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# Minutes of the Technical Committee Meeting Held on 24.7.2015

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

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

## 1.0 BACKGROUND

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

The representations received vide MoUD letter dated 02.03.2015 are from the following State Governments:

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

The State Government vide their respective representations has stated the following:

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

- 1.2 All the State Governments requested for the following:

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

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

## 2.0 FOLLOW UP ACTION

- 2.1 The issue of inclusion of a separate category of State Bhawan/ State Guest House was discussed in the 4<sup>th</sup> Technical Committee meeting held on 19.05.2015 vide item no. 22/2015. The agenda and the minutes of the same is annexed as Annexure A.

Subsequently, a meeting was held in MoUD, Delhi Division on 14.07.2015 to review status of creation of separate category and FAR for State Guest Houses in MPD-2021 wherein it has been decided to review the Development Control Norms which has been recommended by the 4<sup>th</sup> Technical Committee meeting held on 19.05.2015, as stated above.

The officers from DDA explained the proposal recommended by Technical Committee for the consideration of Authority especially for State Guest Houses. It was observed that due to the pressing demand by State government, the FAR-75 may not fulfill their demand. The provision related to urban design aspect (as per the provision of the approved Zonal Development Plan of Zone -D) was also discussed. The consensus view emerged that the height of building needs to be below 15m in order to maintain the skyline at the level below the tree studded character of the area. Thus, it was felt that the agenda may be modified to provide additional FAR within the low rise height i.e. 15m. in view of the provision in approved Zonal Development plan, this will be restricted only to State guest house owned by Government agencies and allotted by L &DO. This will not be emerged as precedence for adjoining areas.

### 3.0 Provisions in MPD-2021

#### Chapter 4 para 4.4.3 E.

Hostel/ Guest House/Lodging & Boarding House/Dharamshala

Minimum Plot size : 500 sq.m.

Maximum Ground Coverage : 30%

Maximum FAR : 120

Maximum height : 15m\*

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

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

### 3.1 Status of Zonal Development Plan (ZDP) of Zone 'D' as per MPD-2021

The draft ZDP of Zone 'D' (Excluding LBZ) as per MPD-2021 was placed before the Authority meeting vide item No. 172/2014 dated 12.12.2014 and following was decided:

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

The agenda item was not approved."

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

In the notified approved Zonal Development Plan of Zone 'D', following is stated for sub-zone D-13:

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

However, various State Governments vide their representations has conveyed that these respective Bhawans caters the accommodation requirement to the visiting dignitaries. The State Bhawans were constructed long back on the then requirements and available construction techniques. The space presently available with the Bhawans has become inadequate and there is an urgent need to have additional space/ rooms and other facilities.

It has been observed that most of the existing State guest houses are allotted by Land and Development Office (L &DO), MoUD, GOI for the accommodation requirements by the State Dignitaries/ officers during their transit movement to attend meetings and seminars organized by the Central Government and people's representatives from the State. As conveyed by the State Governments, there is an urgent need for additional space/ rooms and other facilities for which the provision of foreign mission (Ground Coverage-25% & FAR-75), as stated in para 2.4.1 above, may not fulfill the demand of the State Guest Houses.

**4.0 EXAMINATION**

The proposal was examined with respect to the location of the State Guest Houses falling in various Planning zones and the related Development Control norms. The detailed examination is as under:

- 4.1** As per the representations received from the various State governments, it is observed that most of the State Guest Houses are in Planning, Zone -D (New Delhi) and categorized as follows:

S.No.	Location of the State Guest Houses
<b>ZONE-D:</b>	
1.	Within Lutyens Bungalow Zone (LBZ)
2.	Towards the South-West of Rashtrapati Bhawan (sub-zone D-13)
<b>OTHER AREAS OF NCTD:</b>	
3.	Other than 1. & 2. in Zone-D and other areas of National Capital Territory of Delhi (NCTD)



Existing provisions under MPD-2021/ approved Zonal Development plan of Zone-D prepared under MPD-2001 regarding Development Control Norms for Guest houses:

S.No.	Category	Ground Coverage	FAR	Height	Other controls
<b>ZONE-D</b>					
1.	Within Lutyens Bungalow Zone (LBZ)	Governed by 1988 LBZ guidelines and subsequent modification as issued by the Government of India time to time.			
2.	Towards the South-West of Rashtrapati Bhawan (sub-zone D-13)	25	75	14m	Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.
<b>OTHER AREAS OF NCTD:</b>					
3.	Other than 1. & 2. in Zone-D and other areas of NCTD	No specific norms for the State Guest houses in MPD-2021			

