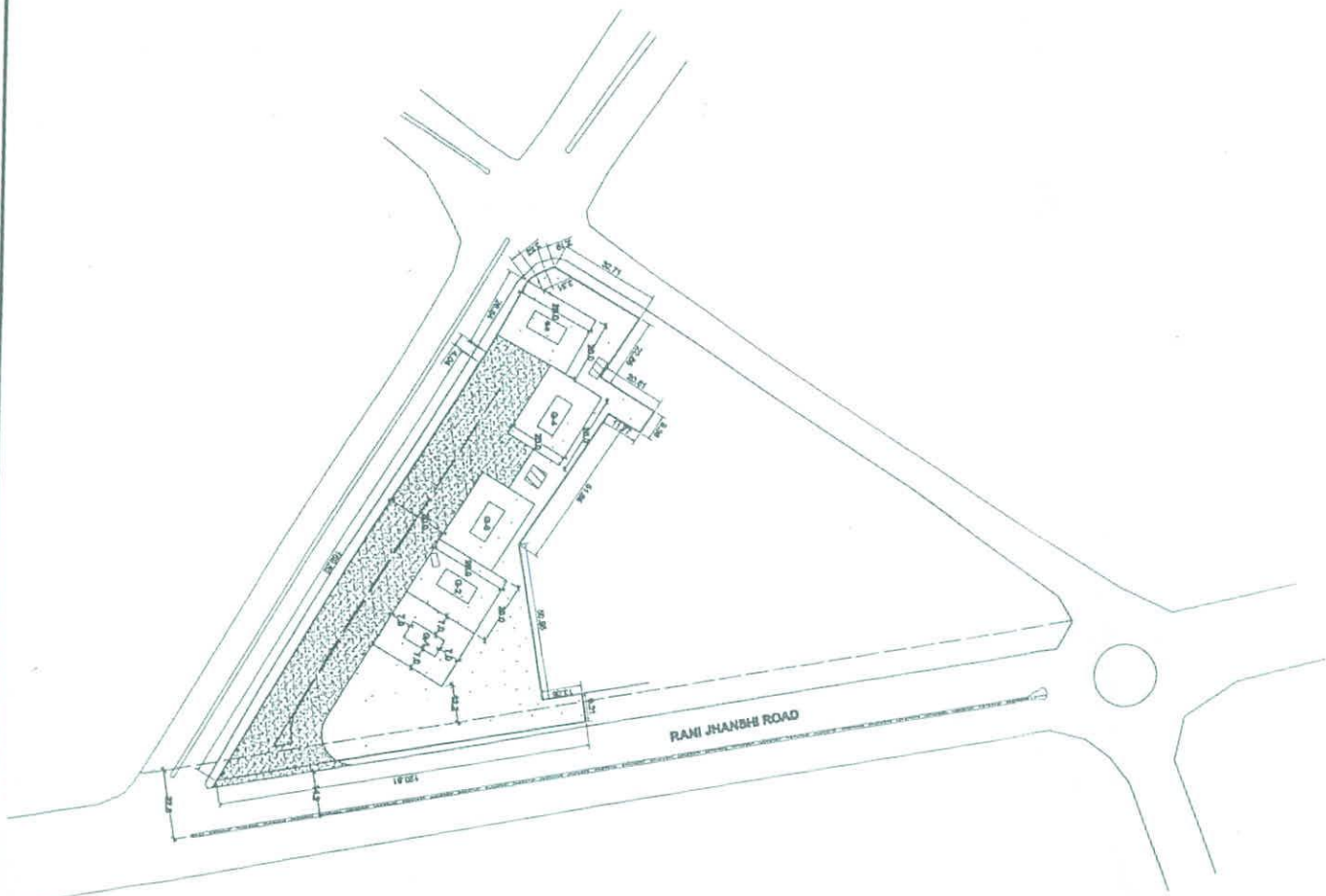
Sush
29.8.95
CHIEF FIRE OFFICER,
DELHI FIRE SERVICE.

D.D.A.

AREA PLANNING - II

NOTES:

1. LAND OWNERSHIP SHALL BE CHECKED BY LANDS DEPARTMENT BEFORE HANDING OVER THE POSSESSION.
2. ALL LOTS SHALL CHECK THE PLOTTING DIMENSIONS & AREA OF THE SITE BEFORE HANDING OVER THE POSSESSION.
3. PERMISSION OF THE COMPETENT AUTHORITY BE OBTAINED BEFORE CUTTING OF TREES.
4. FIRE ESCAPE LADDERS & VERTICAL / HORIZONTAL SAFETY DISTANCE SHALL BE MAINTAINED AS PER PREVALING STANDARDS.
5. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.



