

Minutes of the 5th. Technical Committee Meeting
Held on 5.6.2015.

Item No: 27/TC/15

DELHI DEVELOPMENT AUTHORITY
AGENDA FOR TECHNICAL COMMITTEE

Sub: Grant of for additional FAR as per Gazette Notification No. S.O. 2895 (E) dt. 23.09.13 for addition construction to existing 'Higher and Technical Educational Institute', at Sector-9 Dwarka by Kamal Educational and Welfare Society.

F9(03)/2015-MP

1.0 Background:

- 1.1 As the Perpetual Lease deed, dt. 06.7.2006 a plot of land measuring 2021 sqm. of PSP site at Sector 9 Dwarka Ph-I for construction of Higher and Technical Educational Institute, was allotted to Kamal Educational and Welfare Society.
- 1.2 Building plan was sanctioned as per PSP norms of 2001. i.e. G.C. 25%, FAR 100 and Ht. 26 m vide letter dt. 29.01.2007. Further Institute applied for revised sanction on 20.4.2007 as per MPD 2021 norms i.e. G.C. 35%, FAR 150 and Ht. 37 m and sanctioned vide letter dt. 13.5.13.
- 1.3 Now, the Institute had applied on 16.4.14 for additional sanction as per Gazette Notification dt. 23.09.13 on i.e. G.C. 35%, FAR 225 and Ht. 37, along with requisite fee and documents.
- 1.4 In a similar matter of Banarsidas Chandiwalla Sewa Smarak Trust Society the case was referred to MP Section. Comments of MP Section is as under:

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

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

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

Accordingly the agenda was prepared and put up in T.C. meeting dt. 10.04.15 the and approved as a specific case vide item No. 17/2015.

Shalini
AD(M.P.E)

2. Examination:

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

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

- 2.2. As Table 13.5: Planning Norms and Standard for Educational Facilities (Higher Education), of MPD 2021 the plot area of Vocational Training Centre (ITI/Polytechnic/Vocational Training Institute/ Management Institute/ Teacher Training Institute etc.) Research and Development Centre) is 0.4 Ha for per 5 lakh population.

*Submitted
A.D(M.P.I)*

- 2.3 There is no specific category of "Higher and Technical Educational Institute" is defined in the MPD 2021. However, 'Vocational Training & Research and Development Centre' are covered under the category of 'Education Facilities (Higher Education)' as per Table 13.6 of MPD 2021. Earlier revised sanction was given as under provisions of MPD 2021, Table 13.6, Sl. No. 1.

- 2.4. As per MPD 2021 & Notification dt. 23.9.13 the development control norms for Vocational Training Centre are as under:

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

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

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

2.6. Institute has proposed to utilize additional FAR for the vertical expansion of existing building (G+5, ht. 17.9 M) by adding 4 Floors thus making building G+9 (ht. 33.95 M); which will require re-submission of documents to DUAC, CFO & AAI.

3. Proposal:

Grant of for additional FAR as per Gazette Notification No. S.O. 2895 (E) dt. 23.09.13 for additional construction to existing "Higher and Technical Educational Institute", at Sector-9 Dwarka by Kamal Educational and Welfare Society, subject to:

- Change in allotment / lease condition if required.
- Structural stability Certificate from reputed agencies/organisation.
- NOC from IL Branch in respect of financial implications in any.

4.0 Recommendation:

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

DECISION

The proposal was presented by Director (Building), DDA. After detail discussion, the proposal for Grant of additional FAR as per Gazette Notification NO.S.O.2895 (E) dt.23.09.13 for additional construction to existing 'Higher and Technical Educational Institute', at Sector-9 Dwarka Kamal Educational and Welfare Society was approved by the Technical Committee subject to the following conditions:

- Change in allotment /lease condition if required.
- Structural stability certificate as per Building Bye Laws.
- NOC from IL Branch w.r.t financial implication.

Action: Director (Building)

Sudesh
D.D.M.P.S.

DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was considered in the 5th Technical Committee Meeting held on 5.6.2015
Sudesh 19/6/2015
Asst. Director

Minutes of the 5th. Technical Committee^{21/C}
Meeting Held on 5.6.2015.

LAI'D ON TABLE

ITEM NO. 30/Te/2015

Proposals for amendment in the Master Plan for Delhi-2021

Reference is invited Letter No. DSITDC/MD/PS/15/2275 dt. 4.6.2015
(Amexline)

I. Permissible activities in the Industrial Areas

(1) 'Industrial Policy' 2010-2021 for the NCT of Delhi provides for promotion of knowledge based industries and service sector activities for the following reasons:-

- (i) Delhi has a large skill base. An NCAER study - "India Science Report-2005" points out that 30% of Delhi's workforce has educational qualification (degree / diploma) to pursue occupations in engineering, medicine, law, accounting, consultancy etc. In fact, among all the States, Delhi has the largest share of workforce so skilled, indicating that the State is ideal for knowledge-based economic activities like IT/ITeS services, financial and business services, designing, R&D etc.
- (ii) The previous industrial policy for NCT of Delhi was focussed on encouraging manufacturing sector in Delhi and creating employment with minimum strain on Delhi's scarce resources. The result was that the share of secondary sector in State income went up from 25% in 1982 to nearly 80% in 1999-2000.
- (iii) Post 2000, however, the trend reversed with the share of secondary sector diminishing to 20% and tertiary sector taking over, with a share of 80%.
- (iv) This trend mirrored the transition of India to a service-sector dominated economy due to leaps taken in technology sector. Globalisation of economies, preference for outsourcing to low-cost destinations and India's pool of educated and English speaking workforce led to emergence of India as a major IT, ITeS and outsourcing destination.
- (v) While growth of IT /ITeS and financial services sector led the service sector growth in India, Delhi's service sector continues to be dominated by trade and retail.

(2) As per Section 2(e) of the Micro, small and Medium Enterprises Development Act, 2006, the term "enterprise" has been defined as under:-

'enterprise' means an industrial undertaking or a business concern or any other establishment, by whatever name called, engaged in the manufacture or production of goods, in any manner, pertaining to any industry specified in the First Schedule to the Industries (Development and Regulation Act, 1951 or engaged in providing or rendering of any service or services;

(3) Section 7 of the said Act contains classification of enterprises as under:-

2014

(a) In the case of the enterprises engaged in the manufacture or production of goods pertaining to any industry specified in the First Schedule to the Industries Development and Regulation) Act, 1951, as-

- (i) a micro enterprise, where the investment in plant and machinery does not exceed twenty-five lakh rupees;
- (ii) a small enterprise, where the investment in plant and machinery is more than twenty-five lakh rupees but does not exceed five crore rupees;
- (iii) a medium enterprise, where the investment in plant and machinery is more than five crore rupees but does not exceed ten crore rupees;

(b) In the case of the enterprises engaged in providing or rendering of services, as-

- (i) a micro enterprise, where the investment in equipment does not exceed ten lakh rupees;
- (ii) a small enterprise, where the investment in equipment is more than ten lakh rupees but does not exceed two crore rupees; or
- (iii) a medium enterprise, where the investment in equipment is more than two crore rupees but does not exceed five crore rupees.

(4) Trade, Commerce and Industry are interlinked sectors. A policy direction for industries will impact on trade and commerce and vice-versa. Further, any industrial area would require commercial establishments and facilities to support industrial activities, especially those relating to Knowledge Based Industries in Delhi.

Exports play a significant role in furthering the business of Knowledge Based Industries that are to be promoted in Delhi. Outsourcing now has also become a trend in high-technology manufacturing sectors like electronics.

Commercial activities in Delhi are mainly regulated by its Master Plan provisions. However, given its status as a metro city with good infrastructure, Delhi is fast turning into a commercial hub. It is, thus, felt that service activities may be allowed in industrial areas.

(5) Keeping in view the ground realities, provisions of the Industrial Policy for NCT of Delhi- 2010-2021 and the categorisation of industry and service sector activities under the MSMED Act, 2006, following suggestions were sent to DDA for consideration please:-

(i) Classify IT and IT Enabled Services, Educational Services, Business and Financial Services, Media, R&D Design and Biotechnology as "Knowledge Based Industry" and allowing them in industrial areas. The promotion of Knowledge based industries has the following advantages:-

- (a) These activities are cleaner and much less infrastructure intensive than manufacturing activities.
- (b) Most of these activities are industry related activities.
- (c) These activities require skilled manpower and as such shall keep in migration of unskilled labour to minimum.

(ii) This issue was further discussed in a meeting with Hon'ble L.G. and it was desired that a list of services to be allowed in industrial areas should be identified and sent to DDA for consideration. Accordingly, vide letter dated 19.06.2012, the following broad services were recommended for inclusion in the MPD-2021 as industry and allowed in industrial areas.

Sd/-
A.D.(M.P.D.)

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- (1) Business Services
- (2) Communication Services
- (3) Construction and Related Engineering Services
- (4) Distribution Services
- (5) Educational Services
- (6) Environmental Services
- (7) Financial Services
- (8) Health Related and Social Services
- (9) Tourism and Travel Related Services
- (10) Recreational, Cultural and Sporting Services
- (11) Transport Services

(6) The Chief Secretary, Govt. of NCT of Delhi convened a meeting on 07.01.2015 with the officers of the Delhi Development Authority, Industries Department, Govt. of NCT of Delhi and DSIIDC to discuss the issue of classification of activities e.g. IT and ITeS, Educational Services, Business and Financial Services, Media, R&D, Design and Bio-technology as 'Knowledge Based Industry' and included within the definition of industrial activity in the MPD-2021. The following decisions were taken in the aforesaid meeting:

(1) "There should not be any restriction of abutting 24 mtr. road and also there should not be any conversion charges for Knowledge Based Activities in Industrial Areas. Accordingly, the proposal placed before the Technical Committee on 19th December, 2014 needs to be modified.

(2) The Industries Department should prepare a base paper identifying specific areas of Knowledge Based Industry which are in alignment/ congruence with regular Industrial Activity for the purpose of inclusion in the Industrial Policy for Delhi 2010-2021 after taking into cognizance parameters suggested by the Chief Secretary in paragraph 4 above."

(7) As per para 7.7 of MPD-2021, development of new industrial areas in Greenfield areas of NCT of Delhi should be largely planned for the purpose of relocation of existing industries and for the development of a limited type of new industries for the following purposes:

- (a) Relocation of permissible industries from the non-conforming clusters that are not eligible for regularization / development; and
- (b) Green field sites for the following Hi-tech industries.
 - (i) Computer hardware and software industry and industries doing system integration using computer hardware and software.
 - (ii) Packaging
 - (iii) Industries integrating and manipulating the interfaces of the computers and telecom facilities.
 - (iv) Industries catering to the information needs of users by providing databases or access to databases spread throughout the globe.
 - (v) Industries providing the facilities for sophisticated testing of different or all components of the information technology.

- (vi) Electronic goods
- (vii) Service and repair of TV and other electronic items.
- (viii) Photo composing and desktop publication.
- (ix) TV and video programme production.
- (x) Textile designing and fabric testing etc.
- (xi) Biotechnology
- (xii) Telecommunications and enabling services.
- (xiii) Gems and jewellery.

(3) Accordingly, it is suggested that the following may be added after sr. no.xiii. in para no.7.7 of The Master Plan for Delhi - 2021:

"xiv. Research & Development and Design,

xv. Technical/ Engineering/ Management/ Management & Other Skilled Development Institute/ Centre

xvi. IT Service Industry

xvii. ITES Industry

The industrial activities mentioned above are also permissible in existing industrial areas."

The Technical Committee in its meeting held on 22.01.2015 approved the above. It also approved for further processing of the aforementioned modifications to the MPD-2021 under section 11-A of the Delhi Development Act, 1957.

Besides, in view of the justification in para 4 above, there is need for addition of para 7.7 in the Master Plan.

Cont....

(9) Proposed Modifications:

(a)

MPD- 2021 (Chapter 7: Industries)		
Para No.	Existing Provisions	Proposed Modification
7.7 New Industrial Areas	<p>New Industrial activity in the NCT of Delhi should be restricted to hi-tech areas as given below:</p> <ol style="list-style-type: none"> Computer hardware Packaging. Gems and jewellery 	<p>Following to be added after S.No.xiii.:</p> <p>xiv. Research & Development and Design</p> <p>xv. Technical/ Engineering / Management & other skilled Development Institute/Centres</p> <p>xvi. IT Service Industries</p> <p>xvii. ITES Industries</p> <p>xviii. Knowledge Based Industries as per detailed classification given below:</p> <p>The industrial activities mentioned above are also permissible in existing industrial areas.</p>

(b)

Para 7.7(c) (New addition)	New addition	Service sector activities as defined in the Micro, Small and Medium Enterprises Development Act, 2006 are permissible in Industrial area except prohibited/ negative list of Industries
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voluntary for MSEs under the said Act. It is, therefore, suggested that the said provision may be deleted.

The above proposal has been approved by the Technical Committee in its meeting held on 06.03.2014 and by the authority in its meeting held on 26.06.2014. Public Notice dated 26.06.2014 was also issued for inviting objections/ suggestions. In response to the said Public Notice, no objection/ suggestions were received within the stipulated time of forty-five days.

In view of the above, it is reiterated that the provision as contained in Para 7.4 (ii) of the MPD-2021 may be deleted.

Proposed Modification

Para 7.4 ii Household/Service Industries	The industrial units could be permitted only after provisional registration by the Govt. of NCTD	Sub- para (ii) Deleted. Sub- paras (iii) to (vi) to be renumbered as (ii) to (vi).
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4. "Removal of height restriction, provisioning of enhanced FAR as per redevelopment norms on vacant plots of DSIIDC and other government organizations keeping it par with the institutional plots. Request to allow increased FAR on industrial plots."

Development Control Norms for industrial plots are given in Table 7.3 of Chapter 7 on "Industry" in the Master Plan for Delhi – 2021. Details are as under:

Use Premises	Maximum			Parking standard ECS / 100 SQM of floor area
	Gr. Cov (%)	FAR	Ht. (m)	
Industrial Plot				
(i) 50 sqm. and below	100	200	8	2
(ii) 51 sqm. to 400 sqm.	60	180	15	2
(iii) 401 sqm. and above	50	150	15	2
7Falled group industry (Minimum plot size- 400 sqm.	30	150	26	2

(2) Vide notification dated 13th May, 2013, notes below Table 7.3 in MPD- 2021, the following notes have been added:

- (viii) In the redevelopment of industrial plots 1.5 times of permissible FAR has already been notified in Notification S.O. 68.3 (E) dated 1.4.2011 regarding Regulations and Guidelines for Existing Planned Industrial Area, therefore, the Incentive of 1.5

15/C

2. Restriction on plot size in an Industrial Area

Para 7.8 of MPD-2021 titled "Industry Use Zone-Guidelines" prescribe norms regarding the subdivision of industrial use zones into use premises and subsequent approval of layout plans for industrial estates which, inter-alia; include at sr. No.7.8 (i) that the new industrial areas to be developed may have plotted development for industrial units and the maximum size of industrial plots in new industrial areas shall be 400 sq. m except in already approved schemes.

The DSIIDC is in the process of developing new industrial areas at Baprola, Ranikhera and Kanjhawala for the knowledge based industries and built up work places which may require industrial plots with more than 400 sq. m. in size. It is, therefore, suggested that the restriction of plot size in an industrial area need to be removed.

The above proposal has been approved by the Technical Committee in its meeting held on 06.03.2014 and by the Authority in its meeting held on 26.06.2014. The Public Notice was also issued on 28.08.2014 for inviting objections/ suggestions. In response to the said Public Notice, no objections/ suggestions were received within the stipulated time of forty five days.

In view of the above, it is reiterated that the restriction of plot size in an industrial area may be removed.

Proposed Modification:

Para No.	Existing Provision	Modification
Para 7. 8 (i) Industry use Zone - Guidelines	The new industrial areas to be developed may have plotted development for individual industrial units. The maximum size of industrial plots in new industrial areas shall be 400 sq. mtr except in already approved schemes"	The new industrial areas to be developed may have plotted development for individual industrial units.

3. Deletion of provisional registration of Industrial units

Para 7.4 (II), of MPD-2021 titled "Household/ Service Industries" provides that the industrial units could be permitted only after provisional registration by the govt. of NCT of Delhi.

The scheme of registration of small scale industrial units has been replaced with grant of Acknowledgement (Part-I&II) on filing of Entrepreneurs Memorandum under the Micro, Small and Medium Enterprises Development Act, 2006 by the enterprises. Filing of Entrepreneurs Memorandum is

(5) Proposed Modification:

Notes below table 7.3 note xi	There shall be no height restrictions. The height shall be as per requirement of AAI/ Fire Department. under the scheme of redevelopment of existing planned industrial areas .	The development norms will also apply in respect of vacant plots lying with DSIIDC. There shall be no height restriction. The height shall be as per requirement of AAI and Fire Department only if the height is more than the permissible limit.
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Sudhakar

5. Enhanced Ground Coverage and FAR for Industrial plots and Flatted Group Industry:

Table 7.3 prescribes Development Control Norms for different use premises. The DSIIDC is in the process of developing new industrial areas at Baprola, Ranikhera and Kanjhawala for knowledge based industries where built up work places and plotted development is envisaged. Therefore, in order to optimise the use of available land, it is suggested that Ground Coverage, FAR may enhanced as under:

- (i) FAR for industrial plots of 1000 sq mtr. and above be increased from 150 to 225.
- (ii) Ground coverage for Flatted group of Industry be increased from 30% to 50% on plots measuring 1000 sq. mtr. and above. There should be no height restriction subject to clearance from AAI and DFS.

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times of permissible FAR shall be allowed on all permissible uses on industrial plot.

- (ix) Banquet hall, Restaurant, Recreational Club, Hostel & Old age home, community and Recreational hall, Nursing Home & Health Centre are permitted as part of modification in layout plan of industrial area where also enhanced FAR 1.5 times of permissible FAR of respective Use shall be allowed.
- (x) As per the Notification S.O. 68.3 (E) dated 01.04.2011, minimum plot size eligible for redevelopment is given 1000 sqm. whereas some of the plots are less than 50-100 sq. mts. from area limit of 1000 sq. mts. In such redevelopment, relaxation in area upto 5% in lower limit of plt size shall be permitted.
- (xi) The development control norms i.e. ground Coverage, FAR etc. of respective use premises while allowing redevelopment, reconstruction on the individual industrial plots shall be adhered to and there shall be no height restriction. **The height shall be as per requirement of AAI / Fire Department.** In case of addition alteration or change of use within permissible category in existing building to achieve permissible FAR, already sanctioned ground coverage shall continue, if parking requirement or sufficient open space around building is made available.

Sudhakar
ADCM/PSI

(3) Perusal of the above would reveal that to incentivize redevelopment, 1.5 times, the existing permissible FAR has been permitted on an individual plot of minimum 1000 sq. mtr. and above with no height restrictions. The height shall be as per requirement of AAI / Fire Department.

(4) In view of the above, development control norms as applicable to the plots (1000 sq. mtr. and above) covered under redevelopment scheme should be made applicable to the industrial plots lying vacant with DSIIDC. In other words enhanced FAR with no height restrictions should be allowed in respect of vacant industrial plots. Existing FAR for industrial plots measuring 401 sq. mtr. and above is 150 and the same should be enhanced by 50% i.e. making it as 225 in respect of industrial plots measuring 1000 sq. mtr. and above lying vacant with the DSIIDC with no height restrictions.

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7. Implementation of Zonal Development Plans

Areas where land use has been specified as 'Industrial in the Zonal Development plan notified by the DDA, clarification is required as to whether development of such areas shall be done by the DDA and DSIIDC. A suitable provision in this regard needs to be incorporated in the MPD-2021.

" DECISION "

The matter was presented by the Managing Director DSIIDC. After detailed deliberation Technical Committee observed that the suggestions related to removal of restriction on 400 sqm size of plots in new industrial areas, Knowledge Based Industries etc. were at different stages of approval. The suggestions regarding increase in FAR needs complete revision of Table 7.3 Development Control Norms of industrial plots w.r.t setbacks, available coverage, height restriction, permission from Fire Department etc.

It was suggested that a meeting may be organized under the chairmanship of EM, DDA to prepare a draft proposal

DEPT. OF VARIOUS AUTHORITY
RECEIVED
VERIFIED
This Proposal was Considered in
the 5th Technical Committee
Meeting held on 5.6.2015
Vide Item No. 30/15
Sudhakar 19/6/15
Director

Action: Director (Plg) MP

14/c

Proposed Modifications:

(a)

Table 7.3 Development Control Norms — Industrial Plots	Existing provision (Industrial Plot)	Gr Cov	FAR	Ht	Modifications proposed	Gr Cov %	Far	Ht(m)
	iii) size 401 sq. mtr above	%		(m)	iii(a) 401 sq mtr and above and upto 1000 sq mtr	50	150	15
		50	150	15				
					b. 1000sq. mtr and above	50	225	No restriction

(b)

Table 7.3 Development Control Norms flatted group of Industry	Existing provision flatted group industry (Minimum plot size 400 sq. mtr	Gr Cov	FAR	Ht	Modifications proposed
		%		(m)	Flatted group of industry to be added below the existing provision (Size of the plot of 1000sq. mtr and above)
		30	50	26	
					Gr Cov FAR Ht
					% (m)
					50 225 No restriction

6. Permissibility of storage, godown and warehousing in industrial areas:

Sub Clause 8(2) of Chapter 17 contains provision for grant of permission of selected use premises in different use zones.

Storage, godown and warehousing, cold storage & ice factory and gas godowns mentioned under "C Commercial" heading are permissible in Manufacturing Zone.

It is suggested that a suitable provision in this regard may be made under Table 7.2 of Chapter 7 an Industry of the MPD 2021.

91C

Annexure F

Delhi State Industrial and Infrastructure Development Corporation Ltd.