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

S.No.	Information asked by MOUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	Land is government and the land owning agency is Land & Development Office (L & DO).
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	The request as received from various State Governments, as stated in para 1.1 & 1.2 above.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	- Yes, the reconnaissance survey of was done and it was observed that most of the State Guest houses have maintained the low rise character in the sub-zone D-13 of New Delhi area.
4.	What is the public purpose proposed to be served by	The proposal is regarding the increased FAR and ground coverage of the State Guest Houses, as



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	modification of MPD and/ or change of land use?	the land is scarce in Delhi, this proposal will cater the accommodation as well as the related requirements of the State Governments.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	As such, no impact on present policies/plans. However, this will add to the physical infrastructure of State Bhawan/ State Guest House and will be taken care by the concerned local body.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	As such, no impact on general public.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	Not to our knowledge.

#### 4.0 PROPOSAL

A new use premises, State Guest Houses have to be added in para 4.4.3 of MPD-2021 as 'I.' under this para "CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES"

Para/ S.N	Existing Provision in MPD-2021	MPD-2021 Proposed Amendments/Modifications					
CHAPTER-4.0 SHELTER							
PARA 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES							
1.	No provision	Para I. To be added after para H. "Studio Apartment"					
I. State Bhawan/ State Guest Houses							
		S.No.	Category	Maximum		Other controls	
				Ground Coverage (%)	FAR  Height (m)		
Zone-D							
		1.	Within Lutyens Bungalow Zone (LBZ)	Governed by 1988 LBZ guidelines and subsequent modification as issued by the Government of India time to time.			
		2.	Towards the South-West of Rashtrapati Bhawan (sub-zone D- 13)	50	150	15	a) Parking to be provided @ 2 ECS per 100 sq.m. of built up area.
OTHER AREAS OF NCTD:							
		3.	Other than 1. & 2. in Zone- D and other areas of NCTD.	50	200	No Restriction (subject to clearance from	a) Parking to be provided @ 2 ECS per 100 sq.m. of built up area.

						AAI/Fire Department and other statutory bodies)	
TABLE 4.3 USES/USE ACTIVITIES PERMITTED IN USE PREMISES:							
2.	No provision	State Bhawan/ State Guest Houses to be added after Studio Apartments					
		Use premises	Definition	Use/Use Activities Permitted			
		State Bhawan/ State Guest Houses	A premise for providing the short term/transit accommodation for the guests of State Government and Central Government.	Guest Room, Conference Halls, and related facilities, Government Offices/ Souvenir shops/ Restaurant			

### 5.0 Recommendation

Proposal as given in para 4.0 above is submitted for consideration of the Technical Committee under Section 11A of DD Act, 1957.

1. DECISION

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 4.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration and further processing under Section 11-A of DD Act 1957. The proposal contained in Table 4.3 Use / Use Activities Permitted to be modified and read as under:

*"Guest Room, Conference Halls and related facilities, Government Offices, Souvenir shops, Restaurant, ATM and upto 15% of maximum FAR can be utilized for staff residential accommodation."*

-Action: Director (Plg.) Zone 'D'

DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION

**VERIFIED**

This Proposal was Considered in  
the 7<sup>th</sup> Technical Committee  
Meeting held on 24.07.2015  
Vide Item No. 3.7/2015

Sd/- 27/07/2015  
Asstt. Director  
Master Plan

Sd/- 27/07/2015  
By Director  
Master Plan



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15/c Minutes of the Technical Committee Meeting  
Held on 19.5.2015. ITEM NO. 22/TC/2015.

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**ANNEXURE - A**

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

File No. F.26 (09)2015/MP

1.0 Background

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

1.2 The representations received vide MOUD letter dated 02.03.2015 are from the following State Governments:

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

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

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

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



2.0 Examination

2.1 State Guest Houses located in Planning Zone-D

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

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

2.2 Provisions in MPD-2021

Hostel/ Guest House/Lodging & Boarding House/Dharamshal

Minimum Plot size : 500 sq.m.

Maximum Ground Coverage : 30%

Maximum FAR : 120

Maximum height : 15m

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

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

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

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

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

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

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(i) Whether the land is government or private and who is the land owning agency?  
It pertains to Land & Development Office (L&DO), Delhi Development Authority (DDA) and concerned local bodies.