FILE NO: F-3 (14)2015-MP

DRAWN TITLE:
RE-SITMENT OF GAS GODOWN FROM
JHANDWALAN MANDAR COMPLEX AREA

SCALE:



Date:

Drawn By:

Scale (Drawing):

Checked By:

Drawn By:

Scale (Drawing):

North

Drawn By:

Scale (Drawing):

29/12

in the next T/committee

John
30.04.15

Comm. (Play)

24/5/15

Ac DCAMP

4
6/5/15

✓ Dip. (Pg.) MP

✓ AD (MP)

07/05/15

mainly
07/05/15

AD (MP) / I

Put up in concerned file.

Suckwell
12.5.15.

U-I

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

F.1 (4)/2015/MP/177

Date 18.05.2015

MEETING NOTICE

The 4th Technical Committee meeting of Delhi Development Authority for the year 2015 will be held under the Chairmanship of Vice Chairman, DDA on Tuesday 19.05.2015 at 3.30 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)



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
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

1. Sr. Town Planner M.C.D. (North)

N.O.O

2. Chief Security officer, Vikas Sadan, DDA, INA, New Delhi-110023.
2. 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

For item No.
 23/2015

24/2015

New Office has
 SA(NDR)-I ←

1710 MS

IST time 4:45 PM

24/5/2015

12/5/15

DD (MP)'S Office

Diary No. 555

Date 7/5/15

OF

Dy. No.

Date

1050
30/4/15
OFFICE OF ADDL. COMM. (AP)
DELHI DEVELOPMENT AUTHORITY
4TH FLOOR: VIKAS MINAR: NEW DELHI
(Ph. 23370097)

30/C
Commr (Plg.)'s Office
Diary No A-950
Date 23/4/2015

No.PS/AC(AP)/Pers./2015/D-40

मिनिट्स (मिनिट्स) प्रमाणित

123
6/5/15

Dated: 23.04.2015

Sub: Minutes of the 3rd Technical Committee held on 10.04.2015

Director (Plg.) MP & DC
Dy. No. 3131
Date 27/4/15

Ref. F.1(03)2015/MP/162 dated 22.04.2015

This is in reference to Item No.20/2015 of the minutes of the 3rd Technical committee held on 10.04.2015, where Technical Committee has recommended "a Committee consisting of members for preparing the draft Policy Paper". During the discussion in the Technical Committee meeting, it was decided that all Addl. Commr. (Plg.), DDA be made members of the Committee. Therefore, it is suggested that Addl. Commr. (Plg.)AP be made member ^{to maintain parity with other addl commr. (Plg.)} and Director (Plg.)MP & DC may be made Convener.

Accordingly, minutes may kindly be modified.


23.04.15
(Amit Kumar Das)
Addl. Commr. (Plg.) AP

✓ Commr. (Plg.)

Plg. 23/4/15

✓ AC (DEAMP)

24/4/2015

Director (MP & DC)

X' As the decision of the T.C. has been finalised no suggestion at this stage ~~is~~ can be entertained. AC (AP) however may take help of any of the Directors available in his unit to assist him.

AC (MPR)

27/4/15

The work of MPR & DC Unit is seen by only one Director (Plg.) with the help of only Dy. Director (Plg.) with planning qualifications. A.C. (AP) may use services of one of the Director (Plg.) in AP wing and Dy. Director (Plg.) with planning qualifications for help in issuing meeting notices, reports etc. I assure full co-operation in this work.

Commissioner (Plg.)

29/4/15

A.C. (AP)

① Dir. (MPR & DC)
② This matter is

28/4/2015
to be refrained to write in this manner to the up at the time of confirmation of minutes
P.T.D

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

F.1 (4)/2015/MP/177

Date 18.05.2015

MEETING NOTICE

The 4th Technical Committee meeting of Delhi Development Authority for the year 2015 will be held under the Chairmanship of Vice Chairman, DDA on Tuesday 19.05.2015 at 3.30 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)

Copy to:

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3. Finance Member, DDA
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6. Commissioner (LM)
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9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Landscape), DDA
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18. Chief Town Planner, SDMC, NDMC, EDMC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

Special Invitees

1. Sr. Town Planner M.C.D. (North)

For item No.
 23/2015

N.O.O

1. Chief Security officer, Vikas Sadan, DDA, INA, New Delhi-110023.
2. 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

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
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4th Technical Committee Meeting to be held on 19.05.2015

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3.	23/2015	Relaxation in set Backs for layout plan of EWS Housing at Tikri Kallan, Delhi F25(10)/2014-MP	10-12
4.	24/2015	Proposed Modifications in MPD - 2021 - reg. the area under waiting reception in the hospitals F.13(2)/2013-MP.	13-18

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

F.1 (4)/2015/MP/177

Date 18 .05.2015

MEETING NOTICE

The 4th Technical Committee meeting of Delhi Development Authority for the year 2015 will be held under the Chairmanship of Vice Chairman, DDA on Tuesday 19.05.2015 at 3.30 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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20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)

Special Invitees

1. Sr. Town Planner M.C.D. (North)

For item No.
23/2015

-2.