N- 36, Bombay Life building,
Connaught Place, New DelhiNo. DSIIDC/MD/PS/2015/2275
June, 2015

Dated: 04.06.2015

To,

The Commissioner (Planning)
Master Plan, Delhi Development Authority
Vikas Sadan, INA, New Delhi

Commr (Plg.)-I's Office

Diary No. D-1440

Date: 5/6/15

Subject: Proposals for amendment in the Master Plan for Delhi - 2021.

Sir,

अतिरिक्त आयुक्त (योजना) दिल्ली विकास
आयुक्त नं० ८९१
दिनांक ०५/०६/१५

With reference to the letter No. F. (17)(5) 2007/MP/185 dated 22.05.2015 from Uttam Gupta, Dy. Director (Plg.), MP, Delhi Development Authority, I am enclosing herewith proposals for amendment in the Master Plan for Delhi-2021 for consideration and approval please.

The proposed amendments are in sync with the Industrial Policy for Delhi -2010-2021 formulated by the Government of NCT of Delhi and will enable the Government and the DSIIDC to implement the Industrial Policy in right earnest.

Yours faithfully



(SANJEEV AHUJA)

MANAGING DIRECTOR-DSIIDC

Copy to:

1. Secretary to Minister of Industries, Govt. of NCT of Delhi, Delhi Sectt. Delhi
2. Vice Chairman, DDA, Vikas Sadan, INA, New Delhi
3. Pr. Secretary (Industries), Govt. of NCT of Delhi, 419, Udyog Sadan, Patparganj Indl. Area, Delhi-92
4. Spl. Commissioner (Industries), Govt. of NCT of Delhi, 419, Udyog Sadan, Patparganj Indl. Area, Delhi-92

Sanjeev
A DCM/PS

AC CCM/MP

Slater

D/O Industries

- 8 -

Sub-Station) measuring 2.51 ha, is approved by the Technical Committee, the same shall be suitably incorporated in the Tughlakabad Recreational Complex Scheme by landscape Deptt., DDA.

- vi) The change of landuse for an area measuring 2.51 Ha. from "Recreational Use Zone" (Regional Park) to Utility" (U-3) 400 kv Electricity (Power House Sub-Station) in Zone-J, South Delhi-II, is required to be processed under Section 11 (A) of DD Act, 1957.

4. Proposal

- i) The modification in the plan of 400 KV ESS in Zone-J (Tughlakabad) with proposal as contained in Para 3(v) and (vi) above is placed for consideration by Technical Committee, DDA. Once the proposed site for 400 kv Electricity (Power House Sub-Station) measuring 2.51 ha, is approved by the Technical Committee, the same shall be suitably incorporated in the Tughlakabad Recreational Complex Scheme by Landscape Deptt., DDA.
- ii) The land use of the following area in MPD-2021 and Zone-J is proposed for change as per description listed below:

Subject	Area	Land Use as per MPD 2021/notified ZDP Zone-J	Land Use changed to	Boundary of the Site / Area
The plot earmarked for "Recreational Use Zone" (Regional Park) in the Revenue Estate of village Tughlakabad in Zone-J.	2.51 ha	"Recreational Use" (Regional Park)	Utility (U-3) Electricity (Power House Sub-Station)	North : Mehrauli Badarpur Road, South : DDA Land East : DDA Land West : Air force Quarter.

5. Conditions :

- i) The location of site under reference is in the urbanizable area where essential municipal services are not available. Till such time these facilities are extended to the site, the concerned agency/allottee will have to make their own necessary arrangement to support the proposed development and is required to develop the area as a zero discharge zone.

6. Recommendation :

The Proposal in Para 4 (i) and (ii) with conditions in Para 5 above is put up for consideration of the Technical Committee and its further processing for change of land use under Section 11A of DD Act 1957.

DECISION

The proposal was presented by additional commoner (planning) UE & LP. After detailed deliberation, the proposal contained in the agenda Para 4.0 was approved by the technical committee for further processing the same under Section 11-A of DD Act 1957.

Action: Director (Plg) Zone-J

DELHI DEVELOPMENT AUTHORITY

This is to certify that the meeting held on 5th June 2015 at 5.6.2015 vide item No. 26/15 was attended by the following members:

Chairman: Mr. [Signature] 19/6/15
Asstt. Director: Mr. [Signature]
Master Plan: Mr. [Signature]

Minutes of the 5th Technical Committee Meeting Held on 5.6.2015.

Item No:

26/TC/15.

Sub: Change of landuse for an area measuring 2.51 ha from "Recreational Use" (Regional Park) to "Utility" (U-3) 400 kv Electricity (Power House Sub-Station) in Zone-J, South Delhi-II.

File No. F.20(33)/2014-MP

1. Background

Principal Secretary (Power), GNCTD vide D.O. letter No. PS(P)389 dt. 08.08.2014 addressed to VC, DDA, has requested for allotment of land for setting up of 400 kv Grid Station at Tughlakabad.

2. Master Plan for Delhi 2021 & Zonal Plan Zone-J provisions

- i) As per notified Zonal Development Plan of Zone-J, the land measuring 2.51 ha falls in "Recreational Use Zone" (Regional Park). The land under reference has been shown on the notified Zonal Development Plan of Zone-J.
- ii) As per provision given in MPD-2021, the activity i.e. 400 Kv Grid Station is not permissible in the Regional Park.

3. Examination :

- i) The case was discussed in detail under the Chairmanship of Addl. Commr. (Plg.) UE, MP & LP on 08.09.2014 Delhi Transco identified the site measuring 2.56 Ha. through Joint Inspection of Officers of Planning Deptt., Land Deptt. DDA. This was approved by VC DDA on 30.12.2014.
- ii) The matter was placed before the Technical committee meeting held on 19.12.2014 and the Technical committee approved the proposal with a condition that Delhi Transco Ltd. shall obtain NOC's from Ridge Management Board, Central Empowered Committee (CEC) and Archeological Survey of India (ASI). Accordingly, Delhi Transco Ltd. approached Ridge Management Board where it was discovered that part of the site falls in Geo-morphological Ridge hence, the Delhi Transco Ltd. was advised to shift the site towards north away from the Geo-morphological Ridge. As per the advise of Ridge Management Board the site has been shifted by Delhi Transco Ltd and Ridge Management Board has accorded its approval.(Annexure-I)
Similarly Delhi Transco has obtained NOC from Archeological survey of India.(Annexure-II)
- iii) The 18.00 M wide access is proposed to reach the site of 400 kv Electricity Power House Sub-Station from the 60.0 m wide road. The area of this road admeasures 0.20 Ha. Accordingly, the total area in possession to DTL measures 2.51 ha.
- iv) The land under reference falls in the Tughlakabad Recreational Complex Scheme prepared by Landscape Deptt. The landscape plan has been approved by the 215th Screening Committee meeting held on 25.07.2001 vide item no. 21:2001.
- v) This modification in the layout plan requires to be ratified by Technical Committee, DDA. Once the proposed site for 400 kv Electricity (Power House

Sudhakar
A.O (M.P.D)

- 10 -

GOVERNMENT OF NCT OF DELHI
DEPARTMENT OF FORESTS & WILDLIFE
A-BLOCK, 2ND FLOOR, VIKAS BHAWAN, IP ESTATE, NEW DELHI 110002

F.1 (14)/CCF/PA/Tugh.ISTS/16269-1/

Dated: 25.2.2015

To,

Sh. Sarada Prasanna Routray
Manager, Delhi Transco Ltd.
Room No.47, Shakti Deep building
First Floor of Anarkali Market Complex,
Jhandewalan, New Delhi-110055.

Sub: Tughlakhabad ISTS Substation Project-Reg

Ref: Manager (SS&LM)/14-15/LM/1(a)/123

Sir,

Kindly refer to the above referred letter dated 2nd February 2015 regarding NoC for non infringement of notified Ridge area with the modified layout of 400KV Tughlakabad ISTS Substation. As per suggestion of the Chief Secretary as Chairman of the Ridge Management Board (RMB) the boundary of 400 KW ISTS substation Tughlakabad has been shifted in North direction excluding the Ridge Forest land. The new plan submitted for substation is accepted.

(Signature)
25.2
(A.K.Shukla)

Chief Wildlife Warden &
Chief Conservator of Forests

*Submitted
AD (MOT)*

Copy to:

The Secretary (E&F), Govt. of NCT of Delhi, 6th Level, C-Wing, Delhi Secretariat, I.P. Estate, New Delhi-110002.
The Addl. Pr. Chief Conservator of Forests, Department of Forests & Wildlife, Govt. of NCT of Delhi, A-Block, 2nd floor, Vikas Bhawan, New Delhi-110002, for kind information.

- 9 -

GOVERNMENT OF NCT OF DELHI
DEPARTMENT OF FORESTS & WILDLIFE
A-BLOCK, 2ND FLOOR, VIKAS BHAWAN, IP ESTATE, NEW DELHI 110002

F.1 (14)/CCF/PA/Tugh.ISTS/16204-11

Dated: 25.2.2015

To,

Sh. Sarada Prasanna Routray
✓ Manager, Delhi Transco Ltd.
Room No.47, Shakti Deep building
First Floor of Anarkali Market Complex,
Jhandewalan, New Delhi-110055.

Sub: Tughlakhabad ISTS Substation Project-Reg

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The Addl. Pr. Chief Conservator of Forests, Department of Forests & Wildlife, Govt. of NCT of Delhi, A-Block, 2nd floor, Vikas Bhawan, New Delhi-110002, for kind information.

Sukhdev
P.D (M.D.T)

DELHI DEVELOPMENT AUTHORITY JG & ZONE-J

THE SITE MEASURING 2.51 HA. IS PROPOSED FOR CHANGE OF LAND USE FROM RECREATIONAL USE (REGIONAL PARK) TO UTILITY (U-3) ELECTRICITY (POWER HOUSE-STATION)

CONDITIONS:-

a) DELHI TRANSSCO LTD HAS OBTAIN NOC FROM RIDGE MANAGEMENT BOARD (RMB) CENTRAL EMPOWERED COMMITTEE (CEC) AND ARCHAEOLOGICAL SURVEY OF INDIA. VIDE LETTER No-FI(4)/CEEP/FGH/15/15/15203-II DATED 25.03.2015 AND F.No-12/47/2015-RUN/47 UID/1358/-195 & DATED 29.04.2015 COPY ENCLOSED AT PAGE No-48/4 & 49/c

b) THE LOCATION SITE UNDER REFERENCE IS IN THE URBANIZABLE AREA WHERE ESSENTIAL MUNICIPAL SERVICES ARE NOT AVAILABLE TILL SUCH TIME THESE FACILITIES ARE EXTENDED TO THE SITE. THE CONCERNED AGENCY/ALLOTTEE WILL HAVE TO MAKE THEIR OWN NECESSARY ARRANGEMENT TO SUPPORT THE PROPOSED DEVELOPMENT AND IS REQUIRED TO DEVELOP THE AREA AS ZED DISCHARGE ZONE

FILE No. F-20(35)/2014-MP

CHANGE OF LANDUSE FOR AN AREA MEASURING 2.51 HA. FROM RECREATIONAL USE (REGIONAL PARK) TO UTILITY (U-3) 400 KV ELECTRICITY GRID SUB STATION IN ZONE-J, SOUTH DELHI.

Ty. Asst.

ASSISTANT DIRECTOR

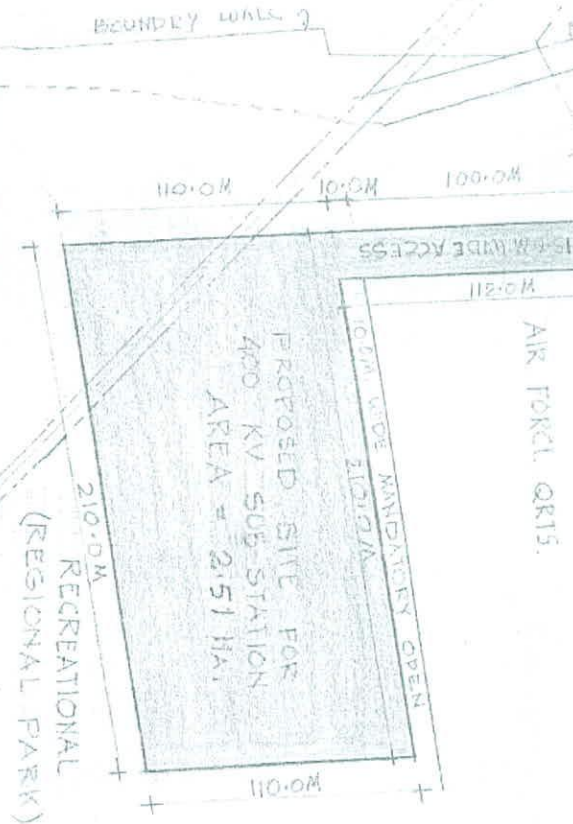
DEPUTY DIRECTOR

DIRECTOR PLANNING

SCALE 1:1000



LOCATION PLAN



DETAIL OF AREA

1. AREA UNDER 18.00M WIDE ACCESS FROM 60.00M WIDE ROAD

$$= 18.00 \times 112.00 \text{ M} = 2016.00 \text{ SQ.M.}$$

$$= 0.20 \text{ HA.}$$

2. AREA UNDER SUB-STATION

$$= 210.00 \text{ M} \times 116.00 \text{ M} = 23160.00 \text{ SQ.M.}$$

$$= 2.31 \text{ HA.}$$

TOTAL AREA UNDER SCHEME = 2016.00M + 23160.00M

$$= 25176.00 \text{ SQ.M.}$$

$$= 2.51 \text{ HA.}$$

MONUMENT
(ADILABAD FORT)

DELHI SHOOTING RANGE

Subd. S.D. (P.T.)

	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.

*Sudhakar
A.O.M.P.T.*

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, GoI seems logical."

ITEM No. 25/Tc/15

Minutes of the Technical Committee Meeting Held on 5.6.2015.

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.



- 4 -

OFFICE OF DY. DIRECTOR (PLG)MP & PE
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

*Subd
n Dint*
To:

1. Professor Anil Dewan, Department of Architecture, School of Planning & Architecture, I.P. 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 Emel, 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

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.

Sudhakar
A.D (M.P.)

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.

DECISION

Asst. Dir. CP
MPDRC

The proposal was presented by Director (Plg) MP. After detailed deliberation, the proposal contained in the agenda Para 3.0 was approved by the technical committee for further processing the same under Section 11-A of DD Act 1957.

DEVELOPMENT AUTHORITY
BUILDING SECTION
Action: Director (Plg) MP
Proposal was Considered in
5th. Technical Committee
Meeting held on 5.6.2015
Agenda Item No. 25/15
Sudhakar 19.06.2015
Asst. Director
Master Plan
Manoj Kumar 19/6/15
Dy. Director
Master Plan

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

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

Shri P.M. Parate
A.D. (MP)

3. A cycle sharing scheme is already under planning/ implementation in overall Dwarka area and the same shall be integrated with all aspects of the TOD scheme.
4. Sites identified as per survey drawing provided by CE (Dwarka). Site inventory is as follows (see location map at Annexure -1).

Table 1 Site Inventory

		Site area as per TSS/GIS base (Ha)	(whether in flight funnel or not) (Height restriction in mtr)
Hub 1	A	3.4	N/A
	B	0.6	N/A
	C	2.4	N/A
	D	2.6	N/A
	E	1.2	N/A
	F	1	N/A
	G	2.3	N/A
Hub 2	H	2.7	N/A
	I	3.2	N/A
	J	1.9	N/A
	K	3.9	N/A
	L	3.6	N/A
	M	2.2	N/A
	N	5.1	N/A
Hub 3	O	3.8	50
	P	1.3	50
	Q	6.6	50
	R	3.2	50
		51 ha	

2.2. Land Area, status and previous allotments:

- As per the Survey plan (in AutoCAD format) provided by the Chief Engineer (Dwarka), the approximate site area under consideration is approx. 51 Ha. [refer Survey drawing, Annexure A].
- The total 18nos. parcels under consideration have not yet been auctioned and are still under the possession of DDA.
- It was observed during the site visit conducted by UTTIPEC that most of the parcels appear to be free from encroachment.

2.3. Masterplan/ Zonal Plan Provision

- (i) As per the Zonal Development Plan of Dwarka (Zone K-II), all of the 18 nos. proposed sites for development within the TOD Zone are designated for 'Commercial

4872

Minutes of the 5th. Technical Committee Meeting Held on 5.6.2015.

Item No.29/2015

DELHI DEVELOPMENT AUTHORITY
UNIFIED TRAFFIC & TRANSPORTATION INFRASTRUCTURE (PLG.& ENGG.) CENTRE
2nd Floor, Vikas Minar, I.P. Estate, New Delhi-134.6002

AGENDA FOR 5th TECHNICAL COMMITTEE TO BE HELD ON 05.06.2015

F. No. F5(45)2013/UTTIPEC

Sub: Conceptual plan of Dwarka TOD Corridor: Integrated scheme for development of three hubs - i.e. Financial Hub, Recreational Hub and Entertainment Hub in Dwarka on approx. 51 ha (cumulative) land parcels within influence zone of MRTS corridor (Sectors 9 - Sector 14) based on TOD norms and implementation model for the project

1. BACKGROUND:

- 1.1. DDA is in the process of introducing Transit Oriented Development (TOD) norms in the MPD-2021 (as part of the mid-term Review process), which shall be applicable within the 500 m. wide belt on both sides of centre line of existing/ planned/approved MRTS Corridors. The draft TOD Policy and norms as part of Transportation Chapter have been approved by Delhi Development Authority and have been sent to MOUD for issue of final notification.
- 1.2. Accordingly, based on discussion with Vice Chairman DDA and Commissioner (Plg.) DDA, UTTIPEC has been instructed to prepare a comprehensive plan for an integrated scheme for development of three hubs - i.e. Financial Hub, Recreational Hub and Entertainment Hub in Dwarka on approx. 51 ha (cumulative) land parcels within influence zone of MRTS corridor based on TOD norms and also propose an implementation model for the project.
- 1.3. As per the survey drawing provided by Chief Engineer (Dwarka), DDA is in possession of these parcels, as the same have not yet been auctioned. Accordingly the revised layout plan has been prepared and placed as part of the Agenda.

2. EXAMINATION:

2.1. Project Description

1. The Dwarka TOD corridor (500m. influence zone on either side of MRTS corridor) covers an area of approx. 11 sq.km. which is about XX% of the overall area of Dwarka Sub-city.
2. In phase-1 an area of 51 Ha has been taken up for detailed planning as a part of TOD scheme in which the following types of interventions shall be taken up in a phased manner:
 - Urban Improvement of Roads and Open Spaces
 - Development Hubs with Urban Design Controls

Swarna
A.D.C.M.P.T.

- i. Dwarka is one of the sub-cities developed by DDA in 1990s based on the principles of sector planning, green corridors, pedestrian networks and metro oriented development. In Dwarka (zone K-II), the concept of planned mixed land use was introduced for the first time.
- ii. During planning stages itself, a fine network of NMT/cycle tracks had been planned and implemented in order to facilitate localized trips by foot and bicycle. Space has also been reserved for the metro corridor.
- iii. While majority of the residential neighborhoods are occupied, the planned vision for the sub-city are yet to see complete fruition.
- iv. In particular, the commercial developments have been slow to pick up due to the following reasons:
 - DDA had retained the right to develop the commercial plots but the envisioned facilities could not keep pace with the residential development which was auctioned and taken up by the private sector.
 - Close proximity of informal retail in nearby areas such as Uttam Nagar as well as the MLU pockets developed as part of residential developments satisfied the immediate demand and consequently demand for commercial development has been subdued.
- v. The Core Group agreed that mixed use TOD development which provides flexibility in uses and development norms would increase the development and disposal potential of the remaining plots along Metro corridor and also help create more rental housing stock in Dwarka.

2.5.3. Parking Issues

- i. The core group identified the following issues:
 - Unauthorized and unorganized parking in front of MLU pockets on carriageway, and no segregation/ distinction between long term and short term parking has created chaos.
 - There is no designated space for cycle rickshaw parking, making them park on footpaths or carriageways which inconveniences residents and visitors.
 - Lack/absence of infrastructure for cycling and walking infrastructure induces complete dependency on personal vehicles (cars / two wheelers) even for short trips.
- ii. The Core Group agreed that a parking management plan with pricing policy needs to be prepared for Dwarka and the same may be discussed in the Working Group meeting of UTTIPEC as part of the cycle sharing and NMV lanes project being undertaken by DDA.

2.5.4. Connectivity to the metro stations

Dwarka has 12 metro stations serving the Sub-city. In a visionary planning move, a mixed use commercial cum facility corridor had been reserved along the then planned metro corridor with 30 m roads running on either side of the metro viaduct. However there are two major issues that hamper the connectivity to the metro stations and the same need to be addressed:

- a. Large block sizes cause people to take long detours for making short distance trips.

Use'. Therefore mix of uses as permitted within Commercial Use in TOD zone shall be applicable to all the sites.

- (ii) All the vacant sites identified by CE (Dwarka) sites fall within the 500m influence zone of Dwarka Metro corridor, therefore the norms and development code for Transit Oriented Development as per MPD-2021 Review shall apply to these sites.

2.4. Record Note of meeting held under Vice Chairman DDA on 29.12.2014 to discuss the financial hub project in Dwarka

A meeting was held under Vice Chairman DDA on 29.12.2014 which was attended by senior officers of Architecture Dept. and Planning Dept. (Zone-K-II) and it was decided that the Financial Hub being planned in Sector-10, Dwarka would be developed based on TOD norms.

Further, an Expression of Interest to be floated for studying the viability models for financial and entertainment hubs in Dwarka. Based on the decision the EOI was floated by the DDA.