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

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

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

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

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

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

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

As such no impact on present policies/plans.

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

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

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

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

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

### 3.0 Other Issues.

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

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

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

The agenda item was not approved."



3.2 MoUD vide D.O. letter dated 2008 from Director (DD), MOUD, GOI MoUD vide D.O. letter dated 06.10.2008 had stated the following:  
 "The Prime Minister's Office vide its letter dated 25.07.2008 had requested to send the draft ZDP Zone-D, as being prepared by DDA, for prior clearance from PMO in accordance with the extant instructions concerning development plans for LBZ before the public consultation process formally commences."

#### 4.0 Proposal

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

#### 4.4.3. CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES

##### I. State Guest Houses

Maximum Ground Coverage : 50%

Maximum FAR : 200

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

i. Parking to be provided @ 2 ECS per 100 sq.m. of built up area.

ii. These norms shall not be applicable for Guest House under Mixed Use Regulations.

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

i. Located in LBZ area, shall be governed by 1988 LBZ guidelines and subsequent modification as issued by the government from time to time.

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

Provision for State Guest Houses to be added in para 4.3 as follows, after Table 4.3: Uses/Use Activities permitted in use premises

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

#### 5.0 Recommendation

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

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.

**II. DEVELOPMENT AUTHORITY**  
**MASTER PLAN SECTION**  
**VERIFIED**  
 Considered in Technical Committee  
 Meeting held on 14.5.2015  
 Vide Item No. 22/2015  
 Dated 05/06/2015  
 Asst. Director  
 Master Plan  
 Dy. Director  
 Master Plan

**"DECISION"**

*Sudhakar*



ITEM No. 36/Tc

4 - Minutes of the Technical Committee Meeting  
Held on 24.7.2015

DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING WING  
AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub: Permissibility of Guest House in Residential use zone under sub-clause 8(2) of MPD-2021 in respect of plot No. 25-B, Akbar Road Delhi, measuring 7066 sq.m. (0.71 ha.), allotted to Government of Gujarat for construction of its second guest house at New Delhi.

File No. F.20 (06)2015/MP

#### 1.0 BACKGROUND

1.1 Resident Commissioner, Government of Gujarat vide letters No. RC/Office/Land/2015/1609 dated 20.02.2015 & D.O. No. RC/Office/Land/2015/1747 dated 18.03.2015 had requested DDA to convey approval of change of land use from 'Residential' to 'Guest House' in respect of plot No. 25-B, Akbar, Road Delhi, allotted to Government of Gujarat for construction of its second guest house at New Delhi. Subsequently, MoUD vide letter no. K-13011/4/2015-DD-I dated 25.03.2015 enclosing therewith a copy of L&DO letter dated 19.03.2015 & letter dated 20.02.2015 from Resident Commissioner, Government of Gujarat for examination and taking necessary action for change of land use, as may be required.

1.2 Thereafter, MoUD vide letter no. K-13011/4/2015-DD-I dated 11.05.2015 requested DDA to provide categorical response whether change of land use for running a guest house on the subject plot, is required or not along with the provisions of MPD-2021 applicable in this case. In response to this letter, DDA in continuation to its earlier letter dated 06.04.2015 communicated the following planning observations on 16.06.2015:

- i. "The plot under reference (i.e. 25-B, Akbar Road, New Delhi) falls within Lutyens' Bungalow Zone (LBZ), 1988 LBZ guidelines shall be applicable for any construction in LBZ.
- ii. As per SUB/CLAUSE 8(2) of MPD-2021 regarding Permission of Use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority), Guest houses are permitted in Residential use zone. The same shall be put up to the Technical Committee and Authority for consideration and approval under this clause.
- iii. Any change in activities of use premises will require modification in layout plan and will be dealt by the local body i.e. New Delhi Municipal Corporation (NDMC) being the area is under jurisdiction of NDMC in this case."

#### 2.0 EXAMINATION

2.1 Government of Gujarat vide letter dated 20.02.2015 had stated that "MoUD (Land & Development Office), GOI has allotted a piece of land measuring 7,066 sq.m. at 25-B, Akbar Road, New Delhi to Government of Gujarat for construction of its Second Guest House at New Delhi. It is the condition in the L & DO allotment letter that the Government of Gujarat has to consult Delhi Development Authority for change of land use from 'Residential' to 'Guest House'. Government of Gujarat further requested DDA to convey its approval regarding change of land use from Residential' to 'Guest House'.