23/4

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:

- i. 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.

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 Shraavan 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 Dayanad, 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

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4th Technical Committee Meeting to be held on 19.05.2015

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

F.1 (03) 2015/MP/162

Date: 22.04.2015

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

The 3rd 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 2nd 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**

2.0 Examination

2.1 State Guest Houses located in Planning Zone-D

As per the representations received from the various State governments, it is observed that most of the State Guest Houses are located in the Chanakyapuri area & New Delhi Area, falling in Planning, Zone -D.

It is also observed that most of the State Guest House in Delhi are located in the following locations:

S.No.	Location of the State Guest Houses
1.	State Guest Houses falling outside Planning, Zone-D (New Delhi)
2.	State Guest Houses falling within Planning, Zone-D (New Delhi) and outside Lutyens Bungalow Zone (LBZ)
3.	State Guest Houses falling within Lutyens Bungalow Zone (LBZ)
4.	State Guest Houses falling outside Lutyens Bungalow Zone (LBZ) and in the South-West of Rashtrapati Bhawan, in Planning, Zone-D

2.2 Provisions in MPD-2021

Hostel/ Guest House/Lodging & Boarding House/Dharamshal

Minimum Plot size : 500 sq.m.

Maximum Ground Coverage : 30%

Maximum FAR : 120

Maximum height : 15m

- Parking to be provided @ 2 ECS per 100 sq.m. of built up area.
- These norms shall not be applicable for Guest House under Mixed Use Regulations.

As per para 15.7.3 iv) of MPD-2021, "Guest Houses operating in plots abutting streets of prescribed minimum ROW in Special Area and in plots abutting Master plan roads and zonal plan roads shall be permissible up to 100% of built up area and the limits on the size of the plot shall not apply. Provided that except in LBZ and Civil Line Bungalow Zone, Guest houses that were operating validly under provisions of MPD, prior to 7.9.2006 would continue to the extent as was permissible at that time".

2.4 Provisions of the notified Zonal Development Plan of Zone-D (notified on 01.10.1999) under MPD-2001:

In the notified approved Zonal Development Plan of Zone 'D', following is stated:

"This zone is beautifully planned towards the south west of Rashtrapati Bhawan which accommodates various foreign missions in a sylvan and prestigious environment. There are also a number of developments in these areas. MPD-2001 norms applicable for Foreign Mission and based on urban design studies should be followed considering to maintain a pleasant garden city character of this sub-zone".

2.6 MOUD, GOI vide letter No. K-13011/3/2012-DD-IB dated 07.04.2015 has issued the following instructions with respect to the proposal sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11A of Delhi Development Act, 1957 (Copy Annexure at 'A') . The para-wise reply is as follows:

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)

1610
- 9 -
3.2 MoUD vide D.O. letter dated 2008 from Director (DD), MOUD, GOI

MoUD vide D.O. letter dated 06.10.2008 had stated the following:

"The Prime Minister's Office vide its letter dated 25.07.2008 had requested to send the draft ZDP Zone-D, as being prepared by DDA, for prior clearance from PMO in accordance with the extant instructions concerning development plans for LBZ before the public consultation process formally commences."

4.0 Proposal

A new use premises, State Guest Houses have to be added in para 4.4.3 as 'I'

4.4.3. CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES

I. State Guest Houses

Maximum Ground Coverage : 50%

Maximum FAR : 200

Maximum height : No Restriction (subject to clearance from AAI/Fire Department and other statutory bodies)

- i. Parking to be provided @ 2 ECS per 100 sq.m. of built up area.
- ii. These norms shall not be applicable for Guest House under Mixed Use Regulations.

Note: State guest house falling in Planning Zone-D (New Delhi) shall be dealt as per the following:

- i. Located in LBZ area, shall be governed by 1988 LBZ guidelines and subsequent modification as issued by the government from time to time.
- ii. Located outside LBZ in Planning Zone-D, shall be governed by the provisions of notified Zonal Development Plan, Government orders and notifications issued by government from time to time.