2.5. Record Note of Core Group Meetings held under Addl. Commr. (Plg.) TB&C and Chief Engineer (Dwarka) on 15.01.15 and 8.04.2015

Two Core Group meetings were held under the Chairmanship of Addtl. Commsr. (Plg.) and Chief Engineer (Dwarka) on 15.01.15 and 8.04.2015 to discuss the Dwarka TOD corridor project, which was attended by senior officers of Landscape Dept., Architecture Dept. and Planning Dept. (Zone-K-II) and the MOU-based advisory agencies of UTTIPEC. The Core Group made the following observations and recommendations:

2.5.1. Access, Connectivity and Contextual Need for the Project

- i. Dwarka has the unique advantage of being in closest proximity to the New Delhi Terminal-3 Airport as well as the upcoming new world class Railway Station at Bijwasan.
- ii. It has two metro lines currently terminating in Dwarka in addition to the Airport express line which may be extended to Gurgaon. The Delhi Airport Metro Express Line connects Dwarka to the Indira Gandhi International Airport and Central Delhi.
- iii. By road Dwarka is connected to the mother city by four major roads from all directions.
- iv. **The Core Group agreed** that further connectivity options to Delhi would be desirable and a tender has already been floated by DDA to engage a consultant to study connectivity options to Delhi. The following links would also be helpful:
 - a. The upcoming Dwarka expressway connecting to Gurgaon will provide direct regional connectivity to/from Dwarka from Gurgaon.
 - b. PWD, GNCTD has also proposed a new road corridor along Najafgarh drain which will connect Dwarka along the western edge right up to central Delhi and Wazirabad Signature Bridge (which is currently under construction).
 - c. In addition, an underground tunnel road under the airport connecting to south Delhi is also under discussion by various agencies/ stakeholders.

2.5.2. Unrealized development potential

Sudhakar

to the nearest natural drain i.e. Palam and Najafgrah drain in this case. Currently Palam drain carries extremely high BOD levels and the smell emanating from the drain inconveniences existing residents along the drain corridor.

- b. This not only conveys all polluted run-off to these natural drains but also allows no local purification and infiltration of water into the ground.
 - c. Consequently ground water table of Dwarka is constantly falling and the sub-city till recently has been suffering from several water scarcities.
 - d. Parks and green areas of Dwarka often tend to look arid and barren due to lack of water.
- ii. In order to address the above issues, the Core group suggested that a guiding framework for cleaning of the Palam drain and development of the same as a Greenway cum EcoMobility (NMT) corridor should be created in order to improve quality of life of local residents and create value for DDA's future projects in the area.
 - iii. Chief Engineer Dwarka agreed to take up the same, with assistance from Centre of Green Mobility, a non-profit organization with whom DDA already has an MOU for technical assistance on NMT projects.

3. PROPOSAL

3.1. DWARKA TOD PROJECT VISION

The Dwarka urban vision for the TOD corridor puts forward an integrated plan for the development of remaining parcels within the TOD zone along the Metro Corridor of Dwarka, from Sector 14 to Sector 9 which have not yet been disposed by DDA. The development parcels range from 1 hectare to larger parcels of 8 hectares.

- The integrated vision proposes a public realm and a mobility network that creates new road connections, strengthens existing pedestrian/NMT networks and creates a network of vibrant public spaces, plazas, retail and entertainment destinations.
- Service apartments and residential uses have also been proposed in all the hubs, in keeping with the concept of TOD which envisions mixed-use, round the clock activity, safety and vibrancy of all neighbourhoods and commercial areas.
- The large incidental green spaces along the Palam drain have been proposed to be developed as Dwarka Greenway cum Eco-mobility corridor which has been integrated as an essential component of one of the hubs. The greenway will involve cleaning of the Palam drain, and creation of both neighbourhood and city level public spaces which seamlessly integrate with the Hubs and residential areas abutting the greenway. The summarized details of each of the three proposed Hubs is as follows [Refer detailed report at Annexure A]:
- In phase-1 an area of 51 Hect has been taken up for detailed planning as a part of TOD scheme in which two types of interventions shall be taken up in a phased manner:
 - Urban improvement of roads and open spaces
 - Development of hubs with envelop controls

- b. The road under the metro viaduct is not continuous which hampers access and connectivity to various plots within the TOD zones. These aspects need to be addressed.

2.5.5. Road infrastructure and multi-modal Integration

- i. At present the following aspects can be observed all along major roads, especially the roads leading up to metro stations:
 - a. Vehicles occupy footpath or pedestrian space where it is most needed i.e. in front of shop fronts, vending areas, etc.
 - b. Arcades in MLU pockets are too narrow to facilitate comfortable movement of pedestrians.
 - c. There is no proper/safe movement and crossing facilities for pedestrians. Facilities for cyclists are nonexistent.
 - d. In the absence of properly planned designated spaces, it is observed that hawkers tend to spill on pedestrian space, NMV e.g. rickshaws. Occupy footpaths and in many areas. Footpath kerb heights are unsurmountable.
 - e. In most busy areas, footpaths are either too high/inaccessible or highly encroached.
 - f. Signalized crossings are missing at most junctions making them unsafe for pedestrians, cyclists and vulnerable road users, especially at night when speeding may be common.
- i. The Core Group agreed that a comprehensive street improvement and management plan needs to be prepared for Dwarka and the same may be discussed in the Working Group meeting of UTTIPEC as part of both, the cycle sharing/ NMV lanes project and the future TOD projects being undertaken by DDA.
- ii. Road network to be enhanced/ completed so as to provide shortcuts to pedestrians and cyclists to reach destinations avoiding long detours and traffic signals this would lead to lessen dependency on motorized vehicles/modes of transport.

2.5.6. Safety issues

- i. Unfortunately in the last several years, Dwarka has been a steep rise in street crimes which includes snatching, molestation and theft. Main causes of this happening often on the roads and public spaces of Dwarka are:
 - a. Darkness/ dark corners on streets/ parks / public spaces etc. in the evening due to in adequately absence of lighting
 - b. Absence of activities along edge of roads/ footpaths which create unwatched and unsafe streets. There are no active frontages at road edges.
- ii. The core group agreed that the above issues must be addressed in the Dwarka TOD masterplan as it is critical to have a safe city for success of any future development.

2.5.7. Parks, Greens and water management

- i. Dwarka faces the following issues with respect to storm and waste water management and management of public green open spaces:
 - a. The storm water system in Dwarka is designed in such a way as to collect all run off/ water in nearest concrete storm water drain and convey it quickly

Scanned
DD (M-P) 22

- i. Palam Greenway will developed as per the following components as earlier approved Authority for South Delhi Greenway:

- a. **Environmental Engineering solutions to treat water quality of the drain :**
 - o To rejuvenate the natural drain system through innovative waste water treatment and modify the cross section of drains if required.
 - o A combination of engineered and natural systems may be used for water treatment and detention/ infiltration.
- b. **Ecological Landscape Design :**
 - o Provide connectivity to green areas and parks to form an integrated, connected park, NMT trails and open space system.
 - o Employ working landscapes for natural storm water management, which also serve recreational and educational purposes.
- c. **Transport Planning with network development and Multi-modal integration :**
 - o Develop safe and uninterrupted pedestrian and non-motorized transportation network including cycle tracks, cycle stations, repair facilities and other amenities, to seamlessly connect residences to commercial and community destinations including parks, schools, markets and sports facilities.
- d. **Urban design keeping in view public safety especially women and children, and generate round-the-clock activity within the Corridor**
- e. **Business model for implementation and maintenance**

*Submitted
DD(M&E)*

- ii. An Adventure Cycle park of aprox. Area of 4.8 Ha with cycle trail has already been approved by the **Screening Committee dt.26.5.15 vide item no. 55/2015** and will be integrated in the Greenway Plan.
- iii. The greenway focuses on integral part of Hub-2 and is critical for the success of Hub-2 as well as the comfort and health of existing residents along the Palam drain corridor. Services of urban plazas, vending zones, trails, activity centers, clubs etc. are proposed. A conceptual Greenway plan has been prepared and placed at **Annexure-**
- iv. The Greenway will not only provide a series of interconnected activity zones, a clean drain and amenities for Dwarka residents, but it would also create tremendous value for the land parcels owned by DDA abutting/ fronting on the Greenway corridor/ Eco-mobility corridor.

3.3. DEVELOPMENT HUBS WITH URBAN DESIGN CONTROLS

- a) Dwarka Sub city which is the sub-city of DDA has 12 metro stations along which TOD zone has been tentatively identified based on the parameters specified in the TOD policy as part of draft Transportation Chapter of the MPD-2021 which has been referred to MOUD for final notification. [Refer Annexure-].
- b) **Hub-1 in Sector 13-14** is designated as a "Dwarka Entertainment Hub". This is very strategically located near the western periphery abutting Najafgarh drain and acts as an anchor to the educational campuses and residential in the zone. The total tentative area in

3.2. URBAN IMPROVEMENT OF ROADS AND OPEN SPACES

In order to "create value" for new developments in Dwarka and for improving the quality of life of residents, the following urban improvements are proposed:

a) Street Planning and Management System:

- i. In order to provide seamless access and NMT connectivity to all the DDA sites along the metro corridor, the road under the Metro viaduct has been proposed to be made continuous, with minimal disruption to trees and sensitivity to ground conditions. The main metro viaduct corridor to be designated as "**Dwarka Boulevard**".
- ii. **Streetscape Plan** shall be prepared for all roads within the TOD Zone incorporating various road components as per Street Design regulations of MPD-2021 including proper footpaths, cycle tracks (wherever applicable), designated vending zones, and all other street amenities in addition to:
 - Tree planting & horticulture planting plan for shading and micro-climate.
 - Multi-modal integration at all metro stations and bus stops integrating with public amenities as well as the cycle sharing proposed by DDA.
- iii. **Placemaking:** Various public activity zones shall be created under metro via-duct (refer enclosed **Annexure-B**) and arterial roads, including:
 - Creations of vending zones and food plazas near metro exits and bus stops/ cycle stations.
 - Play zones, kids zones, active sport facilities in between stations. Such as chess plazas, Table tennis corner, badminton courts, mini soccer fields, skating platforms, mini cricket pitches etc.

b) Parking Management Plan:

Proper demarcation & designation of off-street and on-street parking facilities along with pricing shall be taken up as part of a Parking Management Plan as per MPD provisions. TOR for the same to be prepared by UTTIPEC.

c) Road Network enhancement:

An additional network of streets has been proposed in order to provide seamless connectivity & easy access to metro stations for pedestrians & cyclists/ NMT. The same is depicted in the map placed at **Annexure-C**. Detailed feasibility study for the same is to be taken up by CE (Dwarka), DDA subsequently based on TOD norms and standardized TOR's of UTTIPEC.

d) Integrated Public Transport System

Dwarka will have an integrated public transport system comprising of Metro, Bus, Electric Bus/TRAM and a Cycle Sharing System. An integrated map of the same has been placed at **Annexure-B**.

e) Palam Greenway and Services Management Plan

Q	6.6	2.3	15.1	4.53	1.51	1.51	Table 5.1 (served apts.permitted in all categories except LSC)	Residential
R	3.2	4.0	12.8	3.84	1.28	1.28		
51			190					

3.4. DEVELOPMENT CONTROL NORMS:

3.4.1. The Draft norms for Transit Oriented Development (TOD) as part of the Transportation Chapter have been approved by Authority and sent to MOUD for final notification. However, the final TOD norms shall be applicable to the scheme only after final notification of MPD-2021 revisions by the Ministry of Urban Development.

3.4.2. TOD norms as per "Commercial use" as per Zonal Plan (K-II) shall be applicable to the project in addition to other norms and TOD development code. All uses permissible as per Table 5.1 shall be permissible (including service apartments).

3.5. URBAN DESIGN GUIDELINES/ ENVELOP CONTROLS FOR THE SCHEME:

The following aspects are to be included in the "envelop controls" for the scheme, as part of its disposal strategy:

- i. The 20% common green to be made available for shared public use within the scheme and is to be located such a way that the surrendered green areas are consolidated within the same area, as demarcated in the overall layout plan. The green spaces should be located along the daily walking/cycling routes of people walking to/from the Metro station so that they provide shortcuts, and also remain active and safe throughout the day. The indicative location of such green is shown in Annexure-.
- ii. A public promenade facing the Palam Greenway and all public parks is to be provided at both the ground floor level of all new developments within TOD zone, in order to allow seamless public access and 'eyes on the park' for the public spaces.
- iii. Public arcades with minimum 6m width are to be provided at ground level edges of all new developments abutting the Metro corridor and major arterial roads, so as to provide seamless walking connectivity between buildings and climatic comfort.
- iv. The common green areas, roads, promenades, footpaths, etc. should be developed and maintained by a single agency.
- v. Envelop Control diagram is provided at Annexure-.

3.6. PHASING

In first phase, the "Dwarka financial Hub" and the "Dwarka Recreation Hub" may be taken up for further planning and development.

It may be noted that in the first instance, the envisioning of the three hubs has been limited to the DDA owned vacant plots only. However, the development control norms and codes for TOD, after final notification by MOUD, shall be applicable to the privately owned existing developments

zone is 450,000 sq.m. with a cumulative parcel area around 28 acres (FAR is 4.0). This hub shall provide uses such as sports clubs, recreational facilities, theatres, restaurants, clubs, night-life uses along with serviced apartments and hotels.

- c) **Hub-2 in Sector 11-12** intersects the proposed "Palam Greenway" and is proposed as a "Dwarka Recreation Hub" with strong links to the green corridor and having destination cultural uses, in addition to commercial, local retail and residential uses. The total tentative area in this zone is 475,000 sq.m. with a cumulative parcel area around 29 acres.
- d) **Hub-3 in Sector 9-10** is adjacent to Dwarka Courts Complex and other government/ semi government institutions. The proposal aims to create a major civic plaza to anchor the public realm and is designated as a "Dwarka Financial Hub" with signature buildings generating offices spaces and employment opportunities. The total tentative area in this zone is also 475,000m2 with a cumulative parcel area around 29 acres. This hub lies within the air-funnel of the Airport and is therefore limited upto a maximum height of 50 m. The unconsumed FAR from this hub may be transferred to the Recreational Hub, in order to consume the full 400 FAR within the overall TOD scheme.
- e) The total development encompassing all the three hubs with the built up area calculated at FAR 4.0 is around 1.5 million square metres. Details of all three hubs are as follows:

		Site area as per TSS/GIS base (Ha)	FAR (Max 4.00)	Built-up area (ha)	Mandatory mix of use (ha)			Proposed mix for 50% FAR	
					Residential 30%	Commercial 10%	Social 10%	Commercial 40%	others 10%
Hub 1	A	3.4	4	13.6	4.08	1.36	1.36	All uses permissible as per Table 5.1 (serviced apartments permitted in all categories except LSC)	Service apartments/ Residential
	B	0.6	4	2.4	0.72	0.24	0.24		
	C	2.4	4	9.6	2.88	0.96	0.96		
	D	2.6	4	10.4	3.12	1.04	1.04		
	E	1.2	4	4.8	1.44	0.48	0.48		
	F	1	4	4	1.2	0.4	0.4		
	G	2.3	4	9.2	2.76	0.92	0.92		
Hub 2	H	2.7	4	10.8	3.24	1.08	1.08	All uses permissible as per Table 5.1 (serviced apartments permitted in all categories except LSC)	Service apartments/ Residential
	I	3.2	4	12.8	3.84	1.28	1.28		
	J	1.9	4	7.6	2.28	0.76	0.76		
	K	3.9	4	15.6	4.68	1.56	1.56		
	L	3.6	4	14.4	4.32	1.44	1.44		
	M	2.2	4	8.8	2.64	0.88	0.88		
	N	5.1	4	20.4	6.12	2.04	2.04		
Hub 3	O	3.8	3.4	13.1	3.93	1.31	1.31	All uses permissible as per	Service apartments/
	P	1.3	3.8	4.96	1.49	0.50	0.50		

as well. The benefit of higher FAR and TOD norms shall be allowed for private entities after making the requisite payment to the local body/ DDA for upgradation of the infrastructure of the area.

3.7. IMPLEMENTATION MECHANISM

DDA shall engage a Project Management Consultant (PMC) of international repute through global tender for preparation of detailed project report for the Financial and Recreation Hub. A Transaction advisor for Financial Hub has already been engaged by DDA to advise on the programming of the facilities to be provided within all the proposed hubs within this project.

3.8. PROJECT MONITORING UNIT

Suashy The project shall be monitored by UTTIPEC as part of its Workign Group "TOD Task Force" chaired by Commissioer (Plg.) DDA on a bi-monthly basis and reported to competent Authority (Governing Body of UTTIPEC/ Vice Chairman, DDA)

3.9. Implementing Agency

3.9.1. DDA will be the Implementation Agency with Chief Engineer (East), DDA as the Nodal Officer. Details of implementation will be worked out by the Project Managment Consultant (PMC) to be engaged by CE (Dwarka).

3.9.2. All **project** related implementation activities such as procurement of consultancy services, tendering for selection of suitable contractor(s) for execution of works shall be undertaken from the office of Chief Engineer (Dwarka)/ or as per the directions of VC, DDA.

4. RECOMMENDATION:

The proposal at para 3.0 above is placed before the Technical for its consideration and approval.

DECISION

The proposal was presented by Additional Commissioner (Plg) TB&C. After detailed discussion, the Technical Committee observed that since the proposal is regarding approval of the schemes/ layout plans, same may be processed through Screening Committee of DDA. The revised Chapter on Transport/ Transit Oriented Development (TOD) has been forwarded to the Central Government for issue of final notification. In the absence of the final notification & regulation for implementation of the Transit Oriented Development policy, the draft proposal to be prepared only for un-allotted/ un-auctioned vacant plots of DDA. However, again for any policy issue/ matter the same may be brought before the Technical Committee if required at later stage.

Action: Director (Plg) UTTIPEC

DELHI DEVELOPMENT AUTHORITY	
MASTER PLAN SECTION	
VERIFIED	
This Proposal was Considered in the <u>5th</u> Technical Committee Meeting held on <u>5.6.2015</u> Vide Item No. <u>19/15</u>	
<i>Suashy</i> Asstt. Director Master Plan	<i>Suashy</i> By. Director Master Plan

37/c.

TOD

DWARKA

K-II ZONE DWARKA
AREA=5.72 SQ. KM.



See



Suva



HUB 1= 1.50 SQ. KM.

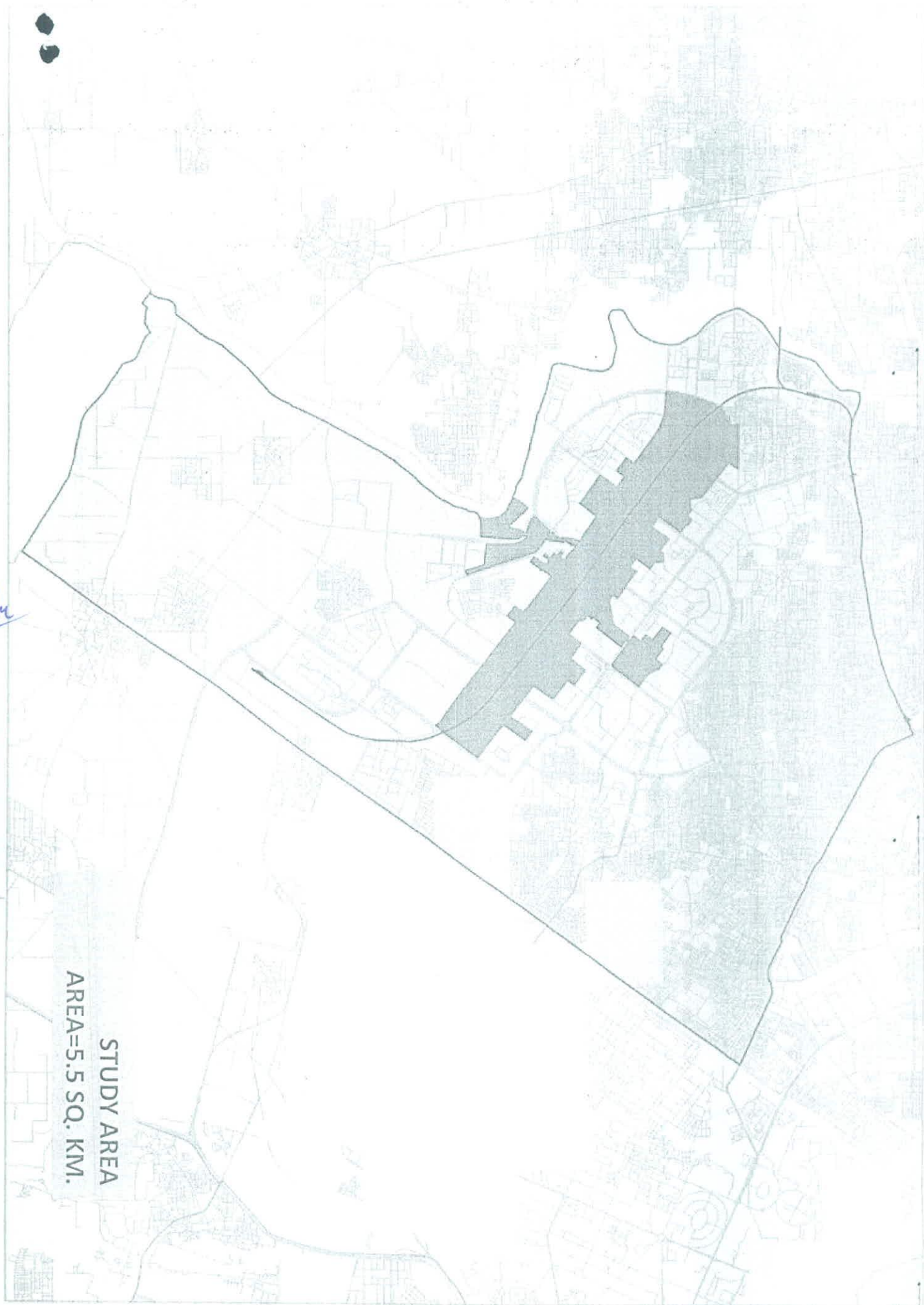
HUB 2= 2.46 SQ. KM.