2.2 Land & Development office (L&DO) vide letter dated 02.01.2015 had allotted a piece of land measuring 7066 sqm. at 25-B, Akbar Road, New Delhi on 'as is where is basis' to the Government of Gujarat for construction of Second Guest House at New Delhi. (Location of the plot under reference is attached at Annexure-A)

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

2.3 The landuse of the plot under reference is 'Residential' as per MPD-2021.

2.4 MPD-2021 also provides for bungalow area the following:

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

2.5 As per SUB/CLAUSE 8(2) of MPD-2021 regarding Permission of Use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority), Guest houses are permitted in Residential use zone.

2.6 Presently, the site under reference (25-B, Akbar Road, New Delhi) is vacant. It was observed that there is one bungalow existing towards the South side and one modern building towards the Northern side. Also, this falls within Lutyens Bungalow Zone, 1988 LBZ guidelines shall be applicable for any construction in LBZ.

*Sudhakar A.D.(M.P.T.)*  
**3.0 PROPOSAL**

3.1 It is proposed that Guest House is permitted in Residential use zone under sub-clause 8(2) of MPD-2021 - "Permission of Use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority)" therefore we have to seek permission from the Authority and thereafter modification in the layout plan will be taken up by the local body i.e New Delhi Municipal Council (NDMC) in this case.

**RECOMMENDATION:**

The proposal as given in para 3.0 above, is put up to Technical Committee of DDA for consideration.

**DECISION**

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 3.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration under MPD-2021 'Clause 8 (2) Permission of use premises in Use Zones as a case of special permission from the Authority' and necessary modifications in the layout plan w.r.t use of premise / plot as Guest House by NDMC.

-Action: Director (Plg) Zone 'D'





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PLOT NO.

ANNEXURE - A

AKBAR ROAD

GOVERNMENT BUNGALOW

PORTAL

COMPOUND WALL

AREA 1.99 ACRES

PLOT NO 25B ALLOTTED TO GUJARAT GOVT. SHOWN THUS

7066 SQMTRS

TOT. AREA = 7066 5 SQMTRS

AREA = 2.4 ACES.

25B

25A

AREA 0.58 ACRES.

UNHARBANGA HOUSE

HANDED OVER

TAKEN OVER

(Smt B.P. Singh)

overseer

BR 14/15  
DAL - CIVIL  
GOVT. ENGINEER

सहायक अभियन्ता-II/Assistant Engineer-II  
भारत सरकार/Govt. of India  
शहरी विकास मंत्रालय/Min. of Urban Development  
भूमि एवं विकास कार्यालय/Land & Development Office  
निर्माण भवन, नई दिल्ली/Nirman Bhawan, New Delhi

E.O.  
P.D.O., NEW DELHI



AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub: Proposed change of land use of an area measuring 3019.5 sqm. from 'Residential' to 'Government (Government Office)' to construct a new office building of Registrar General and Census Commissioner, India (RG&CCI) at 2-A Mansingh Road, New Delhi, falling in Planning, Zone-D.

File No. F.20 (03)2015/MP

1.0 Background

- 1.1 Registrar General & Census Commissioner, India (RG & CCI), Ministry of Home Affairs, Govt. of India vide D.O. No. D.31013/04/2011-GS dated 14.01.2015 has forwarded the D.O. letters dated 24.11.2014 & 06.01.2015 of Home Secretary, Govt. of India and requested DDA to initiate the process for change of land use from 'Residential' to 'Institutional'. In response to this, DDA sent a letter dated 07.04.2015 to RG & CCI to send the project report indicating proposed activities, area and boundary for examining the proposal with respect to proposed change of land use as per MPD-2021.
- 1.2 The office of Registrar General of India (RGI) vide letter dated 17.04.2015 sent the proposed activities, area, boundary description along with the location and survey plans and requested DDA to change the land use from 'Residential' to 'Government Office'. Further, DDA vide letter dated 19.05.2015 requested for the requisite information for further examination and para-wise reply to the MoUD letter dated 07.04.2015 with respect to the proposed change of land use.
- 1.3 Subsequently, MoUD vide letter No. K-13011/7/2015-DD-I dated 19.05.2015 requested DDA to examine the case for initiating action under Section 11A of DD Act, 1957 for the proposed change of land use.
- 1.4 In response to DDAs letter dated 19.05.2015, the office of RGI vide letter dated 10.06.2015 has sent the requisite information with respect to the proposed change of land use.