Provision for State Guest Houses to be added in para 4.3 as follows, after Studio Apartments:

Table 4.3: Uses/Use Activities permitted in use premises

Use premises	Definition	Use/Use Activities Permitted
State Guest Houses	A premise providing temporary accommodation for State Government and Central Government.	Guest Room, Conference Halls, Watch and Ward Residence (20 sqm), Restaurant

5.0 Recommendation

The proposal contained in para 4.0 may be is put up for consideration & deliberation of the Technical Committee.

12/5/15
AD (Plg.) Zone D

12.5.15
Dy. Dir (Plg) Zone D

12/5/15
Dir (Plg) F.H. & Dm

List of participants of 03rd 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-Secretary 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. Shamsheer Singh, Chief Town Planner (MCD)South & North
6. Sandeep Roy, ATCP, TCPO, MoUD
7. N.K. Jain, A.E. , NDMC

Sub: Review of provisions in Master Plan for Delhi-2021 for including a separate category for State Bhawan/State Guest House.

File No. F.20 (09)2015/MP

1.0 Background

- 1.1 Ministry of Urban Development (MOUD), GOI vide letter dated 02.03.2015 has forwarded various representations received from State Governments for creating 'State Guest House' as a separate category in MPD-2021 with enhanced Development Control norms and has requested DDA to examine the matter for amendments required in MDP-2021 & to assist states to address their increasing demands for accommodation in Delhi & non-availability of suitable land for that purpose.
- 1.2 The representations received vide MOUD letter dated 02.03.2015 are from the following State Governments:

Uttarakhand	Bihar	Uttar Pradesh
Madhya Pradesh	Andaman & Nicobar	West Bengal
Ponducherry	Sikkim	Himachal Pradesh
Chattisgarh	Odisha	

- 1.3 The State Government vide their respective representations has stated the following:
Due to inadequate accommodation in the Bhawan and to meet out the futuristic demands of the guests, the State Government of Madhya Pradesh has decided to reconstruct the Bhawan with increased number of rooms and meeting halls with modern amenities but due to the present restriction of ground coverage of 30% and FAR 120, it is not possible to construct the Bhawan as per the requirements.

- 1.4 All the State Governments requested for the following:
To include a new category of 'State Bhawans/ Guest Houses' in chapter 4 Section 4.4.3 of Delhi Master plan-2021 with the following norms:

Maximum Ground Coverage	Maximum FAR	Maximum height
50%	200	26m

(i) Whether the land is government or private and who is the land owning agency?

It pertains to Land & Development Office (L&DO), Delhi Development Authority (DDA) and concerned local bodies.

(ii) On whose request the change of land use case or modification to MPD-2021 has been initiated?

Ministry of Urban Development (MOUD), GOI vide letter dated 02.03.2015 has forwarded various representations received from State Governments for creating 'State Guest House' as a separate category in MPD-2021 with enhanced Development Control norms.

(iii) Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.

Since this proposal is regarding modification to the MPD-2021, hence no site inspection is required in this proposal.

(iv) What is the public purpose proposed to be served by modification of MPD and/ or change of land use?

As per their requests, to meet out the futuristic demands of the guests with increased number of rooms and meetings halls with modern amenities.

(v) What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?

As such no impact on present policies/plans.

(vi) What will be proposal's impact/ implications on general public eg. Law & order etc.?

Augmentation of physical infrastructure, building construction & structure safety which will be dealt by concerned local body.

(vii) Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.

It pertains to Land & Development Office (L&DO), Delhi Development Authority (DDA) and concerned local bodies.

2.5 The draft Zonal Development Plan of Zone-D (New Delhi) as per MPD-2021 needs to be sent to the PMO for approval in view of an MoUD reference, DO dated 06.10.2008 addressed to VC, DDA from Director (DD).

3.0 Other Issues

3.1 Status of draft ZDP of Zone 'D' as per MPD-2021.

The draft ZDP of Zone'D' (Excluding LBZ) as per MPD-2021 was placed before the Authority meeting vide dated 12.12.2014 and following was decided:

"It was decided that in view of an MoUD reference, DO dated 06.10.2008 addressed to VC, DDA from Director (DD), the draft Zonal Development Plan of Zone-D (New Delhi) as per MPD-2021 needs to be sent to the PMO for approval before putting up for consideration of the Authority."

The agenda item was not approved."

Item No.

23 / Tc / 2015

Subject: Relaxation in set backs for Layout Plan of EWS Housing at Tikri Kallan, Delhi

Ref. No. 700/TP/G dt. 9.4.2015 (Annexure - A)

1. Background:-

1.1. The layout plan for EWS Housing at Tikri Kallan, Delhi has been submitted by the Project Director (Housing) - II, DSIIDC for approval of North DMC u/s 313 of DMC Act, 1957.