HUB 3= 1.54 SQ. KM.

Study Area



STUDY AREA
AREA=5.5 SQ. KM.



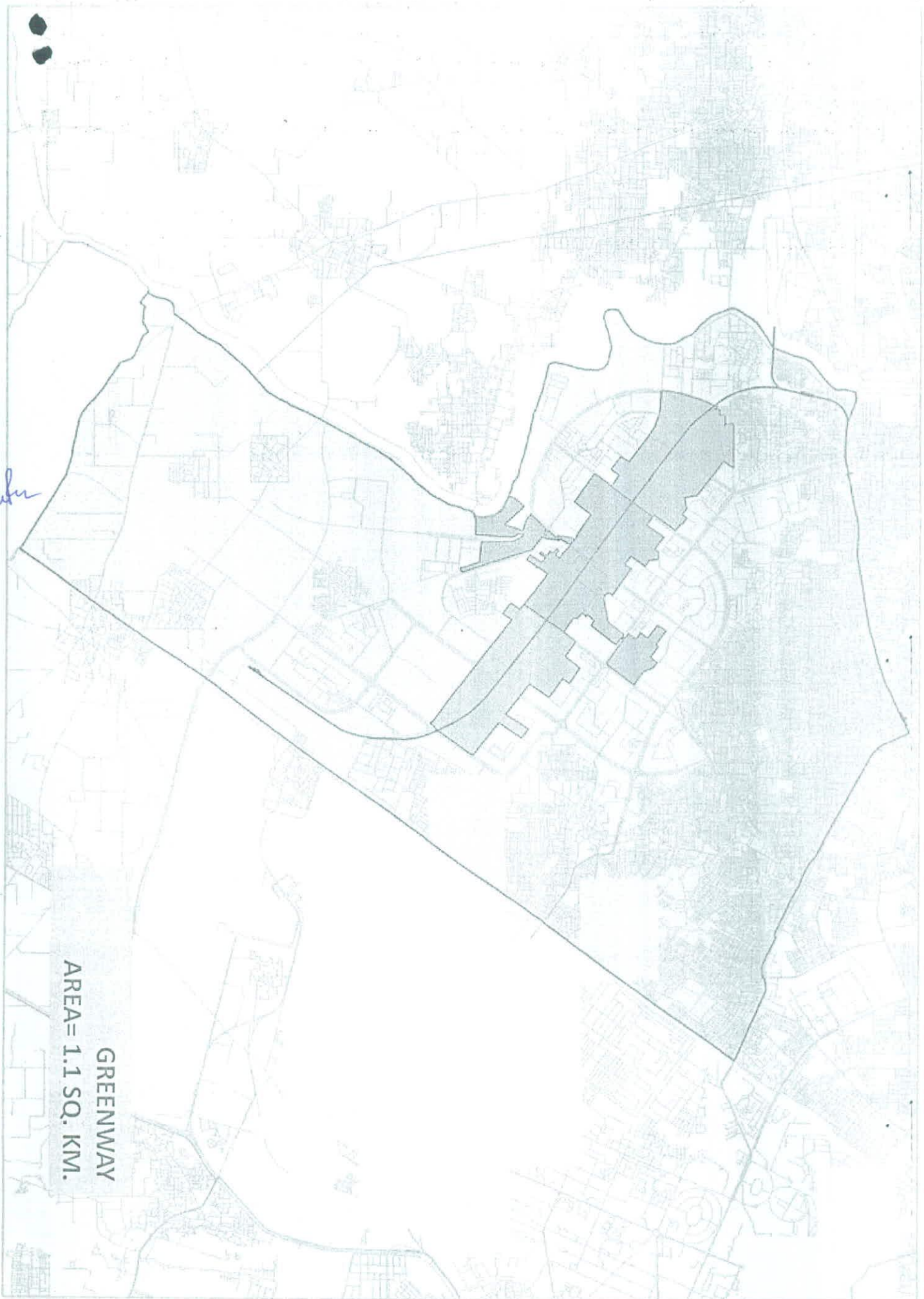
31/C

Sachin



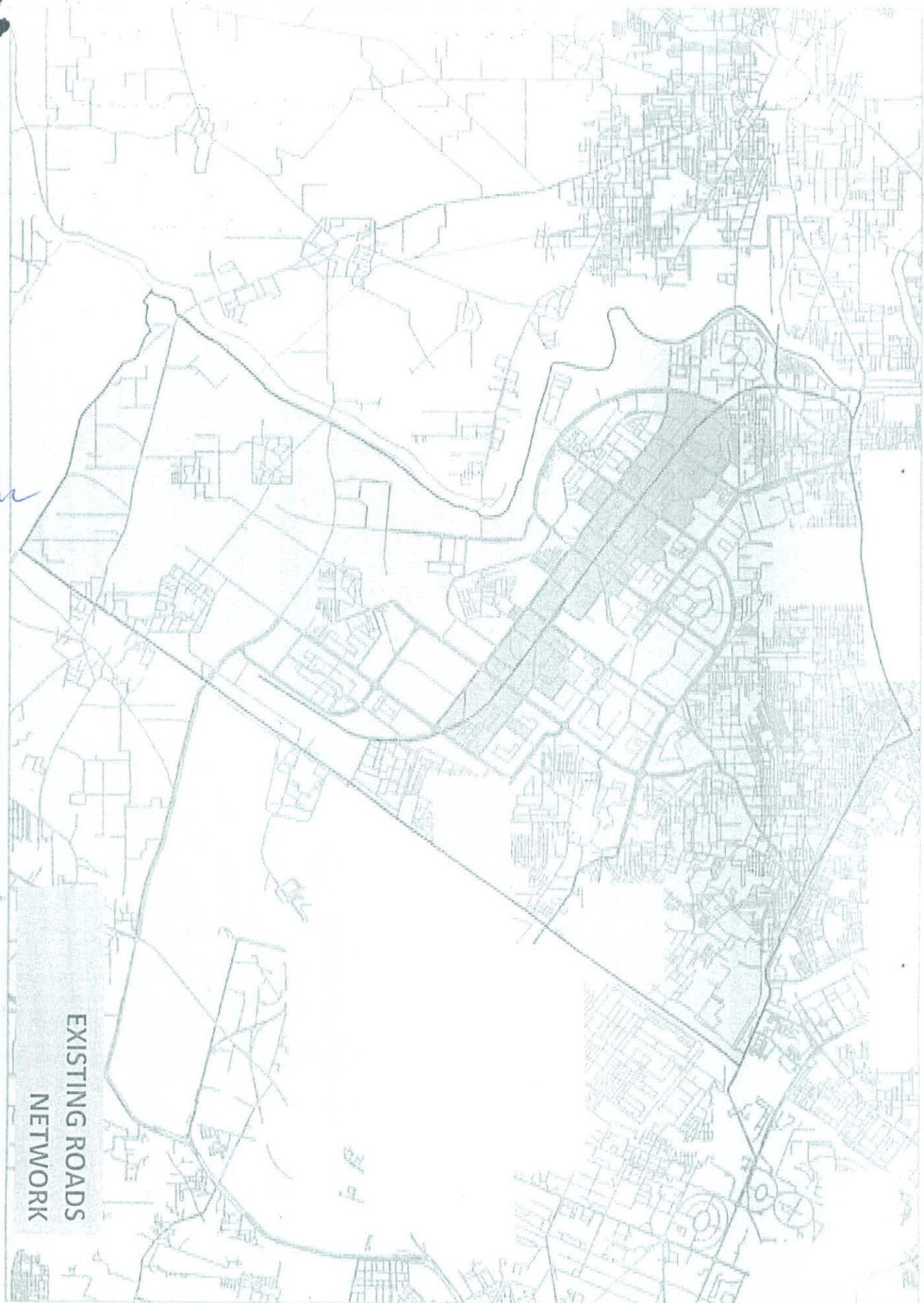
AREA = 1.1 SQ. KM.

GREENWAY



Sketch

EXISTING ROADS
NETWORK



26/C

Swatara



VIEW

W/C

Seoul

- Vending zone
- Auto-rickshaw zone
- Sports/recreational zone
- Metro station

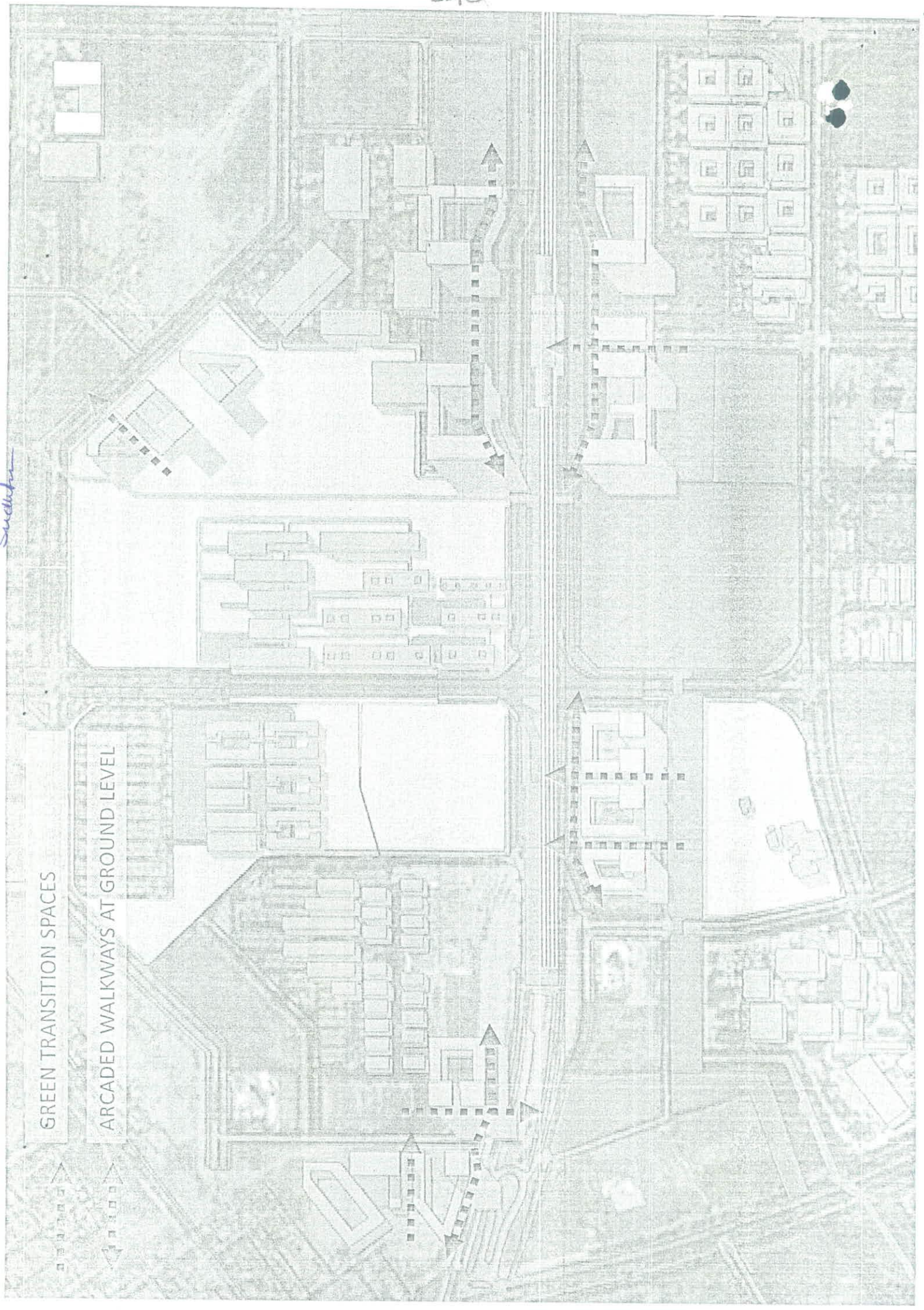
TYPICAL ACTIVITY ZONATION MAP
ALONG METRO VIADUCT CORRIDOR



Sketch

GREEN TRANSITION SPACES

ARCADED WALKWAYS AT GROUND LEVEL



23/c

Sudbury



VIEW

Item No. 27/2015

Grant of for additional FAR as per Gazette Notification NO.S.O.2895 (E) dt.23.09.13 for addition construction to existing 'Higher and Technical Educational Institute', at Sector-9 Dwarka by Kamal Educational and Welfare Society.

F.9 (03)/2015-MP

The proposal was presented by Director (Building), DDA. After detail discussion, the proposal for Grant of additional FAR as per Gazette Notification NO.S.O.2895 (E) dt.23.09.13 for additional construction to existing 'Higher and Technical Educational Institute', at Sector-9 Dwarka Kamal Educational and Welfare Society was approved by the Technical Committee subject to the following conditions:

- I. *Change in allotment /lease condition if required.*
- II. *Structural stability certificate as per Building Bye Laws.*
- III. *NOC from IL Branch w.r.t financial implication.*

Action: Director (Building)

Item No. 29/2015

Conceptual plan of Dwarka Transit Oriented Development Corridor: Integrated scheme for development of three hubs-i.e. Financial Hub, Recreational Hub and Entertainment Hub in Dwarka on approx. 51 ha (cumulative) land parcels with in influence Zone of MRTS corridor (Sector9-Sector-14) based on Transit Oriented Development norms and implementation model for the project.

F5 (45)2013/UTTIPEC

The proposal was presented by Additional Commissioner (Plg) TB&C. After detailed discussion, the Technical Committee observed that since the proposal is regarding approval of the schemes/ layout plans, same may be processed through Screening Committee of DDA. The revised Chapter on Transport/ Transit Oriented Development (TOD) has been forwarded to the Central Government for issue of final notification. In the absence of the final notification & regulation for implementation of the Transit Oriented Development policy, the draft proposal to be prepared only for un-allotted/ un-auctioned vacant plots of DDA. However, again for any policy issue/ matter the same may be brought before the Technical Committee if required at later stage.

Action: Director (Plg) UTTIPEC

Item No. 30/2015

Proposals for amendment related to Industries in Master Plan for Delhi -2021 - Sent by GNCTD

Reference Letter no. DSIIDC /MP /PS/15/2275DT.04.06.2015

The matter was presented by the Managing Director DSIIDC. After detailed deliberation Technical Committee observed that the suggestions related to removal of restriction on 400 sqm size of plots in new industrial areas, Knowledge Based Industries etc. were at different stages of approval. The suggestions regarding increase in FAR needs complete revision of Table 7.3 Development Control Norms of industrial plots w.r.t setbacks, available coverage, height restriction, permission from Fire Department etc.

Minutes of 5th Technical Committee meeting dated 05.06.2015



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

F.1 (05) 2015/MP/202

Date: 05.06.2015

Sub: Minutes of the 5th Technical Committee held on 05-06-2015

The 5th meeting of Technical Committee was held under the Chairmanship of VC, DDA on 05.06.2015.

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

Item No.28/2015

Confirmation of Minutes:

The minutes of the 4TH Technical Committee meeting held on 19.05.2015 were circulated to all members. As no observations were received, the Minutes of the 04TH Technical Committee meeting held on 19.05.2015 were confirmed as circulated.

F.1 (04) 2015/MP

Item No. 25/2015

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

F.13 (02)/2013-MP.

The proposal was presented by Director (Plg) MP. After detailed deliberation, the proposal contained in the agenda Para 3.0 was approved by the technical committee for further processing the same under Section 11-A of DD Act 1957.

Action: Director (Plg) MP

Item No. 26/2015

Change of landuse for an area measuring 2.51 ha from "Recreational Use" (Regional Park) to "Utility" (U-3) 400 KV Electricity (Power House Sub-Station) in Zone-J, South Delhi-II

F20 (33)/2014-MP

The proposal was presented by additional commoner (planning) UE & LP. After detailed deliberation, the proposal contained in the agenda Para 4.0 was approved by the technical committee for further processing the same under Section 11-A of DD Act 1957.

Action: Director (Plg) Zone-J

List of participants of 05th meeting for the year 2015 of Technical Committee on
05.06.2015

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg), DDA
5. Additional Chief Architect HUPW/DDA
6. Addl. Commissioner (Plg) MP&DC DDA
7. Addl. Commissioner (Plg) TB&C, DDA
8. Addl. Commissioner (Land Scape), DDA
9. Addl. Commissioner (Plg)UE&LP, DDA
10. Director (Plg) MP, DDA
11. Director (Building), DDA
12. Director (Plg) VC, Sectt, DDA
13. Dy.Director(Plg,)UTTIPeC
14. Dy.Director(Plg.)
15. Dy. Director (Building)

OTHER ORGANIZATION

S/Sh. /Ms.

16. D.C Goel OSD to Minister GNCTD
17. Sanjeev Ahuja Managing Director DSSIDC
18. Rajesh Kumar GM DSSIDC
19. Sandeep Roy, ATCP, TCPO, Ministry of Urban Development
20. Ravinder Soni , ACP/Traffic, Delhi Police
21. Y.K.Sachdeva Asstt. Manager Delhi Transco Limited
22. M.P.Sharma Asstt. Engg. L&DO

It was suggested that a meeting may be organized under the chairmanship of EM, DDA to prepare a draft proposal

Action: Director (Plg) MP

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) 2x6/6
5. Commissioner (LD) Pinki 16/6/15
6. Commissioner (LM)
7. Chief Planner, TCPO
8. Chief Architect, HUPW DDA 16/6/15
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 16.6.15
16. Addl. Commr. (Plg.) MPR&DC, DDA 16/6/15
17. Addl. Commr. (Plg.) TB&C, DDA 16/6
18. Addl. Commr. (Plg.) AP, DDA 16/6
19. Addl. Commr. (Plg.) UE&LP, DDA 16/6
20. Secretary, DUAC
21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
22. Dy. Commissioner of Police (Traffic)
23. Delhi Land & Development Officer (L&DO)

8.Ho.14, 22, 20

OK
16/6/15

Item No. 27/2015

Grant of for additional FAR as per Gazette Notification NO.S.O.2895 (E) dt.23.09.13 for addition construction to existing 'Higher and Technical Educational Institute', at Sector-9 Dwarka by Kamal Educational and Welfare Society.

F.9 (03)/2015-MP

The proposal was presented by Director (Building), DDA. After detail discussion, the proposal for Grant of additional FAR as per Gazette Notification NO.S.O.2895 (E) dt.23.09.13 for additional construction to existing 'Higher and Technical Educational Institute', at Sector-9 Dwarka Kamal Educational and Welfare Society was approved by the Technical Committee subject to the following conditions:

- I. *Change in allotment /lease condition if required.*
- II. *Structural stability certificate as per Building Bye Laws.*
- III. *NOC from IL Branch w.r.t financial implication.*

Action: Director (Building)

Item No. 29/2015

Conceptual plan of Dwarka Transit Oriented Development Corridor: Integrated scheme for development of three hubs-i.e. Financial Hub, Recreational Hub and Entertainment Hub in Dwarka on approx. 51 ha (cumulative) land parcels with in influence Zone of MRTS corridor (Sector9-Sector-14) based on Transit Oriented Development norms and implementation model for the project.

F5 (45)2013/UTTIPEC

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Action: Director (Plg) UTTIPEC

Item No. 30/2015

Proposals for amendment related to Industries in Master Plan for Delhi -2021 - Sent by GNCTD

Reference Letter no. DSIIDC /MP /PS/15/2275DT.04.06.2015

The matter was presented by the Managing Director DSIIDC. After detailed deliberation Technical Committee observed that the suggestions related to removal of restriction on 400 sqm size of plots in new industrial areas, Knowledge Based Industries etc. were at different stages of approval. The suggestions regarding increase in FAR needs complete revision of Table 7.3 Development Control Norms of industrial plots w.r.t setbacks, available coverage, height restriction, permission from Fire Department etc.

Minutes of 5th Technical Committee meeting dated 05.06.2015



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

F.1 (05) 2015/MP/202

Date: 15.06.2015

Sub: Minutes of the 5th Technical Committee held on 05-06-2015

The 5th meeting of Technical Committee was held under the Chairmanship of VC, DDA on 05.06.2015.

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

Item No.28/2015

Confirmation of Minutes:

The minutes of the 4TH Technical Committee meeting held on 19.05.2015 were circulated to all members. As no observations were received, the Minutes of the 04TH Technical Committee meeting held on 19.05.2015 were confirmed as circulated.

F.1 (04) 2015/MP

Item No. 25/2015

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

F.13 (02)/2013-MP.

The proposal was presented by Director (Plg) MP. After detailed deliberation, the proposal contained in the agenda Para 3.0 was approved by the technical committee for further processing the same under Section 11-A of DD Act 1957.

Action: Director (Plg) MP

Item No. 26/2015

Change of landuse for an area measuring 2.51 ha from "Recreational Use" (Regional Park) to "Utility" (U-3) 400 KV Electricity (Power House Sub-Station) in Zone-J, South Delhi-II

F20 (33)/2014-MP

The proposal was presented by additional commoner (planning) UE & LP. After detailed deliberation, the proposal contained in the agenda Para 4.0 was approved by the technical committee for further processing the same under Section 11-A of DD Act 1957.

Action: Director (Plg) Zone-J

List of participants of 05th meeting for the year 2015 of Technical Committee on
05.06.2015

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg), DDA
5. Additional Chief Architect HUPW/DDA
6. Addl. Commissioner (Plg) MP&DC DDA
7. Addl. Commissioner (Plg) TB&C, DDA
8. Addl. Commissioner (Land Scape), DDA
9. Addl. Commissioner (Plg)UE&LP, DDA
10. Director (Plg) MP, DDA
11. Director (Building), DDA
12. Director (Plg) VC, Sectt, DDA
13. Dy.Director(Plg,)UTTIPEC
14. Dy.Director(Plg.)
15. Dy. Director (Building)

OTHER ORGANIZATION

S/Sh. /Ms.

16. D.C Goel OSD to Minister GNCTD
17. Sanjeev Ahuja Managining Director DSSIDC
18. Rajesh Kumar GM DSSIDC
19. Sandeep Roy, ATCP, TCPO, Ministry of Urban Development
20. Ravinder Soni , ACP/Traffic, Delhi Police
21. Y.K.Sachdeva Asstt. ManagerDelhi Transco Limited
22. M.P.Sharma Asstt. Engg. L&DO

It was suggested that a meeting may be organized under the chairmanship of EM, DDA to prepare a draft proposal

Action: Director (Plg) MP

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)

Item No. 27/2015

Grant of for additional FAR as per Gazette Notification NO.S.O.2895 (E) dt.23.09.13 for addition construction to existing 'Higher and Technical Educational Institute', at Sector-9 Dwarka by Kamal Educational and Welfare Society.

F.9 (03)/2015-MP

The proposal was presented by Director (Building), DDA. After detail discussion, the proposal for Grant of additional FAR as per Gazette Notification NO.S.O.2895 (E) dt.23.09.13 for additional construction to existing 'Higher and Technical Educational Institute', at Sector-9 Dwarka Kamal Educational and Welfare Society was approved by the Technical Committee subject to the following conditions:

- I. *Change in allotment /lease condition if required.*
- II. *Structural stability certificate as per Building Bye Laws.*
- III. *NOC from IL Branch w.r.t financial implication.*

Action: Director (Building)

Item No. 29/2015

Conceptual plan of Dwarka Transit Oriented Development Corridor: Integrated scheme for development of three hubs-i.e. Financial Hub, Recreational Hub and Entertainment Hub in Dwarka on approx. 51 ha (cumulative) land parcels with in influence Zone of MRTS corridor (Sector9-Sector-14) based on Transit Oriented Development norms and implementation model for the project.

F5 (45)2013/UTTIPEC

The proposal was presented by Additional Commissioner (Plg) TB&C. After detailed discussion, the Technical Committee observed that since the proposal is regarding approval of the schemes/ layout plans, same may be processed through Screening Committee of DDA. The revised Chapter on Transport/ Transit Oriented Development (TOD) has been forwarded to the Central Government for issue of final notification. In the absence of the final notification & regulation for implementation of the Transit Oriented Development policy, the draft proposal to be prepared only for un-allotted/ un-auctioned vacant plots of DDA. However, again for any policy issue/ matter the same may be brought before the Technical Committee if required at later stage.

Action: Director (Plg UTTIPEC)

Item No. 30/2015

Proposals for amendment related to Industries in Master Plan for Delhi -2021 - Sent by GNCTD

Reference Letter no. DSIIDC /MP /PS/15/2275DT.04.06.2015

The matter was presented by the Managing Director DSIIDC. After detailed deliberation Technical Committee observed that the suggestions related to removal of 400 sqm size of plots in new industrial areas, Knowledge Based Industries etc. were at different stages of approval. The suggestions regarding increase in FAR needs complete revision of Table 7.3 Development Control Norms of industrial plots w.r.t setbacks, available coverage, height restriction, permission from Fire Department etc.

Draft Minutes of 5th Technical Committee meeting of 2015



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DRAFT

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

F.1 (05) 2015/MP/

Date: .06.2015

Sub: Minutes of the 5th Technical Committee held on 05-06-2015

The 5th meeting of Technical Committee was held under the Chairmanship of VC, DDA on 05.06.2015.

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

Item No.28/2015

Confirmation of Minutes

The minutes of the 4TH Technical Committee meeting held on 19.05.2015 were circulated to all members. As no observations were received, the Minutes of the 04TH Technical Committee meeting held on 19.05.2015 were confirmed as circulated.

F.1 (04) 2015/MP

Item No. 25/2015

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

F.13 (02)/2013-MP.

The proposal was presented by Director (Plg) MP. After detailed deliberation, the proposal contained in the agenda Para 3.0 was approved, the technical committee was agreed for further processing the same under Section 11-A of DD Act 1957.

Action: Director (Plg) MP

Item No. 26/2015

Change of landuse for an area measuring 2.51 ha from "Recreational Use" (Regional Park) to "Utility" (U-3) 400 kv Electricity (Power House Sub-Station) in Zone-J, South Delhi-II

F20 (33)/2014-MP

The proposal was presented by additional commoner (planning) UE & LP. After detailed deliberation, the proposal contained in the agenda Para 4.0 was approved, the technical committee was agreed for further processing the same under Section 11-A of DD Act 1957.

Action: Director (Plg) Zone-J

List of participants of 05th meeting for the year 2015 of Technical Committee on
05.06.2015

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg), DDA
5. Additional Chief Architect HUPW/DDA
6. Addl. Commissioner (Plg) MP&DC DDA
7. Addl. Commissioner (Plg) TB&C, DDA
8. Addl. Commissioner (Land Scape), DDA
9. Addl. Commissioner (Plg)UE&LP, DDA
10. Director (Plg) MP, DDA
11. Director (Building), DDA
12. Director (Plg) VC, Sectt, DDA
13. Dy.Director(Plg,)UTTIPEC
14. Dy.Director(Plg.)
15. Dy. Director (Building)

OTHER ORGANIZATION

S/Sh. /Ms.

16. D.C Goel OSD to Minister GNCTD
17. Sanjeev Ahuja Managing Director DSSIDC
18. Rajesh Kumar GM DSSIDC
19. Sandeep Roy, ATCP, TCPO, Ministry of Urban Development
20. Ravinder Soni , ACP/Traffic, Delhi Police
21. Y.K.Sachdeva Asstt. Manager Delhi Transco Limited
22. M.P.Sharma Asstt. Engg. L&DO

It was suggested that a meeting may be organized under the chairmanship of EM, DDA to prepare a draft proposal

Action: Director (Plg) MP

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)

67/c

23/InMN&C15

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

F.1(5)/2015/MP/197

Date 04.06.2015

MEETING NOTICE

The 5th Technical Committee meeting of DDA for the year 2015 will be held under the Chairmanship of Vice Chairman, DDA on Friday, 05.06.2015 at 02.30 PM in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, INA, New Delhi 110023.

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



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

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. Director (Fire Services), GNCTD
2. Manager, Delhi Transco Limited

For item No.

27/2015

	01.12.2014)	<p>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%.</p> <p>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.</p>
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)	<p>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.</p> <p>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.</p>
3	Sh.Inderpal Singh, Architect, Gurbachan Singh & Associates. (received in office on 18.11.2014)	<p>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%.</p>
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)	<p>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.</p>

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, GoI seems logical."

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.



- 4 - 62/C

Annexure I

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

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

Dated: 04-09-2014

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

Subj: 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, LP-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 Emel, 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


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. (P&E)
Mf&R


Asst. Dir. (P&E) MP


Asst. Dir. (P&E) MP

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
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 Emci, 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

- 8 -

58/C

Sub-Station) measuring 2.51 ha, is approved by the Technical Committee, the same shall be suitably incorporated in the Tughlakabad Recreational Complex Scheme by landscape Deptt., DDA.

- vi) The change of landuse for an area measuring 2.51 Ha. from "Recreational Use Zone" (Regional Park) to Utility" (U-3) 400 kv Electricity (Power House Sub-Station) in Zone-J, South Delhi-II, is required to be processed under Section 11 (A) of DD Act, 1957.

4. Proposal

- i) The modification in the plan of 400 KV ESS in Zone-J (Tughlakabad) with proposal as contained in Para 3(v) and (vi) above is placed for consideration by Technical Committee, DDA. Once the proposed site for 400 kv Electricity (Power House Sub-Station) measuring 2.51 ha, is approved by the Technical Committee, the same shall be suitably incorporated in the Tughlakabad Recreational Complex Scheme by Landscape Deptt., DDA.
- ii) The land use of the following area in MPD-2021 and Zone-J is proposed for change as per description listed below:

Subject	Area	Land Use as per MPD 2021/notified ZDP Zone-J	Land Use changed to	Boundary of the Site / Area
The plot earmarked for "Recreational Use Zone" (Regional Park) in the Revenue Estate of village Tughlakabad in Zone-J.	2.51 ha	"Recreational Use" (Regional Park)	Utility (U-3) Electricity (Power House Sub-Station)	North : Mehrauli Badarpur Road, South : DDA Land East : DDA Land West : Air force Quarter.

5. Conditions :

- i) The location of site under reference is in the urbanizable area where essential municipal services are not available. Till such time these facilities are extended to the site, the concerned agency/allottee will have to make their own necessary arrangement to support the proposed development and is required to develop the area as a zero discharge zone.

6. Recommendation :

The Proposal in Para 4 (i) and (ii) with conditions in Para 5 above is put up for consideration of the Technical Committee and its further processing for change of land use under Section 11A of DD Act 1957.

Asstt. Dir. (Plg.) Zone-J

Dy. Dir. (Plg.) Zone-J
on leave.

Dir. (Plg.) UC & J

59/c

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Item No: 26/TC/15

Sub: Change of landuse for an area measuring 2.51 ha from "Recreational Use" (Regional Park) to "Utility" (U-3) 400 kv Electricity (Power House Sub-Station) in Zone-J, South Delhi-II.

File No. F.20(33)/2014-MP

1. Background

Principal Secretary (Power), GNCTD vide D.O. letter No. PS(P)389 dt. 08.08.2014 addressed to VC, DDA, has requested for allotment of land for setting up of 400 kv Grid Station at Tughlakabad.

2. Master Plan for Delhi 2021 & Zonal Plan Zone-J provisions

- i) As per notified Zonal Development Plan of Zone-J, the land measuring 2.51 ha falls in "Recreational Use Zone" (Regional Park). The land under reference has been shown on the notified Zonal Development Plan of Zone-J.
- ii) As per provision given in MPD-2021, the activity i.e. 400 Kv Grid Station is not permissible in the Regional Park.

3. Examination :

- i) The case was discussed in detail under the Chairmanship of Addl. Commr. (Plg.) UE, MP & LP on 08.09.2014 Delhi Transco identified the site measuring 2.56 Ha. through Joint Inspection of Officers of Planning Deptt., Land Deptt. DDA. This was approved by VC DDA on 30.12.2014.
- ii) The matter was placed before the Technical committee meeting held on 19.12.2014 and the Technical committee approved the proposal with a condition that Delhi Transco Ltd. shall obtain NOC's from Ridge Management Board, Central Empowered Committee (CEC) and Archeological Survey of India (ASI). Accordingly, Delhi Transco Ltd. approached Ridge Management Board where it was discovered that part of the site falls in Geo-morphological Ridge hence, the Delhi Transco Ltd. was advised to shift the site towards north away from the Geo-morphological Ridge. As per the advise of Ridge Management Board the site has been shifted by Delhi Transco Ltd and Ridge Management Board has accorded its approval.(Annexure-I)
Similarly Delhi Transco has obtained NOC from Archeological survey of India.(Annexure-II)
- iii) The 18.00 M wide access is proposed to reach the site of 400 kv Electricity Power House Sub-Station from the 60.0 m wide road. The area of this road admeasures 0.20 Ha. Accordingly, the total area in possession to DTL measures 2.51 ha.
- iv) The land under reference falls in the Tughlakabad Recreational Complex Scheme prepared by Landscape Deptt. The landscape plan has been approved by the 215th Screening Committee meeting held on 25.07.2001 vide item no. 21:2001.
- v) This modification in the layout plan requires to be ratified by Technical Committee, DDA. Once the proposed site for 400 kv Electricity (Power House

56/c

ANNEXURE - I

ANNEXURE - II

- 10 -

GOVERNMENT OF NCT OF DELHI
DEPARTMENT OF FORESTS & WILDLIFE
A-BLOCK, 2ND FLOOR, VIKAS BHAWAN, IP ESTATE, NEW DELHI 110002

F.I (14)/CCF/PA/Tugh.ISTS/16204-1/

Dated: 25.3.2015

To,

Sh. Sarada Prasanna Routray
✓ Manager, Delhi Transco Ltd.
Room No.47, Shakti Deep building
First Floor of Anarkali Market Complex,
Jhandewalan, New Delhi-110055.

Sub: Tughlakhabad ISTS Substation Project-Reg

Ref: Manager (SS&LM)/14-15/LM/1(a)/123

Sir,

Kindly refer to the above referred letter dated 2nd February 2015 regarding NoC for non infringement of notified Ridge area with the modified layout of 400KV Tughlakhabad ISTS Substation. As per suggestion of the Chief Secretary as Chairman of the Ridge Management Board (RMB) the boundary of 400 KW ISTS substation Tughlakhabad has been shifted in North direction excluding the Ridge Forest land. The new plan submitted for substation is accepted.


(A.K. Shukla)

Chief Wildlife Warden &
Chief Conservator of Forests

Copy to:

The Secretary (E&F), Govt. of NCT of Delhi, 6th Level, C-Wing, Delhi Secretariat, I.P. Estate, New Delhi - 110002.
The Addl. Pr. Chief Conservator of Forests, Department of Forests & Wildlife, Govt. of NCT of Delhi, A-Block, 2nd floor, Vikas Bhawan, New Delhi-110002, for kind information.

- 9 -

GOVERNMENT OF NCT OF DELHI
DEPARTMENT OF FORESTS & WILDLIFE

A-BLOCK, 2ND FLOOR, VIKAS BHAWAN, IP ESTATE, NEW DELHI 110002

F.1 (14)/CCF/PA/Tugh.ISTS/16209-1/

Dated: 25.3.2015

To,

Sh. Sarada Prasanna Routray
✓ Manager, Delhi Transco Ltd.
Room No.47, Shakti Deep building
First Floor of Anarkali Market Complex,
Jhandewalan, New Delhi-110055.

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(A.K.Shulda)

Chief Wildlife Warden &
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DELHI DEVELOPMENT AUTHORITY
LIC & ZONE-5

CONDITIONS

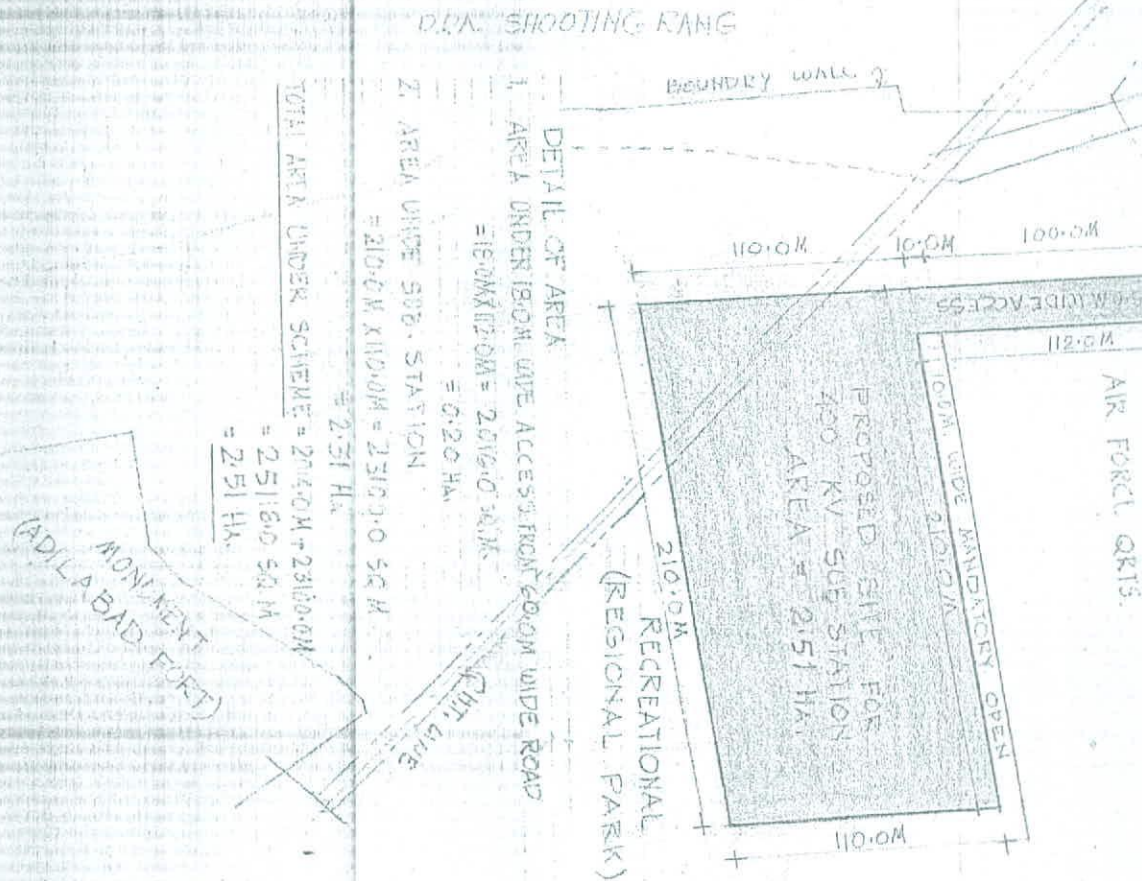
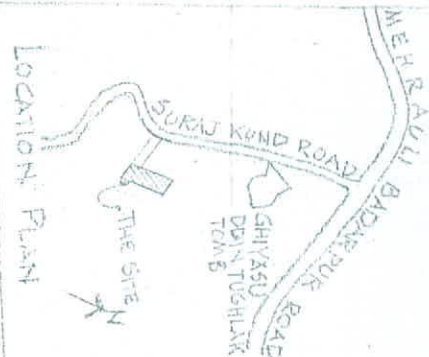
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FILE NO: F-266557/2014-MF

Fig. A est

SCALE
1:1000

Director
Planning



TOTAL AREA UNDER SCHEME = 274.0 M + 2310.0 M
= 2511.0 SQ M
= 251 HA

$$= 210.6 \text{ M} \times 110.0 \text{ M} = 23167.0 \text{ SEC M}$$

DETAIL OF AREA
1. AREA UNDER BROOM WIDE ACCESS FROM ROOM WIDE ROAD
= 15.0M X 12.0M = 2.016.0 sq.m.

210.0M
RECREATIONAL
(REGIONAL PARK)

2. Examination:

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

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

- 2.2. As Table 13.5: Planning Norms and Standard for Educational Facilities (Higher Education), of MPD 2021 the plot area of Vocational Training Centre (ITI/Polytechnic/Vocational Training Institute/ Management Institute/ Teacher Training Institute etc.) Research and Development Centre) is 0.4 Ha for per 5 lakh population.

- 2.3 There is no specific category of "Higher and Technical Educational Institute" is defined in the MPD 2021. However, 'Vocational Training & Research and Development Centre' are covered under the category of 'Education Facilities (Higher Education)' as per Table 13.6 of MPD 2021. Earlier revised sanction was given as under provisions of MPD 2021, Table 13.6, Sl. No. 1.

- 2.4. As per MPD 2021 & Notification dt. 23.9.13 the development control norms for Vocational Training Centre are as under:

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

**DELHI DEVELOPMENT AUTHORITY
AGENDA FOR TECHNICAL COMMITTEE**

Sub: Grant of for additional FAR as per Gazette Notification No. S.O. 2895 (E) dt. 23.09.13 for addition construction to existing 'Higher and Technical Educational Institute', at Sector-9 Dwarka by Kamal Educational and Welfare Society.

F9(03)/2015-MP

1.0 Background:

- 1.1 As the Perpetual Lease deed, dt. 06.7.2006 a plot of land measuring 2021 sqm of PSP site at Sector 9 Dwarka Ph-I for construction of Higher and Technical Educational Institute, was allotted to Kamal Educational and Welfare Society.
- 1.2 Building plan was sanctioned as per PSP norms of 2001. i.e. G.C. 25%, FAR 100 and Ht. 26 m vide letter dt. 29.01.2007. Further Institute applied for revised sanction on 20.4.2007 as per MPD 2021 norms i.e. G.C. 35%, FAR 150 and Ht. 37 m and sanctioned vide letter dt. 13.5.13.
- 1.3 Now, the Institute had applied on 16.4.14 for additional sanction as per Gazette Notification dt. 23.09.13 on i.e. G.C. 35%, FAR 225 and Ht. 37, along with requisite fee and documents.
- 1.4 In a similar matter of Banarsidas Chandiwalla Sewa Smarak Trust Society the case was referred to MP Section. Comments of MP Section is as under:

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

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

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

Accordingly the agenda was prepared and put up in T.C. meeting dt. 10.04.15 the and approved as a specific case vide item No. 17/2015.

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

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

2.6. Institute has proposed to utilize additional FAR for the vertical expansion of existing building (G+5, ht. 17.9 M) by adding 4 Floors thus making building G+9 (ht. 33.95 M); which will require re-submission of documents to DUAC, CFO & AAI.

3. Proposal:

Grant of for additional FAR as per Gazette Notification No. S.O. 2895 (E) dt. 23.09.13 for additional construction to existing "Higher and Technical Educational Institute", at Sector-9 Dwarka by Kamal Educational and Welfare Society, subject to:

- Change in allotment / lease condition if required.
- Structural stability Certificate from reputed agencies/organisation.
- NOC from IL Branch in respect of financial implications in any.

4.0 Recommendation:

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


AD(Arch.)Bldg. L&I


Dy. Director (Building)L&I


Director(Bldg.)

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



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

3. A cycle sharing scheme is already under planning/ implementation in overall Dwarka area and the same shall be integrated with all aspects of the TOD scheme.
4. Sites identified as per survey drawing provided by CE (Dwarka). Site inventory is as follows (see location map at Annexure -1).