1.2. The proposal has been formulated in the entire acquired land measuring 438 Bigha 01 Biswa (91.30 acre). However, possession of only 333 Bigha 12 Biswa (69.50 Acre) of vacant land has been handed over to DSIIDC. The rest 21.8 acres of land comprises of the following pockets are excluded from the proposal:

- i) Unauthorized colony (pocket 'A') : 8.63 acre
- ii) Cremation ground (pocket 'B') : 1.61 acre
- iii) Multi-purpose community centre (pocket 'C') : 2.57 acre
- iv) Prince Public School (pocket 'D') : 0.94 acre
- v) Sai Mandir /Encroachment with boundary

i. Walls / Factories (pocket E) : 8.05 acre

Total : 21.80 acre

The proposal envisages development of EWS public housing with 10,740 Dwelling Units in 537 Blocks on 69.50 Acres.

2. Examination:-

2.1. Landuse - As per Zonal Development Plan Zone "L", the landuse of the site u/r is "Residential"

2.2. Development Control Norms of Group Housing as per MPD 2021

- (i) Minimum size of plot : 3000 sqm
- (ii) Maximum Ground Coverage : 33.3%
- (iii) Maximum FAR : 200
- (iv) Maximum Density : 900 DU's/Hectare
- (v) Height : NR (Subject to clearance from AAI/Fire Department and other statutory bodies)
- (vi) Parking : 2.0 ECS/100 sqm built up area and 0.5 ECS/100 sqm for EWS/Service Personnel housing

2.3. Proposed Layout Plan

Ground Coverage	28.34%
FAR	141.71
Density	420 DU's/Hectare
Height	14.95 m
Parking	2850 ECS

2.4. Setbacks

Setback	As per MPD 2021	Setback proposed	Remarks
From	15 m	15 m	The setbacks are not as per MPD 2021 and need relaxation
Right Hand Side	12 m	9 m	
Left Hand Side	12 m	12 m	
Rear	12 m	6 m	

Sh. T.P.

2.5. Site Report - As per the site report, about 75 - 80% proposed building blocks have been constructed and about 10-15% are under construction. Since most of the proposed building blocks are either constructed or under construction, the relaxation in setbacks needs consideration.

2.6. LOSC consideration dated 09.10.2014

The case was considered in LOSC vide Item no 67/14 dated 09.10.14 and the decision taken is partly reproduced as under:

"The setback provided on the rear and RHS are 6 m and 9 m respectively as against stipulated 12 m. Since the proposed blocks have been constructed at site, the applicant shall submit necessary relaxation from DDA w.r.t setbacks."

3. Proposal:-

DSIIDC vide letter dated 03.12.2014 has stated that that the proposal comprises of low rise walkable structures and is under advanced stage of construction. Also as stated in the site report, about 75 - 80% proposed building blocks have been constructed and about 10-15% is under construction. Since the blocks/ dwelling units have been constructed at site, with less than permissible setbacks on right hand side and rear side, the case be considered for relaxation as per provisions of MPD - 2021 vide note iv under Table 17.1.

4. Recommendation:-

The proposal as given in para 3.0 above may be considered by the Technical Committee DDA.

Sr. T.P.

Sub: Proposed modifications in MPD-2021 regarding the area under waiting/reception in the hospitals.

File No.: F.13(02)/2013-MP

1.0 Background:

- (i) Central Govt. vide Notification No.2893(E) dated 23rd Sept.2013 notified the enhanced FAR for the health care facilities based on the recommendations in the report of National Health Care Committee for enhancement of FAR in hospital and augmentation of medical facilities in Delhi under the chairmanship of Secretary(UD), Govt. of India. While processing the matter and sanctioning of building plans it was observed that in the notification the waiting area was not to be counted in FAR.
- (ii) However, no percentage/limit was mentioned for the area to be considered free from FAR. As no sufficient information was available on the internet/National Building Codes etc. regarding the waiting area provided in the hospital it was opined that a meeting of experts in the field from govt. as well as private sectors may be convened to have consensus view over on the area to be considered under common area/waiting area free from FAR.
- (iii) Accordingly, a meeting was convened under the chairmanship of Commissioner (Planning), DDA on 12.8.2014 (copy annexed as **Annexure-I**) to be discussed the above issue wherein the representatives from Ministry of Health and Family Welfare as well as some private architects were present. After the detailed deliberation/discussion during the meeting it was decided that a clear opinion may be obtained from the Chairman, National Committee on Health Care, CII and other members present during the meeting so that a view could be taken in processing such cases by DDA for suitable modifications in MPD-2021 in limiting the area under waiting/reception in the hospitals.

2.0 Examination:

As a follow up action of the above meeting the reports received from the Architects/Experts and the Chairman, National Committee on Healthcare are as under:

S. No.	Representative / Expert	Suggestions
1.	Dr. Trehan, Chairman, National Committee on Healthcare, CII, CMD Medanta (received in office on 05.12.2014 vide letter dt.	i) There is another BIS report-IS-10905(Part 1&2)-1984 which has recommendations for hospitals. Across roughly 50 pages, it quantifies waiting areas across various zones of various types of hospitals.

	01.12.2014)	ii) 20% of the total FAR for reception & waiting area would be more appropriate & <u>this does not include corridors & the covered atrium</u> . If we add corridors too, this figure will shoot up to 30%. Ideally, corridors should not be taken as waiting as they are emergency escape routes. Corridors should only be taken as waiting if they are at least 4m wide or more or attached to a lounge/lobby to allow for seating on both side of the mandatory 2.4m clear corridor.
2	Mr.Rang Emei, Principal Architect, Helix Healthcare Architecture, New Delhi-17 (received in office on 23.12.2014 vide letter dt. 12.12.2014)	In general, waiting areas in private hospitals will tend to be lesser compared to those provided in government facilities due to obvious economic considerations, space constraints and varying priorities. The general practice(mostly) in the private sector facilities) is to provide an average of 15% as <u>public waiting areas</u> , the subject needs much more in-depth study and survey covering all types and sizes of healthcare facilities across the country.
3	Sh.Inderpal Singh, Architect, Gurbachan Singh & Associates. (received in office on 18.11.2014)	Based on the report on general hospitals of Committee on Plan Projects, New Delhi, May 1964. The percentage of various waiting areas has been analyzed and it is concluded that the waiting area in a hospital should be around 12% - 15% and in any circumstances it should not exceed 15% -20%.
4	Sh.Rajiv Kanojia, Sr.Architect, Ministry of Health, Central Design Bureau, GOI (received in office on 13.01.2015 vide letter dt. 07.01.2015)	There are no available guidelines /data on this aspect and in the changing trend of healthcare due to introduction of technology in hospital management, waiting area requirement have been considerably reduced. After evaluating some of the health projects dealt by MoHFW, it is suggested that waiting area in the range 8 to 10 percent may be exempted from FAR and above this may be counted towards the FAR.

Observations of Building Section, DDA vide note on 27.04.2015 are as under:

"With experience in the building section allowing more percentage of waiting area free from FAR will lead to confusion and there is possibility of misuse. Hence lower percentage 8 -10% as suggested by Sh. Rajiv Kanojia, Sr. Architect, MoH, Gol seems logical."

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3.0 Proposal:

Based on the observations of Building Section, DDA & reports received from the Architects/Experts and the Chairman, National Committee on Healthcare, the proposal is as under:

MPD - 2021	
Existing Provisions	Proposed Modifications
Table 13.2: Other Controls	Table 13.2: Other Controls
<ol style="list-style-type: none"> 1. Upto 25% of the permitted FAR can be utilized for residential use of essential staff, dormitory/ hostel for attendants of the patients, Crèche etc. 2. Parking standard @ 2.0 ECS/100 Sqm of floor area. 3. Maximum 10% ground coverage shall be allowed for providing atrium*. In case, the permissible additional ground coverage for atrium is utilized 25% of the utilized ground coverage shall be counted toward FAR 4. Multi Level Podium parking shall be permissible to the extent of building envelope lines, free form FAR and ground coverage to facilitate ample parking in spaces, subject to structural safety. 5. Common areas such as waiting halls, reception and fire stair cases shall be allowed free from FAR. 6. Service floor of height 1.8m shall not be counted In FAR. 	<ol style="list-style-type: none"> 1. Upto 25% of the permitted FAR can be utilized for residential use of essential staff, dormitory/ hostel for attendants of the patients, Crèche etc. 2. Parking standard @ 2.0 ECS/100 Sqm of floor area. 3. Maximum 10% ground coverage shall be allowed for providing atrium*. In case, the permissible additional ground coverage for atrium is utilized 25% of the utilized ground coverage shall be counted toward FAR 4. Multi Level Podium parking shall be permissible to the extent of building envelope lines, free form FAR and ground coverage to facilitate ample parking in spaces, subject to structural safety. 5. Fire stair cases shall be allowed free from FAR and Maximum 10% of the achieved FAR shall be free if utilized for waiting & reception area. 6. Service floor of height 1.8m shall not be counted In FAR.

4.0 The proposal in Para 3.0 above is placed before the Technical Committee for its consideration for further processing the same under Section 11A of DD Act, 1957.