Table 1 Site Inventory

		Site area as per TSS/GIS base (Ha)	(whether in flight funnel or not) (Height restriction in mtr)
Hub 1	A	3.4	N/A
	B	0.6	N/A
	C	2.4	N/A
	D	2.6	N/A
	E	1.2	N/A
	F	1	N/A
	G	2.3	N/A
Hub 2	H	2.7	N/A
	I	3.2	N/A
	J	1.9	N/A
	K	3.9	N/A
	L	3.6	N/A
	M	2.2	N/A
	N	5.1	N/A
Hub 3	O	3.8	50
	P	1.3	50
	Q	6.6	50
	R	3.2	50
		51 ha	

2.2. Land Area, status and previous allotments:

- As per the Survey plan (in AutoCAD format) provided by the Chief Engineer (Dwarka), the approximate site area under consideration is approx. 51 Ha. [refer Survey drawing, Annexure A].
- The total 18nos. parcels under consideration have not yet been auctioned and are still under the possession of DDA.
- It was observed during the site visit conducted by UTTIPEC that most of the parcels appear to be free from encroachment.

2.3. Masterplan/ Zonal Plan Provision

- (i) As per the Zonal Development Plan of Dwarka (Zone K-II), all of the 18 nos. proposed sites for development within the TOD Zone are designated for 'Commercial

DELHI DEVELOPMENT AUTHORITY
UNIFIED TRAFFIC & TRANSPORTATION INFRASTRUCTURE (PLG.& ENGG.) CENTRE
2nd Floor, Vikas Minar, I.P. Estate, New Delhi-134.6002

AGENDA FOR 5th TECHNICAL COMMITTEE TO BE HELD ON 05.06.2015

F. No. F5(45)2013/UTTIPEC

Sub: Conceptual plan of Dwarka TOD Corridor: Integrated scheme for development of three hubs – i.e. Financial Hub, Recreational Hub and Entertainment Hub in Dwarka on approx. 51 ha (cumulative) land parcels within influence zone of MRTS corridor (Sectors 9 - Sector 14) based on TOD norms and implementation model for the project

1. BACKGROUND:

- 1.1. DDA is in the process of introducing Transit Oriented Development (TOD) norms in the MPD-2021 (as part of the mid-term Review process), which shall be applicable within the 500 m. wide belt on both sides of centre line of existing/ planned/approved MRTS Corridors. The draft TOD Policy and norms as part of Transportation Chapter have been approved by Delhi Development Authority and have been sent to MOUD for issue of final notification.
- 1.2. Accordingly, based on discussion with Vice Chairman DDA and Commissioner (Plg.) DDA, UTTIPEC has been instructed to prepare a comprehensive plan for an integrated scheme for development of three hubs – i.e. Financial Hub, Recreational Hub and Entertainment Hub in Dwarka on approx. 51 ha (cumulative) land parcels within influence zone of MRTS corridor based on TOD norms and also propose an implementation model for the project.
- 1.3. As per the survey drawing provided by Chief Engineer (Dwarka), DDA is in possession of these parcels, as the same have not yet been auctioned. Accordingly the revised layout plan has been prepared and placed as part of the Agenda.

2. EXAMINATION:

2.1. Project Description

1. The Dwarka TOD corridor (500m. influence zone on either side of MRTS corridor) covers an area of approx. 11 sq.km. which is about XX% of the overall area of Dwarka Sub-city.
2. In phase-1 an area of 51 Ha has been taken up for detailed planning as a part of TOD scheme in which the following types of interventions shall be taken up in a phased manner:
 - Urban Improvement of Roads and Open Spaces
 - Development Hubs with Urban Design Controls

- i. Dwarka is one of the sub-cities developed by DDA in 1990s based on the principles of sector planning, green corridors, pedestrian networks and metro oriented development. In Dwarka (zone K-II), the concept of planned mixed land use was introduced for the first time.
- ii. During planning stages itself, a fine network of NMT/cycle tracks had been planned and implemented in order to facilitate localized trips by foot and bicycle. Space has also been reserved for the metro corridor.
- iii. While majority of the residential neighborhoods are occupied, the planned vision for the sub-city are yet to see complete fruition.
- iv. In particular, the commercial developments have been slow to pick up due to the following reasons:
 - DDA had retained the right to develop the commercial plots but the envisioned facilities could not keep pace with the residential development which was auctioned and taken up by the private sector.
 - Close proximity of informal retail in nearby areas such as Uttam Nagar as well as the MLU pockets developed as part of residential developments satisfied the immediate demand and consequently demand for commercial development has been subdued.
- v. The Core Group agreed that mixed use TOD development which provides flexibility in uses and development norms would increase the development and disposal potential of the remaining plots along Metro corridor and also help create more rental housing stock in Dwarka.

2.5.3. Parking Issues

- i. The core group identified the following issues:
 - Unauthorized and unorganized parking in front of MLU pockets on carriageway, and no segregation/ distinction between long term and short term parking has created chaos.
 - There is no designated space for cycle rickshaw parking, making them park on footpaths or carriageways which inconveniences residents and visitors.
 - Lack/absence of infrastructure for cycling and walking infrastructure induces complete dependency on personal vehicles (cars / two wheelers) even for short trips.
- ii. The Core Group agreed that a parking management plan with pricing policy needs to be prepared for Dwarka and the same may be discussed in the Working Group meeting of UTTIPEC as part of the cycle sharing and NMV lanes project being undertaken by DDA.

2.5.4. Connectivity to the metro stations

Dwarka has 12 metro stations serving the Sub-city. In a visionary planning move, a mixed use commercial cum facility corridor had been reserved along the then planned metro corridor with 30 m roads running on either side of the metro viaduct. **However there are two major issues that hamper the connectivity to the metro stations and the same need to be addressed:**

- a. Large block sizes cause people to take long detours for making short distance trips.

Use'. Therefore mix of uses as permitted within Commercial Use in TOD zone shall be applicable to all the sites.

- (ii) All the vacant sites identified by CE (Dwarka) sites fall within the 500m influence zone of Dwarka Metro corridor, therefore the norms and development code for Transit Oriented Development as per MPD-2021 Review shall apply to these sites.

2.4. Record Note of meeting held under Vice Chairman DDA on 29.12.2014 to discuss the financial hub project in Dwarka

A meeting was held under Vice Chairman DDA on 29.12.2014 which was attended by senior officers of Architecture Dept. and Planning Dept. (Zone-K-II) and it was decided that the Financial Hub being planned in Sector-10, Dwarka would be developed based on TOD norms.

Further, an Expression of Interest to be floated for studying the viability models for financial and entertainment hubs in Dwarka. Based on the decision the EOI was floated by the DDA.

2.5. Record Note of Core Group Meetings held under Addl. Commr. (Plg.) TB&C and Chief Engineer (Dwarka) on 15.01.15 and 8.04.2015

Two Core Group meetings were held under the Chairmanship of Addtl. Commsr. (Plg.) and Chief Engineer (Dwarka) on 15.01.15 and 8.04.2015 to discuss the Dwarka TOD corridor project, which was attended by senior officers of Landscape Dept., Architecture Dept. and Planning Dept. (Zone-K-II) and the MOU-based advisory agencies of UTTIPEC. The Core Group made the following observations and recommendations:

2.5.1. Access, Connectivity and Contextual Need for the Project

- i. Dwarka has the unique advantage of being in closest proximity to the New Delhi. Terminal-3 Airport as well as the upcoming new world class Railway Station at Bijwasan.
- ii. It has two metro lines currently terminating in Dwarka in addition to the Airport express line which may be extended to Gurgaon. The Delhi Airport Metro Express Line connects Dwarka to the Indira Gandhi International Airport and Central Delhi.
- iii. By road Dwarka is connected to the mother city by four major roads from all directions.
- iv. **The Core Group agreed** that further connectivity options to Delhi would be desirable and a tender has already been floated by DDA to engage a consultant to study connectivity options to Delhi. The following links would also be helpful:
 - a. The upcoming Dwarka expressway connecting to Gurgaon will provide direct regional connectivity to/from Dwarka from Gurgaon.
 - b. PWD, GNCTD has also proposed a new road corridor along Najafgarh drain which will connect Dwarka along the western edge right up to central Delhi and Wazirabad Signature Bridge (which is currently under construction).
 - c. In addition, an underground tunnel road under the airport connecting to south Delhi is also under discussion by various agencies/ stakeholders.

2.5.2. Unrealized development potential

to the nearest natural drain i.e. Palam and Najafgrah drain in this case. **Currently Palam drain carries extremely high BOD levels and the smell emanating from the drain inconveniences existing residents along the drain corridor.**

- b. This not only conveys all polluted run-off to these natural drains but also allows no local purification and infiltration of water into the ground.
 - c. Consequently ground water table of Dwarka is constantly falling and the sub-city till recently has been suffering from several water scarcities.
 - d. Parks and green areas of Dwarka often tend to look arid and barren due to lack of water.
- ii. In order to address the above issues, the Core group suggested that a guiding framework for cleaning of the Palam drain and development of the same as a Greenway cum EcoMobility (NMT) corridor should be created in order to improve quality of life of local residents and create value for DDA's future projects in the area.
 - iii. Chief Engineer Dwarka agreed to take up the same, with assistance from Centre of Green Mobility, a non-profit organization with whom DDA already has an MOU for technical assistance on NMT projects.

3. PROPOSAL

3.1. DWARKA TOD PROJECT VISION

The Dwarka urban vision for the TOD corridor puts forward an integrated plan for the development of remaining parcels within the TOD zone along the Metro Corridor of Dwarka, from Sector 14 to Sector 9 which have not yet been disposed by DDA. The development parcels range from 1 hectare to larger parcels of 8 hectares.

- The integrated vision proposes a public realm and a mobility network that creates new road connections, strengthens existing pedestrian/NMT networks and creates a network of vibrant public spaces, plazas, retail and entertainment destinations.
- Service apartments and residential uses have also been proposed in all the hubs, in keeping with the concept of TOD which envisions mixed-use, round the clock activity, safety and vibrancy of all neighbourhoods and commercial areas.
- The large incidental green spaces along the Palam drain have been proposed to be developed as Dwarka Greenway cum Eco-mobility corridor which has been integrated as an essential component of one of the hubs. The greenway will involve cleaning of the Palam drain, and creation of both neighbourhood and city level public spaces which seamlessly integrate with the Hubs and residential areas abutting the greenway. The summarized details of each of the three proposed Hubs is as follows **[Refer detailed report at Annexure A]:**
- In phase-1 an area of **51.49** has been taken up for detailed planning as a part of TOD scheme in which two types of interventions shall be taken up in a phased manner:
 - Urban improvement of roads and open spaces
 - Development of hubs with envelop controls

- b. The road under the metro viaduct is not continuous which hampers access and connectivity to various plots within the TOD zones. These aspects need to be addressed.

2.5.5. Road infrastructure and multi-modal Integration

- i. At present the following aspects can be observed all along major roads, especially the roads leading up to metro stations:
 - a. Vehicles occupy footpath or pedestrian space where it is most needed i.e. in front of shop fronts, vending areas, etc.
 - b. Arcades in MLU pockets are too narrow to facilitate comfortable movement of pedestrians.
 - c. There is no proper/safe movement and crossing facilities for pedestrians. Facilities for cyclists are nonexistent.
 - d. In the absence of properly planned designated spaces, it is observed that hawkers tend to spill on pedestrian space, NMV e.g. rickshaws. Occupy footpaths and in many areas. Footpath kerb heights are unsurmountable.
 - e. In most busy areas, footpaths are either too high/inaccessible or highly encroached.
 - f. Signalized crossings are missing at most junctions making them unsafe for pedestrians, cyclists and vulnerable road users, especially at night when speeding may be common.
- i. The Core Group agreed that a comprehensive street improvement and management plan needs to be prepared for Dwarka and the same may be discussed in the Working Group meeting of UTTIPEC as part of both, the cycle sharing/ NMV lanes project and the future TOD projects being undertaken by DDA.
- ii. Road network to be enhanced/ completed so as to provide shortcuts to pedestrians and cyclists to reach destinations avoiding long detours and traffic signals this would lead to lessen dependency on motorized vehicles/modes of transport.

2.5.6. Safety issues

- i. Unfortunately in the last several years, Dwarka has been a steep rise in street crimes which includes snatching, molestation and theft. Main causes of this happening often on the roads and public spaces of Dwarka are:
 - a. Darkness/ dark corners on streets/ parks / public spaces etc. in the evening due to in adequately absence of lighting
 - b. Absence of activities along edge of roads/ footpaths which create unwatched and unsafe streets. There are no active frontages at road edges.
- ii. The core group agreed that the above issues must be addressed in the Dwarka TOD masterplan as it is critical to have a safe city for success of any future development.

2.5.7. Parks, Greens and water management

- i. Dwarka faces the following issues with respect to storm and waste water management and management of public green open spaces:
 - a. The storm water system in Dwarka is designed in such a way as to collect all run off/ water in nearest concrete storm water drain and convey it quickly

- i. Palam Greenway will developed as per the following components as earlier approved Authority for South Delhi Greenway:

- a. **Environmental Engineering solutions to treat water quality of the drain :**
 - o To rejuvenate the natural drain system through innovative waste water treatment and modify the cross section of drains if required.
 - o A combination of engineered and natural systems may be used for water treatment and detention/ infiltration.
- b. **Ecological Landscape Design :**
 - o Provide connectivity to green areas and parks to form an integrated, connected park, NMT trails and open space system.
 - o Employ working landscapes for natural storm water management, which also serve recreational and educational purposes.
- c. **Transport Planning with network development and Multi-modal integration :**
 - o Develop safe and uninterrupted pedestrian and non-motorized transportation network including cycle tracks, cycle stations, repair facilities and other amenities, to seamlessly connect residences to commercial and community destinations including parks, schools, markets and sports facilities.
- d. **Urban design keeping in view public safety especially women and children, and generate round-the-clock activity within the Corridor**
- e. **Business model for implementation and maintenance**

- ii. An Adventure Cycle park of aprox. Area of 4.8 Ha with cycle trail has already been approved by the **Screening Committee dt.26.5.15 vide item no. 55/2015** and will be integrated in the Greenway Plan.
- iii. The greenway focuses on integral part of Hub-2 and is critical for the success of Hub-2 as well as the comfort and health of existing residents along the Palam drain corridor. Services of urban plazas, vending zones, trails, activity centers, clubs etc. are proposed. A conceptual Greenway plan has been prepared and placed at **Annexure-**
- iv. The Greenway will not only provide a series of interconnected activity zones, a clean drain and amenities for Dwarka residents, but it would also create tremendous value for the land parcels owned by DDA abutting/ fronting on the Greenway corridor/ Eco-mobility corridor.

3.3. DEVELOPMENT HUBS WITH URBAN DESIGN CONTROLS

- a) Dwarka Sub city which is the sub-city of DDA has 12 metro stations along which TOD zone has been tentatively identified based on the parameters specified in the TOD policy as part of draft Transportation Chapter of the MPD-2021 which has been referred to MOUD for final notification. **[Refer Annexure-]**.
- b) **Hub-1 in Sector 13-14** is designated as a "Dwarka Entertainment Hub". This is very strategically located near the western periphery abutting Najafgarh drain and acts as an anchor to the educational campuses and residential in the zone. The total tentative area in

3.2. URBAN IMPROVEMENT OF ROADS AND OPEN SPACES

In order to "create value" for new developments in Dwarka and for improving the quality of life of residents, the following urban improvements are proposed:

a) Street Planning and Management System:

- i. In order to provide seamless access and NMT connectivity to all the DDA sites along the metro corridor, the road under the Metro viaduct has been proposed to be made continuous, with minimal disruption to trees and sensitivity to ground conditions. The main metro viaduct corridor to be designated as "**Dwarka Boulevard**".
- ii. **Streetscape Plan** shall be prepared for all roads within the TOD Zone incorporating various road components as per Street Design regulations of MPD-2021 including proper footpaths, cycle tracks (wherever applicable), designated vending zones, and all other street amenities in addition to:
 - Tree planting & horticulture planting plan for shading and micro-climate.
 - Multi-modal integration at all metro stations and bus stops integrating with public amenities as well as the cycle sharing proposed by DDA.
- iii. **Placemaking:** Various public activity zones shall be created under metro via-duct (**refer enclosed Annexure-B**) and arterial roads, including:
 - Creations of vending zones and food plazas near metro exits and bus stops/ cycle stations.
 - Play zones, kids zones, active sport facilities in between stations. Such as chess plazas, Table tennis corner, badminton courts, mini soccer fields, skating platforms, mini cricket pitches etc.

b) Parking Management Plan:

Proper demarcation & designation of off-street and on-street parking facilities along with pricing shall be taken up as part of a Parking Management Plan as per MPD provisions. TOR for the same to be prepared by UTTIPEC.

c) Road Network enhancement:

An additional network of streets has been proposed in order to provide seamless connectivity & easy access to metro stations for pedestrians & cyclists/ NMT. The same is depicted in the map placed at **Annexure-C**. Detailed feasibility study for the same is to be taken up by CE (Dwarka), DDA subsequently based on TOD norms and standardized TOR's of UTTIPEC.

d) Integrated Public Transport System

Dwarka will have an integrated public transport system comprising of Metro, Bus, Electric Bus/TRAM and a Cycle Sharing System. An integrated map of the same has been placed at **Annexure-B**.

e) Palam Greenway and Services Management Plan

Q	6.6	2.3	15.1	4.53	1.51	1.51	Table 5.1 (served apts.permitted in all categories except LSC)	Residential
R	3.2	4.0	12.8	3.84	1.28	1.28		
51 190								

3.4. DEVELOPMENT CONTROL NORMS:

- 3.4.1. The Draft norms for Transit Oriented Development (TOD) as part of the Transportation Chapter have been approved by Authority and sent to MOUD for final notification. However, the final TOD norms shall be applicable to the scheme only after final notification of MPD-2021 revisions by the Ministry of Urban Development.
- 3.4.2. TOD norms as per "Commercial use" as per Zonal Plan (K-II) shall be applicable to the project in addition to other norms and TOD development code. All uses permissible as per Table 5.1 shall be permissible (including service apartments).

3.5. URBAN DESIGN GUIDELINES/ ENVELOP CONTROLS FOR THE SCHEME:

The following aspects are to be included in the "envelop controls" for the scheme, as part of its disposal strategy:

- The 20% common green to be made available for shared public use within the scheme and is to be located such a way that the surrendered green areas are consolidated within the same area, as demarcated in the overall layout plan. The green spaces should be located along the daily walking/cycling routes of people walking to/from the Metro station so that they provide shortcuts, and also remain active and safe throughout the day. The indicative location of such green is shown in Annexure- .
- A public promenade facing the Palam Greenway and all public parks is to be provided at both the ground floor level of all new developments within TOD zone, in order to allow seamless public access and 'eyes on the park' for the public spaces.
- Public arcades with minimum 6m width are to be provided at ground level edges of all new developments abutting the Metro corridor and major arterial roads, so as to provide seamless walking connectivity between buildings and climatic comfort.
- The common green areas, roads, promenades, footpaths, etc. should be developed and maintained by a single agency.
- Envelop Control diagram is provided at Annexure- .

3.6. PHASING

In first phase, the "Dwarka financial Hub" and the "Dwarka Recreation Hub" may be taken up for further planning and development.

It may be noted that in the first instance, the envisioning of the three hubs has been limited to the DDA owned vacant plots only. However, the development control norms and codes for TOD, after final notification by MOUD, shall be applicable to the privately owned existing developments

zone is 450,000 sq.m. with a cumulative parcel area around 28 acres (FAR is 4.0). This hub shall provide uses such as sports clubs, recreational facilities, theatres, restaurants, clubs, night-life uses along with serviced apartments and hotels.

- c) **Hub-2 in Sector 11-12** intersects the proposed "Palam Greenway" and is proposed as a "**Dwarka Recreation Hub**" with strong links to the green corridor and having destination cultural uses, in addition to commercial, local retail and residential uses. The total tentative area in this zone is 475,000 sq.m. with a cumulative parcel area around 29 acres.
- d) **Hub-3 in Sector 9-10** is adjacent to Dwarka Courts Complex and other government/ semi government institutions. The proposal aims to create a major civic plaza to anchor the public realm and is designated as a "**Dwarka Financial Hub**" with signature buildings generating offices spaces and employment opportunities. The total tentative area in this zone is also 475,000m² with a cumulative parcel area around 29 acres. This hub lies within the air-funnel of the Airport and is therefore limited upto a maximum height of 50 m. The unconsumed FAR from this hub may be transferred to the Recreational Hub, in order to consume the full 400 FAR within the overall TOD scheme.
- e) The total development encompassing all the three hubs with the built up area calculated at FAR 4.0 is around **1.5 million square metres. Details of all three hubs are as follows:**

		Site area as per TSS/GIS base (Ha)	FAR (Max 4.00)	Built-up area (ha)	Mandatory mix of use (ha)			Proposed mix for 50% FAR	
					Residential 30%	Commercial 10%	Social 10%	Commercial 40%	others 10%
Hub 1	A	3.4	4	13.6	4.08	1.36	1.36	All uses permissible as per Table 5.1 (serviced apartments permitted in all categories except LSC)	Service apartments/ Residential
	B	0.6	4	2.4	0.72	0.24	0.24		
	C	2.4	4	9.6	2.88	0.96	0.96		
	D	2.6	4	10.4	3.12	1.04	1.04		
	E	1.2	4	4.8	1.44	0.48	0.48		
	F	1	4	4	1.2	0.4	0.4		
	G	2.3	4	9.2	2.76	0.92	0.92		
Hub 2	H	2.7	4	10.8	3.24	1.08	1.08	All uses permissible as per Table 5.1 (serviced apartments permitted in all categories except LSC)	Service apartments/ Residential
	I	3.2	4	12.8	3.84	1.28	1.28		
	J	1.9	4	7.6	2.28	0.76	0.76		
	K	3.9	4	15.6	4.68	1.56	1.56		
	L	3.6	4	14.4	4.32	1.44	1.44		
	M	2.2	4	8.8	2.64	0.88	0.88		
	N	5.1	4	20.4	6.12	2.04	2.04		
Hub 3	O	3.8	3.4	13.1	3.93	1.31	1.31	All uses permissible as per	Service apartments/
	P	1.3	3.8	4.96	1.49	0.50	0.50		

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as well. The benefit of higher FAR and TOD norms shall be allowed for private entities after making the requisite payment to the local body/ DDA for upgradation of the infrastructure of the area.