Asst. Dir. (CP) (g)
MPD/C

suamgub
sy. dir. (py) MP

sub (py) MP



OFFICE OF DY. DIRECTOR (PLG)MP & PF
MASTER PLAN SECTION,
6TH FLOOR, VIKAS MINAR,
I.P. ESTATE, NEW DELHI - 110002

No: F.13(02)/2013-MP D-50

Dated: 04-09-2014

From: DD (Plg.)-II/MP & DC

Sub: Minutes of the meeting held on 12.08.2014 at 11.00 am in the office of Commissioner (Plg.) to discuss the issue of waiting area requirements in the hospital buildings

Ref: Meeting Notice dated 04.08.2014

Please find enclosed the copy of the minutes of the meeting held under the chairmanship of Commissioner (Plg.), DDA to discuss the issue of waiting area requirements in the hospital buildings which has been exempted in the MPD-2021 vide Notification S.O.2893(E) dated 23.09.2013 for information and further necessary action.

Encls.: As above.

Yours faithfully,

MS
04-09-14
DD (Plg.)-II/
MP & DC
O/c

To:

1. Professor Anil Dewan, Department of Architecture, School of Planning & Architecture, IP-Estate, New Delhi-110002
2. Addl. Commr. (Plg.)/T, C & B, DDA
3. Addl. Commr. (Plg.)/MP, UE & LP, DDA
4. Addl. Commr. (Plg.)/MPR & AP, DDA
5. Shri Rajiv Kanojia, Sr. Architect, Ministry of Health, Central Design Bureau, Room No.406, A Wing, Nirman Bhawan, New Delhi-110018
6. Shri Mukesh Bajpai, Sr. Architect, Ministry of Health, Central Design Bureau, Room No.405, A Wing, Nirman Bhawan, New Delhi-110018
7. Shri I.P. Singh, Architect, Gurbachan Singh & Associates, C-9/9157 Vasant Kunj, New Delhi-110070
8. Mr. Rang Emei, Helix Healthcare Architect, 16, Sadhna Enclave, Near Panchsheel Park (South), New Delhi-110017
9. Director (Plg.)/MP, DDA
10. Director (Plg.)/Building, DDA
11. PS to Commissioner (Plg.)
12. Deputy Director (Plg.)-I/MP & DC



DELHI DEVELOPMENT AUTHORITY

Office of Additional Commissioner (Plg.)/UE, LP & MP

3rd Floor, Vikas Minar, IP Estate, New Delhi-110002

Phone No.: +91-11-2337 9149

No: F.13(02)/2013-MP

Dated: 28-08-2014

Sub: Minutes of the meeting to discuss the issue of waiting area requirements in the hospital buildings which has been exempted in the MPD-2021 vide Notification S.O.2893 (E) dated 23.09.2013

The meeting under the chairmanship of Commissioner (Plg.), DDA was held on 12.08.2014 at 11.00 am in the office of Commissioner (Plg.) at 5th Floor, Vikas Minar, IP Estate, New Delhi-110002 to discuss the issue of waiting area requirements in the hospital buildings as exempted in MPD-2021 vide Notification dated 23.09.2013 wherein various experts in the field from Government and Private Sectors were invited. In the meeting following officers were present:

1. Shri P.M. Parate, Commr. (Plg.) - in chair
2. Prof. Anil Dewan, Department of Architecture, School of Planning & Architecture (SPA)
3. Shri R.K. Jain, Addl. Commr. (Plg.)/MP, UE & LP, DDA
4. Shri S.P. Pathak, Addl. Commr. (Plg.)/MPR & AP, DDA
5. Shri Rajiv Kanojia, Sr. Architect, Ministry of Health, GOI
6. Shri Mukesh Bajpai, Sr. Architect, MoHFW, GOI
7. Shri I.P. Singh, Architect, Gurbachan Singh & Associates
8. Shri Rang Emei, Helix Healthcare Architect
9. Shri Amit Das, Director (Plg.)/Building, DDA
10. Shri S.B. Khodankar, Director (Plg.)/MP, DDA
11. Shri Uttam Gupta, Dy. Dir. (Plg.)-I/MP & DC, DDA
12. Ms. Meenakshi Singh, DD (Plg.)-II/MP & DC (CDC), DDA

2. At the outset, all the participants were informed about the recent MPD-2021 provisions i.e., *'Common areas such as waiting halls, reception and fire stair cases shall be allowed free from FAR'*, which were incorporated as per the recommendations in the Report of National Health Committee for enhancement of FAR in hospital and augmentation of medical facilities in Delhi under the chairmanship of Secretary (UD), GOI. This suggestion was given by Dr. Naresh Trehan (Chairman, National Committee on Healthcare, CII) on the draft report who was member of the said Committee. Based on these provisions, applicant(s) have started submitting their plans to DDA for sanctioning. However, while processing the matters Building Section of DDA raised certain issues like *how much area in each floor can be allowed for waiting area (i.e. free from FAR)*, *how same will be monitored after issuing of completion certificate i.e., the waiting area is not being used for Hospital purpose*, etc. Subsequently, MP Unit had carried out some research by collecting information from School of Planning & Architecture Library and official website of Medical Council of India. On general observations it was seen that reception is mainly provided at entrance level only

whereas waiting area is mostly required next to OPD wherein the patient awaits for consultation with the doctor concerned and sub-waiting area of small size is required at the diagnostic/sampling unit only. However, the competent authority opined to call a meeting consisting experts in the field from Government as well as private sectors. Accordingly, the forum was open for discussions/deliberations to have a consensus view based on some guidelines/norms on the matter.

2. During the meeting detailed discussions were held on where precisely waiting areas are required as well as misuse of such areas including under atrium. It was observed that presently based on the demand and need there can be six categories wherein waiting area could be required namely, IPD, OPD, Diagnostic, ICU, OT & Emergency which may vary as per the facilities extended by the hospital/super specialty hospital or tourism promoting health care centre/spa or requirement at the time of disaster. The representatives from Ministry of Health and School of Planning and Architecture were of the view that a data may be obtained for different categories of hospital both government and privately run to firm up the norms or the percentage of FAR under common area specifically in respect of waiting area and reception. The representatives from private practicing architect handling mainly health related project informed that in 1964 a consolidated report i.e., Report on General Hospitals was prepared by the Committee on Plan Projects, Planning Commission (Building Project Teams) which contains all the norms related to hospitals. As per this report and general design practice, about 12-18% of the total FAR comes under the common areas i.e., reception, waiting area & corridors, however, excluding staircase/lift areas. All members were also of the views that the area under common area should be based on some rationale and optimum utilization of the building area should be made by encouraging e-based appointment approach since these are non-revenue generator activities.

3. After the detailed discussions, it was decided that (i) opinion on the issue should be obtained from Dr. Naresh Trehan (Chairman, National Committee on Healthcare, CII) and (ii) request also the member from MoHFW (GOI), SPA, private architects to provide an analysis/norm as per the general practice followed while clearing/submitting the plans for different categories of hospital so that a view could be taken in processing such cases by the DDA/local bodies as well as modifications in MPD-2021, if any required, in limiting the area under waiting and reception in the hospitals.

The meeting ended with thanks to the chair.

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

F.1 (4)/2015/MP/175

Date 13 .05.2015

MEETING NOTICE

The 4th Technical Committee meeting of Delhi Development Authority for the year 2015 will be held under the Chairmanship of Vice Chairman, DDA on Thursday 14.05.2015 at 11.00 AM in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, INA, New Delhi 110023.

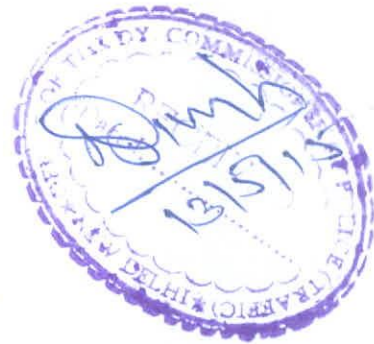
It is requested to make it convenient to attend the meeting.



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

Copy to:

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


**Special Invitees**

1. Sr. Town Planner M.C.D. (North)

For item No.
 23/2015

N.O.O

1. Chief Security officer, Vikas Sadan, DDA, INA, New Delhi-110023.
2. 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

8/c

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
 6th FLOOR, VIKAS MINAR
 I.P Estate, New Delhi - 110002
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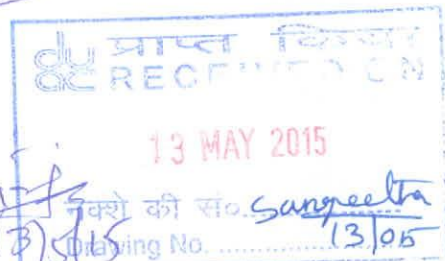
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8. Chief Architect, HUPW DDA - 2 ✓
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Landscape), DDA - 1 ✓
13. Addl. Commr. (Plg.) MP&MPR, DDA - 5 ✓
14. Addl. Commr. (Plg.) TB&C, DDA - 3 ✓
15. Addl. Commr. (Plg.) AP, DDA - 4 ✓
16. Addl. Commr. (Plg.) UE&LP, DDA - 3 ✓
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✓ 9 - Dir. (AP) - 13/5/15
 ✓ 10 - Dir. (LP) - 13/5/15

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