3.7. IMPLMENTATION MECHANISM

DDA shall engage a Project Management Consultant (PMC) of international repute through global tender for preparation of detailed project report for the Financial and Recreation Hub. A Transaction advisor for Financial Hub has already been engaged by DDA to advise on the programming of the facilities to be provided within all the proposed hubs within this project.

3.8. PROJECT MONITORING UNIT

The project shall be monitored by UTTIPEC as part of its Workign Group "TOD Task Force" chaired by Commissioer (Plg.) DDA on a bi-monthly basis and reported to competent Authority (Governing Body of UTTIPEC/ Vice Chairman, DDA)

3.9. Implementing Agency

3.9.1. DDA will be the Implementation Agency with Chief Engineer (East), DDA as the Nodal Officer. Details of implementation will be worked out by the Project Managment Consultant (PMC) to be engaged by CE (Dwarka).

3.9.2. All **project** related implementation activities such as procurement of consultancy services, tendering for selection of suitable contractor(s) for execution of works shall be undertaken from the office of Chief Engineer (Dwarka)/ or as per the directions of VC, DDA.

4. RECOMMENDATION:

The proposal at para 3.0 above is placed before the Technical for its consideration and approval.

Arund
5/6/15
Plg. Asst.
UTTIPEC

Pavita
5.6.15
Dy. Director (Arch.)
UTTIPEC

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TOD

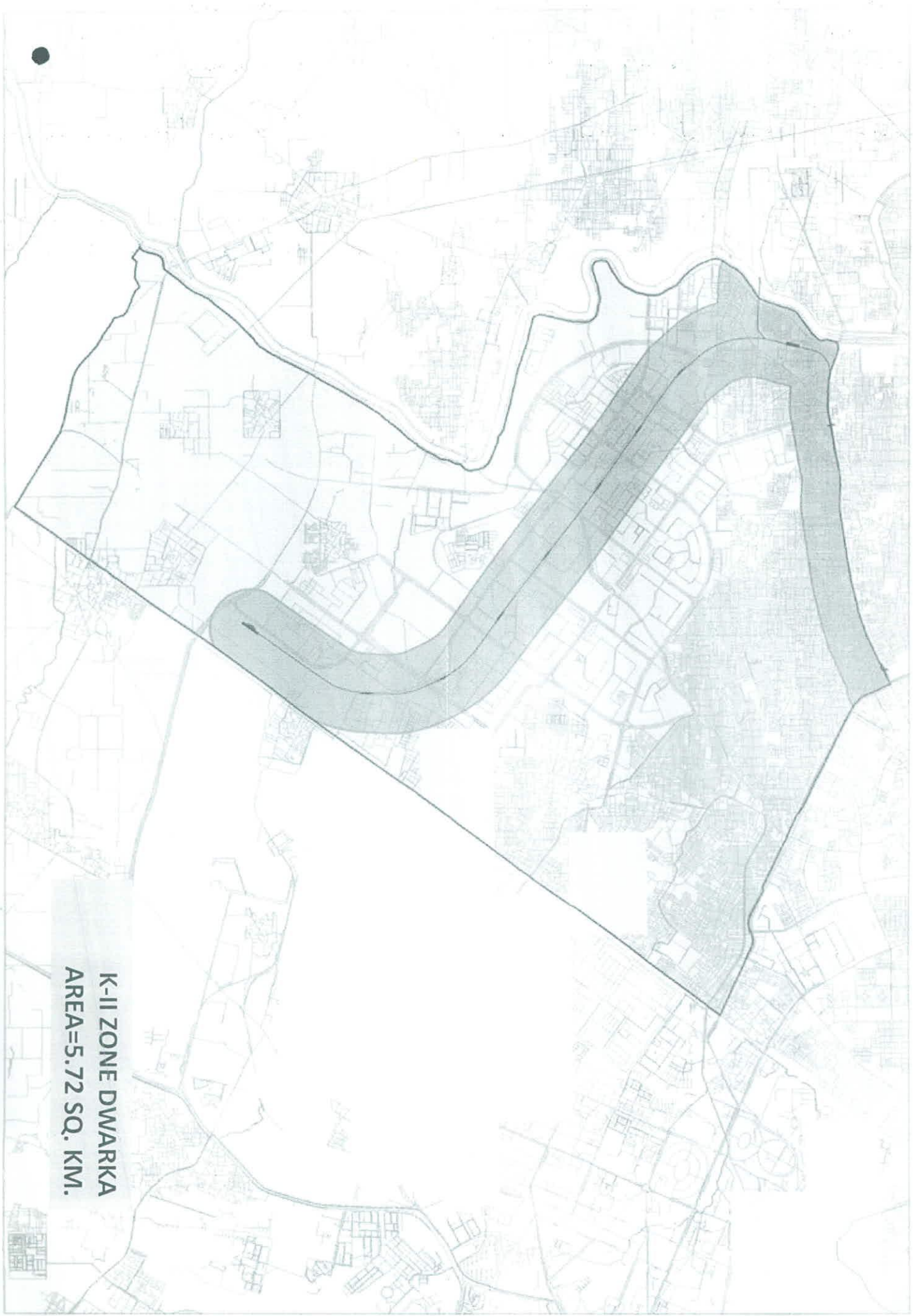
DWARKA

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TOD ZONE

AREA=11.03 SQ. KM.





K-II ZONE DWARKA
AREA=5.72 SQ. KM.

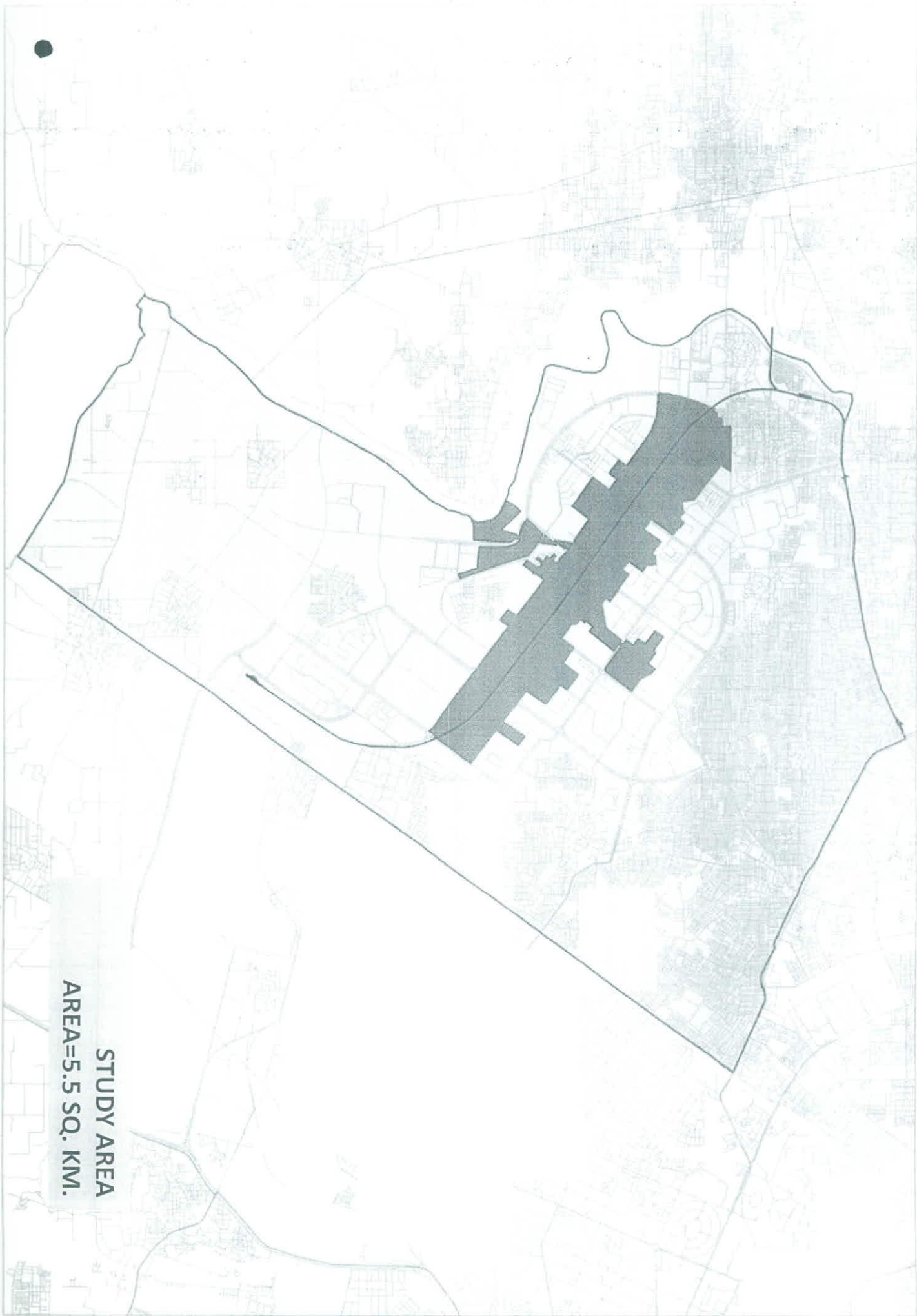
32/c



HUB 1= 1.50 SQ. KM.
HUB 2= 2.46 SQ. KM.
HUB 3= 1.54 SQ. KM.



STUDY AREA
AREA=5.5 SQ. KM.

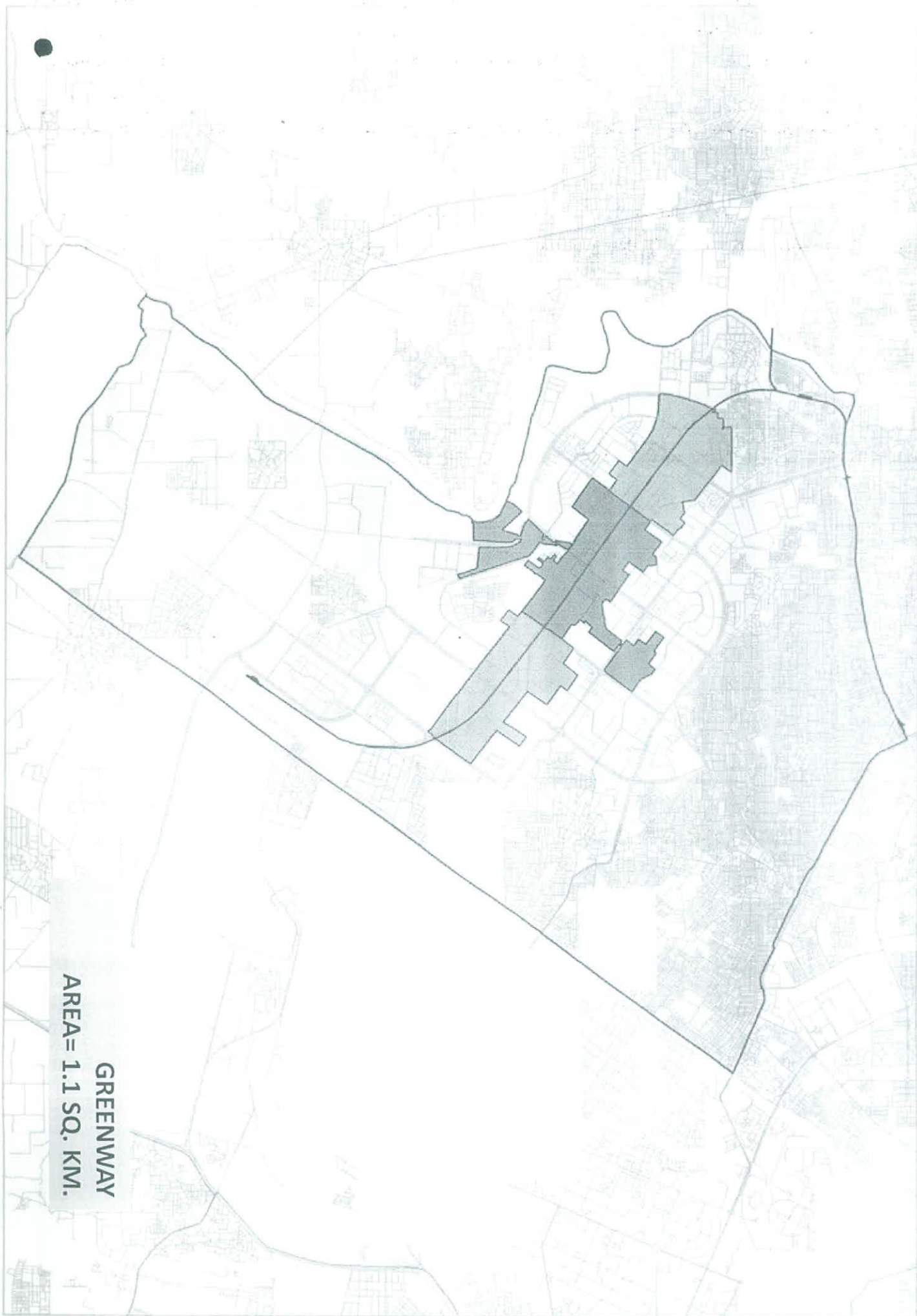


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VACANT SITES

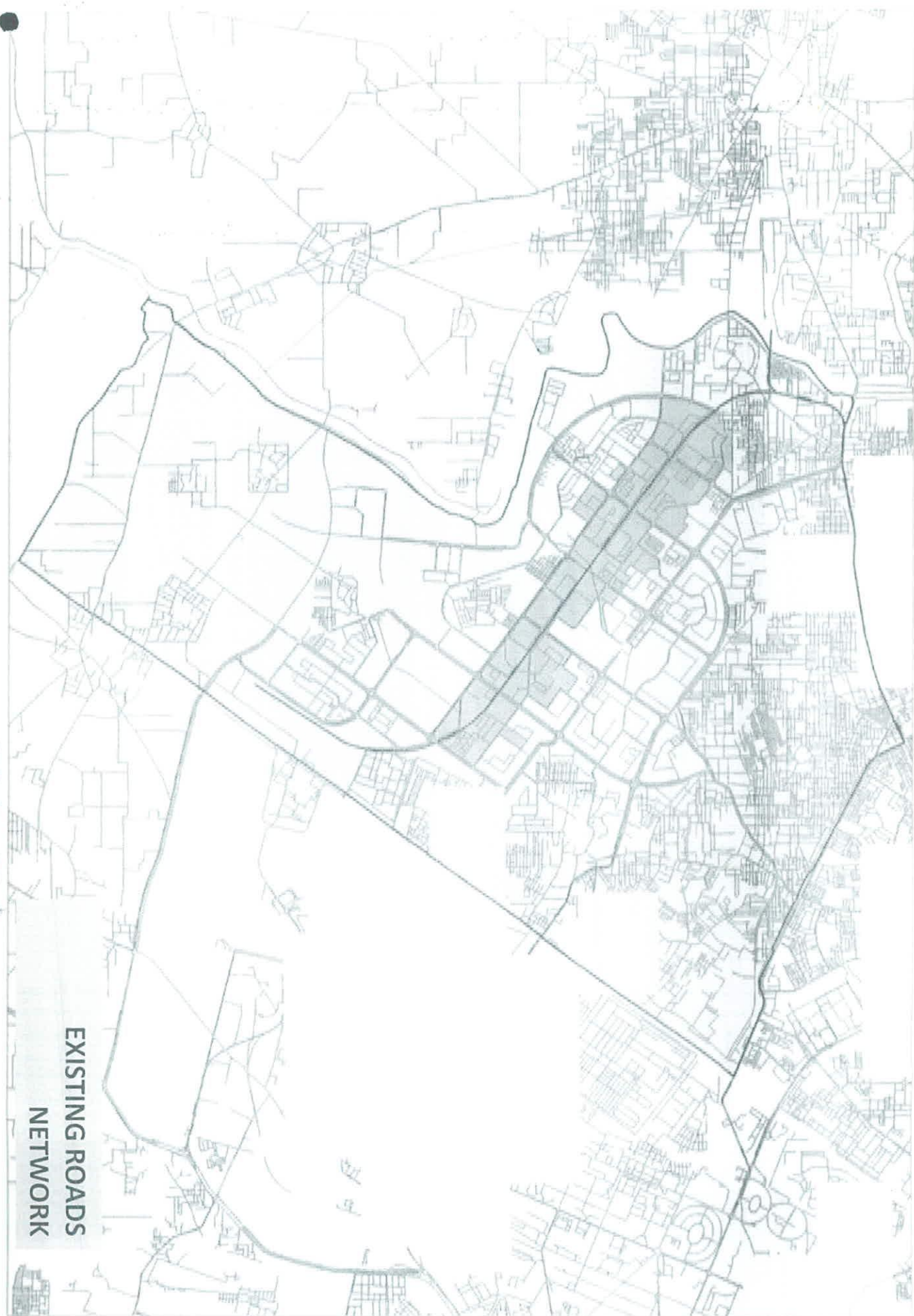


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GREENWAY
AREA= 1.1 SQ. KM.

EXISTING ROADS
NETWORK



26/c



VIEW ●

2/C



- Vending zone
- Auto - rickshaw zone
- Sports/recreational zone
- Metro station

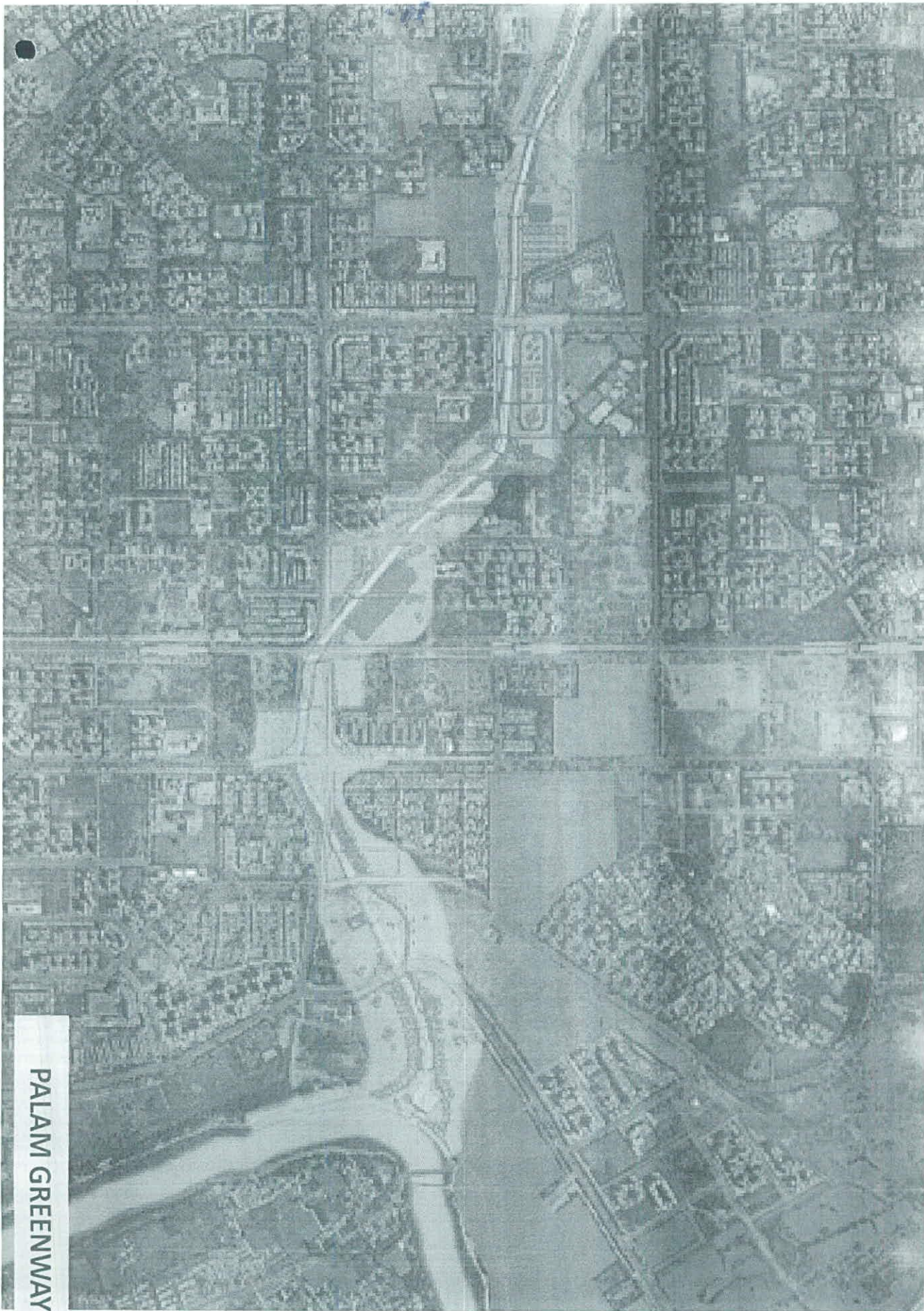
TYPICAL ACTIVITY ZONATION MAP
ALONG METRO VIADUCT CORRIDOR

2412

PLAN



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PALAM GREENWAY

(a) In the case of the enterprises engaged in the manufacture or production of goods pertaining to any industry specified in the First Schedule to the Industries Development and Regulation) Act, 1951, as-

- (i) a micro enterprise, where the investment in plant and machinery does not exceed twenty-five lakh rupees;
- (ii) a small enterprise, where the investment in plant and machinery is more than twenty-five lakh rupees but does not exceed five crore rupees;
- (iii) a medium enterprise, where the investment in plant and machinery is more than five crore rupees but does not exceed ten crore rupees;

(b) In the case of the enterprises engaged in providing or rendering of services, as-

- (i) a micro enterprise, where the investment in equipment does not exceed ten lakh rupees;
- (ii) a small enterprise, where the investment in equipment is more than ten lakh rupees but does not exceed two crore rupees; or
- (iii) a medium enterprise, where the investment in equipment is more than two crore rupees but does not exceed five crore rupees.

(4) Trade, Commerce and Industry are interlinked sectors. A policy direction for industries will impact on trade and commerce and vice-versa. Further, any industrial area would require commercial establishments and facilities to support industrial activities, especially those relating to Knowledge Based Industries in Delhi.

Exports play a significant role in furthering the business of Knowledge Based Industries that are to be promoted in Delhi. Outsourcing now has also become a trend in high-technology manufacturing sectors like electronics.

Commercial activities in Delhi are mainly regulated by its Master Plan provisions. However, given its status as a metro city with good infrastructure, Delhi is fast turning into a commercial hub. It is, thus, felt that service activities may be allowed in industrial areas.

(5) Keeping in view the ground realities, provisions of the Industrial Policy for NCT of Delhi- 2010-2021 and the categorisation of industry and service sector activities under the MSMED Act, 2006, following suggestions were sent to DDA for consideration please:-

(i) Classify IT and IT Enabled Services, Educational Services, Business and Financial Services, Media, R&D Design and Biotechnology as "Knowledge Based Industry" and allowing them in industrial areas. The promotion of Knowledge based industries has the following advantages:-

- (a) These activities are cleaner and much less infrastructure intensive than manufacturing activities.
- (b) Most of these activities are industry related activities.
- (c) These activities require skilled manpower and as such shall keep in migration of unskilled labour to minimum.

(ii) This issue was further discussed in a meeting with Hon'ble L.G. and it was desired that a list of services to be allowed in industrial areas should be identified and sent to DDA for consideration. Accordingly, vide letter dated 19.06.2012, the following broad services were recommended for inclusion in the MPD-2021 as industry and allowed in industrial areas.

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VIEW

- (vi) Electronic goods
- (vii) Service and repair of TV and other electronic items.
- (viii) Photo composing and desktop publication.
- (ix) TV and video programme production.
- (x) Textile designing and fabric testing etc.
- (xi) Biotechnology
- (xii) Telecommunications and enabling services.
- (xiii) Gems and jewellery.

(8) Accordingly, it is suggested that the following may be added after sr. no.xiii. in para no.7.7 of The Master Plan for Delhi - 2021:

“xiv. Research & Development and Design,

xv. Technical/ Engineering/ Management/ Management & Other Skilled Development Institute/ Centre

xvi. IT Service Industry

xvii. ITES Industry

The industrial activities mentioned above are also permissible in existing industrial areas.”

The Technical Committee in its meeting held on 22.01.2015 approved the above. It also approved for further processing of the aforementioned modifications to the MPD-2021 under section 11-A of the Delhi Development Act, 1957.

Besides, in view of the justification in para 4 above, there is need for addition of para 7.7 in the Master Plan.



Cont....

21/c

LAI'D ON TABLE

ITEM NO. 30/TE/2015

Proposals for amendment in the Master Plan for Delhi-2021Reference is invited Letter No. DSITDC/MD/PS/15/2275 dt. 4.6.2015
(Annexure - I)I. Permissible activities in the Industrial Areas

(1) 'Industrial Policy' 2010-2021 for the NCT of Delhi provides for promotion of knowledge based industries and service sector activities for the following reasons:-

- (i) Delhi has a large skill base. An NCAER study - "India Science Report-2005" points out that 30% of Delhi's workforce has educational qualification (degree / diploma) to pursue occupations in engineering, medicine, law, accounting, consultancy etc. In fact, among all the States, Delhi has the largest share of workforce so skilled, indicating that the State is ideal for knowledge-based economic activities like IT/ITeS services, financial and business services, designing, R&D etc.
- (ii) The previous industrial policy for NCT of Delhi was focussed on encouraging manufacturing sector in Delhi and creating employment with minimum strain on Delhi's scarce resources. The result was that the share of secondary sector in State income went up from 25% in 1982 to nearly 80% in 1999-2000.
- (iii) Post 2000, however, the trend reversed with the share of secondary sector diminishing to 20% and tertiary sector taking over, with a share of 80%.
- (iv) This trend mirrored the transition of India to a service-sector dominated economy due to leaps taken in technology sector. Globalisation of economies, preference for outsourcing to low-cost destinations and India's pool of educated and English speaking workforce led to emergence of India as a major IT, ITeS and outsourcing destination.
- (v) While growth of IT /ITeS and financial services sector led the service sector growth in India, Delhi's service sector continues to be dominated by trade and retail.

(2) As per Section 2(e) of the Micro, small and Medium Enterprises Development Act, 2006, the term "enterprise" has been defined as under:-
'enterprise' means an industrial undertaking or a business concern or any other establishment, by whatever name called, engaged in the manufacture or production of goods, in any manner, pertaining to any industry specified in the First Schedule to the Industries (Development and Regulation Act, 1951 or engaged in providing or rendering of any service or services;

(3) Section 7 of the said Act contains classification of enterprises as under:-



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Industrial Policy for Delhi 2010-2021

ANNEXURE-10: Classification of Knowledge Based Industries

A detailed classification of Knowledge Based Industry (KBI) is given below.

1. Software Industry
2. IT Service Industry
 - a. Internet & Email Service Provider
 - b. World wide web Service Provider i.e. commerce & content development
 - c. Electronic Data Interchange (EDI) Services
 - d. Video conferencing, V SAT, ISDN services
 - e. Electronic Data Centre activities
3. ITES Industry
 - a. Customer interaction services, e.g., call/centre centres and email help desks
 - b. Back office processing
 - c. Finance and accounting (provided remotely)
 - d. Insurance claims processing (provided remotely)
 - e. HR services & Other Consulting (provided remotely)
 - f. Web site development and maintenance services
 - g. Remote education
 - h. Business Process Outsourcing, Knowledge Process Outsourcing
 - i. Software Extension development
 - j. Electronic Design & Product Development
 - k. Engineering Design & Product Development
4. Media
5. Biotechnology
 - a. R&D and manufacture of products or processes, which use or are derived by using specific living systems (plants, animals and microbes or parts thereof) and/or enzymes/ biocatalysis derived there from
 - b. Genetic Engineering & Contract Research & Clinical Trials
6. R&D and Design
 - a. Electronics R&D—Design & Product Development
 - b. Engineering R&D—Design and Product Development
 - c. Biotechnology R&D
 - d. Design/Garments Industry, Gems & Jewellery, Web Design etc.
 - e. Inter Disciplinary R&D Services
7. Business Services (Provided Remotely)
 - a. Legal services
 - b. Accounting, auditing, book keeping and taxation services
 - c. Architectural & Engineering Services
 - d. Advertising Services
 - e. Market Research and public opinion services
 - f. Management Consulting Services
 - g. Equity Research
8. Educational Services
 - a. Technical Diploma Institutes
 - b. Engineering Universities/Institutes
 - c. Management Institutes/Universities
 - d. Any other professional or technical institute



- (1) Business Services
- (2) Communication Services
- (3) Construction and Related Engineering Services
- (4) Distribution Services
- (5) Educational Services
- (6) Environmental Services
- (7) Financial Services
- (8) Health Related and Social Services
- (9) Tourism and Travel Related Services
- (10) Recreational, Cultural and Sporting Services
- (11) Transport Services

(6) The Chief Secretary, Govt. of NCT of Delhi convened a meeting on 07.01.2015 with the officers of the Delhi Development Authority, Industries Department, Govt. of NCT of Delhi and DSIIDC to discuss the issue of classification of activities e.g. IT and ITes, Educational Services, Business and Financial Services, Media, R&D, Design and Bio-technology as 'Knowledge Based Industry' and included within the definition of industrial activity in the MPD-2021. The following decisions were taken in the aforesaid meeting:

(1) "There should not be any restriction of abutting 24 mtr. road and also there should not be any conversion charges for Knowledge Based Activities in Industrial Areas. Accordingly, the proposal placed before the Technical Committee on 19th December, 2014 needs to be modified.

(2) The Industries Department should prepare a base paper identifying specific areas of Knowledge Based Industry which are in alignment/ congruence with regular Industrial Activity for the purpose of inclusion in the Industrial Policy for Delhi 2010-2021 after taking into cognizance parameters suggested by the Chief Secretary in paragraph 4 above."

(7) As per para 7.7 of MPD-2021, development of new industrial areas in Greenfield areas of NCT of Delhi should be largely planned for the purpose of relocation of existing industries and for the development of a limited type of new industries for the following purposes:

- (a) Relocation of permissible industries from the non-conforming clusters that are not eligible for regularization / development; and
- (b) Green field sites for the following Hi-tech industries.
 - (i) Computer hardware and software industry and industries doing system integration using computer hardware and software.
 - (ii) Packaging
 - (iii) Industries integrating and manipulating the interfaces of the computers and telecom facilities.
 - (iv) Industries catering to the information needs of users by providing databases or access to databases spread throughout the globe.
 - (v) Industries providing the facilities for sophisticated testing of different or all components of the information technology.

voluntary for MSEs under the said Act. It is, therefore, suggested that the said provision may be deleted.

The above proposal has been approved by the Technical Committee in its meeting held on 06.03.2014 and by the authority in its meeting held on 26.06.2014. Public Notice dated 26.06.2014 was also issued for inviting objections/ suggestions. In response to the said Public Notice, no objection/ suggestions were received within the stipulated time of forty-five days.

In view of the above, it is reiterated that the provision as contained in Para 7.4 (ii) of the MPD-2021 may be deleted.

Proposed Modification

Para 7.4 ii Household/Service Industries	The industrial units could be permitted only after provisional registration by the Govt. of NCTD	Sub- para (ii) Deleted. Sub- paras (iii) to (vi) to be renumbered as (ii) to (vi).
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4. "Removal of height restriction, provisioning of enhanced FAR as per redevelopment norms on vacant plots of DSIIDC and other government organizations keeping it par with the institutional plots. Request to allow increased FAR on industrial plots."

Development Control Norms for industrial plots are given in Table 7.3 of Chapter 7 on "Industry" in the Master Plan for Delhi – 2021. Details are as under:

Use Premises	Maximum			Parking standard SQM of floor area
	Gr. Cov. (%)	FAR	Ht. (m)	
Industrial Plot				
(i) 50 sqm. and below	100	200	8	2
(ii) 51 sqm to 400 sqm.	60	180	15	2
(iii) 401 sqm and above	50	150	15	2
7 Flatted group Industry (Minimum plot size- 400 sqm.)	30	150	26	2

(2) Vide notification dated 13th May, 2013, notes below Table 7.3 in MPD- 2021, the following notes have been added:

- (viii) In the redevelopment of industrial plots 1.5 times of permissible FAR has already been notified in Notification S.O. 68.3 (E) dated 1.4.2011 regarding Regulations and Guidelines for Existing Planned Industrial Area, therefore, the Incentive of 1.5

(9) Proposed Modifications:

(a)

MPD- 2021 (Chapter 7: Industries)		
Para No.	Existing Provisions	Proposed Modification
7.7 New Industrial Areas	<p>New Industrial activity in the NCT of Delhi should be restricted to hi-tech areas as given below:</p> <ul style="list-style-type: none"> i. Computer hardware ii. Packaging. xii. Germs and jewellery 	<p>Following to be added after S.No.xiii.:</p> <ul style="list-style-type: none"> xiv. Research & Development and Design xv. Technical/ Engineering / Management & other skilled Development Institute/Centres xvi. IT Service Industries xvii. ITES Industries xviii. Knowledge Based Industries as per detailed classification given below: <p>The industrial activities mentioned above are also permissible in existing industrial areas.</p>

(b)

Para 7.7(c) (New addition)	New addition	Service sector activities as defined in the Micro, Small and Medium Enterprises Development Act, 2006 are permissible in Industrial area except prohibited/ negative list of Industries
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(5) Proposed Modification:

Notes below table 7.3 note xi	There shall be no height restrictions. The height shall be as per requirement of AAI/ Fire Department. under the scheme of redevelopment of existing planned industrial areas .	The development norms will also apply in respect of vacant plots lying with DSIIDC. There shall be no height restriction. The height shall be as per requirement of AAI and Fire Department only if the height is more than the permissible limit.
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5. Enhanced Ground Coverage and FAR for Industrial plots and Flatted Group Industry:

Table 7.3 prescribes Development Control Norms for different use premises. The DSIIDC is in the process of developing new industrial areas at Baprola, Ranikhera and Kanjhawala for knowledge based industries where built up work places and plotted development is envisaged. Therefore, in order to optimise the use of available land, it is suggested that Ground Coverage, FAR may enhanced as under:

- (i) FAR for industrial plots of 1000 sq mtr. and above be increased from 150 to 225.
- (ii) Ground coverage for Flatted group of Industry be increased from 30% to 50% on plots measuring 1000 sq. mtr. and above. There should be no height restriction subject to clearance from AAI and DFS.

2. Restriction on plot size in an Industrial Area

Para 7.8 of MPD-2021 titled "Industry Use Zone-Guidelines" prescribe norms regarding the subdivision of industrial use zones into use premises and subsequent approval of layout plans for industrial estates which, inter-alia, include at sr. No.7.8 (i) that the new industrial areas to be developed may have plotted development for industrial units and the maximum size of industrial plots in new industrial areas shall be 400 sq. m except in already approved schemes.

The DSIIDC is in the process of developing new industrial areas at Baprola, Ranikhera and Kanjhawala for the knowledge based industries and built up work places which may require industrial plots with more than 400 sq. m. in size. It is, therefore, suggested that the restriction of plot size in an industrial area need to be removed.

The above proposal has been approved by the Technical Committee in its meeting held on 06.03.2014 and by the Authority in its meeting held on 26.06.2014. The Public Notice was also issued on 28.08.2014 for inviting objections/ suggestions. In response to the said Public Notice, no objections/ suggestions were received within the stipulated time of forty five days.

In view of the above, it is reiterated that the restriction of plot size in an industrial area may be removed.

Proposed Modification:

Para No.	Existing Provision	Modification
Para 7. 8 (i) Industry use Zone - Guidelines	The new industrial areas to be developed may have plotted development for individual industrial units. The maximum size of industrial plots in new industrial areas shall be 400 sq. mtr except in already approved schemes"	The new industrial areas to be developed may have plotted development for individual industrial units.

3. Deletion of provisional registration of Industrial units

Para 7.4 (II), of MPD-2021 titled "Household/ Service Industries" provides that the industrial units could be permitted only after provisional registration by the govt. of NCT of Delhi.

The scheme of registration of small scale industrial units has been replaced with grant of Acknowledgement (Part-I&II) on filing of Entrepreneurs Memorandum under the Micro, Small and Medium Enterprises Development Act, 2006 by the enterprises. Filing of Entrepreneurs Memorandum is

13/c

times of permissible FAR shall be allowed on all permissible uses on industrial plot.

- (ix) Banquet hall, Restaurant, Recreational Club, Hostel & Old age home, community and Recreational hall, Nursing Home & Health Centre are permitted as part of modification in layout plan of industrial area where also enhanced FAR 1.5 times of permissible FAR of respective Use shall be allowed.
- (x) As per the Notification S.O. 68.3 (E) dated 01.04.2011, minimum plot size eligible for redevelopment is given 1000 sqm. whereas some of the plots are less than 50-100 sq. mts. from area limit of 1000 sq. mts. In such redevelopment, relaxation in area upto 5% in lower limit of plt size shall be permitted.
- (xi) The development control norms i.e. ground Coverage, FAR etc. of respective use premises while allowing redevelopment, reconstruction on the individual industrial plots shall be adhered to and there shall be no height restriction. **The height shall be as per requirement of AAI / Fire Department.** In case of addition alteration or change of use within permissible category in existing building to achieve permissible FAR, already sanctioned ground coverage shall continue, if parking requirement or sufficient open space around building is made available.

(3) Perusal of the above would reveal that to incentivize redevelopment, 1.5 times, the existing permissible FAR has been permitted on an individual plot of minimum 1000 sq. mtr. and above with no height restrictions. The height shall be as per requirement of AAI / Fire Department.

(4) In view of the above, development control norms as applicable to the plots (1000 sq. mtr. and above) covered under redevelopment scheme should be made applicable to the industrial plots lying vacant with DSIIDC. In other words enhanced FAR with no height restrictions should be allowed in respect of vacant industrial plots. Existing FAR for industrial plots measuring 401 sq. mtr. and above is 150 and the same should be enhanced by 50% i.e. making it as 225 in respect of industrial plots measuring 1000 sq. mtr. and above lying vacant with the DSIIDC with no height restrictions.



11/c

Proposed Modifications:

(a)

Table 7.3 Development Control Norms – Industrial Plots	Existing provision (Industrial Plot)	Gr Cov	FAR	Ht	Modifications proposed	Gr Cov	Far	Ht(m)
	iii) size 401 sq. mtr above:	%		(m)	iii(a) 401 sq mtr and above and upto 1000 sq mtr	50	150	15
		50	150	15				
					b. 1000sq. mtr and above	50	225	No restriction

(b)

Table 7.3 Development Control Norms flattened group of Industry	Existing provision flattened group industry (Minimum plot size 400 sq. mtr	Gr Cov	FAR	Ht	Modifications proposed
		%		(m)	Flattened group of industry to be added below the existing provision (Size of the plot of 1000sq. mtr and above)
		30	50	26	
					Gr Cov FAR Ht
					% (m)
					50 225 No restriction

6. Permissibility of storage, godown and warehousing in industrial areas:

Sub Clause 8(2) of Chapter 17 contains provision for grant of permission of selected use premises in different use zones.

Storage, godown and warehousing, cold storage & ice factory and gas godowns mentioned under "C Commercial" heading are permissible in Manufacturing Zone.

It is suggested that a suitable provision in this regard may be made under Table 7.2 of Chapter 7 an Industry of the MPD 2021.

Annexure I

9/c

Delhi State Industrial and Infrastructure Development Corporation Ltd.
N- 36, Bombay Life building,
Connaught Place, New Delhi

No. DSIIDC/HD/PS/2015/2275
June 2015

Dated: 04.06.2015

To,

The Commissioner (Planning)
Master Plan, Delhi Development Authority
Vikas Sadan, INA, New Delhi

Commr (Plg.)-I's Office

Diary No A-1440

Date 5/6/15

Subject: Proposals for amendment in the Master Plan for Delhi - 2021.

Sir,

अति० आयु० (योजना) एन०/डी०/आर०
डायरी न० १११
दिनांक ०५/०६/१५

With reference to the letter No. F. (17)(5) 2007/MP/185 dated 22.05.2015 from Uttam Gupta, Dy. Director (P.lg.), MP, Delhi Development Authority, I am enclosing herewith proposals for amendment in the Master Plan for Delhi-2021 for consideration and approval please.

The proposed amendments are in sync with the Industrial Policy for Delhi -2010-2021 formulated by the Government of NCT of Delhi and will enable the Government and the DSIIDC to implement the Industrial Policy in right earnest.

Yours faithfully

(SANJEEV AHUJA)

MANAGING DIRECTOR-DSIIDC

Copy to:

1. Secretary to Minister of Industries, Govt. of NCT of Delhi, Delhi Sectt. Delhi
2. Vice Chairman, DDA, Vikas Sadan, INA, New Delhi
3. Pr. Secretary (Industries), Govt. of NCT of Delhi, 419, Udyog Sadan, Patparganj Indl. Area, Delhi-92
4. Spl. Commissioner (Industries), Govt. of NCT of Delhi, 419, Udyog Sadan, Patparganj Indl. Area, Delhi-92

AC (DC & MP)

DR (MP & DC)

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

F.1(5)/2015/MP/197

Date 04.06.2015

MEETING NOTICE

The 5th Technical Committee meeting of DDA for the year 2015 will be held under the Chairmanship of Vice Chairman, DDA on Friday, 05.06.2015 at 02.30 PM in the Conference Hall at B-Block, 1st Floor, Vikas Sadan, INA, New Delhi 110023.

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

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

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)
22. Dir (P&P)

Special Invitees

1. Director (Fire Services), GNCTD
2. Manager, Delhi Transco Limited

For item No.

27/2015

N.O.O

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

Shri Rajendra Kanjaria San (Apd)



-18- s/c

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

DELHI DEVELOPMENT AUTHORITY
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F.1(5)/2015/MP/197

Date 04.06.2015

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

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

Copy to:

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5. Commissioner (LD)
6. Commissioner (LM)
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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. Director (Fire Services), GNCTD
2. Manager, Delhi Transco Limited

For item No.

27/2015

N.O.O

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

-18-
6/c

ITEM No. 28/TC/2015



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

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 -AList 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)

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F.1(5)/2015/MP/197

Date 04.06.2015

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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. Director (Fire Services), GNCTD
2. Manager, Delhi Transco Limited

For item No.

27/2015

INDEX

5th Technical Committee Meeting to be held on 05.06.2015

S. NO.	ITEM NO.	SUBJECT	PAGE NO.
1.	25/2015	Proposed modifications in MPD-2021 regarding the area under waiting/reception in the hospitals. F.13(02)/2013-MP	1-6
2.	26/2015	Change of landuse for an area measuring 2.51 ha from "Recreational Use"(Regional Park) to "Utility" (U-3) 400 kv Electricity (Power House Sub-Station) in Zone-J, South Delhi-II F20(33)/2014-MP	7-11
3.	27/2015	Grant of for additional FAR as per Gazette Notification NO.S.O.2895 (E) dt.23.09.13 for addition construction to existing 'Higher and Technical Educational Institute', at Sector-9 Dwarka by Kamal Educational and Welfare Society. F.9(03)/2015-MP	12-14
4.	28/2015	Confirmation of the 4 th Technical Committee meeting held on 19.05.2015 F1(04)/2015/MP	15-17