2.0 Examination

- 2.1 As per Ministry of Home Affairs (MHA) letter dated 14.01.2015, the office of the Registrar General & Census Commissioner, India Ministry of Home Affairs, 2/A, Mansingh Road is functioning in the barracks of Kota House Hutments for last 60 years. Presently, it is a single storey building which is very old and in a dilapidated condition. Further, the Government has decided to construct a new multi-storey building and the proposal has already been sanctioned by Ministry of Home Affairs, Government of India.
- 2.2 The plot under reference (i.e. 2-A, Mansingh Road, New Delhi) falls within the Lutyens' Bungalow Zone (LBZ) and outside the Central Vista area.
- 2.3 The land use of the plot under reference is 'Residential' as per MPD-2021.

Suakheer  
A.D (M.P.) I

- 2.4 L&DO vide letter 18.06.2015 has allotted the said plot under reference measuring an area of 3019.5 sq.m. (0.301 ha.) to Ministry of Home Affairs for construction of office of Registrar General and Census Commissioner at 2-A Mansingh Road, New Delhi on as is where is, basis.
- 2.5 As per table 8.2 of MPD-2021, the Development Control Norms for the 'Government Office' as per MPD-2021 area are as under:

Category	Ground Coverage (%)	FAR	Height (m)	Parking Standard ECS/100 sq.m. of floor area	Activities permitted
Integrated Office Complex	30	200	NR, subject to approval of AAI, Fire Department and other statutory bodies	1.8	Government Offices, Watch And Ward Residence/ Residential Maintenance Staff (Maximum 5% of FAR, Retail Shop Of Chemist, Book and stationery, Consumer Store, Canteen, Post Office, Bank Extension Counter etc. Public sector Undertaking/ Commercial Offices (restricted to 10% of the total floor area)

- 2.6 Following is the provision with respect to the existing barracks as per para 6.5 v) of the approved Zonal Development plan of Zone-D prepared under MPD-2001:

*"Large number of barracks are existing in a scattered manner on prime land all over the Bungalow Area. These pockets are likely to be redeveloped in future. Therefore, it is proposed that redevelopment of such pockets may be as per Master Plan/Zonal Plan proposals based on detailed urban form studies of each pocket."*

- 2.7 **JUSTIFICATION & PUBLIC PURPOSE TO BE MET THROUGH THIS PROPOSED CHANGE OF LAND USE**

The site under reference is the office of Registrar General & census Commissioner is operating for the last 60 years and is in a dilapidated barracks and beyond repairs. It has been decided by the Government of India to construct a multi-storey office building. This office will act as a Headquarter for 33 sub-ordinate offices i.e Directorate of Census operations located in various States and Union Territories. Over the years, there has been exponential growth in its activities while the space available has remained the space.

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

S.No.	Information as sought by MOUD, GOI vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	Land is government and Land & Development Office (L & DO) is the land owning agency..

*Suo Motu  
A.O. (M.P.I)*



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

2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	i. As per the request by Registrar General & Census Commissioner, India (RG & CCI), Ministry of Home Affairs, Govt. of India vide letter dated 14.01.2015 as stated in para 1.1 & 1.2, above.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Yes, the site under reference was inspected and following was observed: - The office of the Registrar General & Census Commissioner is functioning in the barracks of the Kota House Hutments. - This is a single storey building which is very old and in a dilapidated condition.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	This office will act as a Headquarter for 33 sub-ordinate offices i.e Directorate of Census operations located in various States and Union Territories. Over the years, there has been exponential growth in its activities while the space available has remained the space.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	Mostly site under reference is surrounded by Government offices. This proposal will have an additional impact on the physical infrastructure, which may be taken care by the concerned local body.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	The present premises will be utilized for official purpose and no adverse impact is anticipated.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	Not to our knowledge.

### 3.0 Proposal

3.1 As requested by Registrar General & Census Commissioner, India, MHA, GOI vide letter dated 14.01.2015 & MOUD, GOI vide letter dated 19.05.2015, following is proposed:

The proposed change of land use in respect of an area measuring 3019.5 sqm. from 'Residential' to 'Government (Government Office)' to construct a new office building of Registrar General and Census Commissioner at 2-A Mansingh Road, New Delhi, falling in Planning, Zone-D, may be changed under Section 11A of DD Act, 1957.



The boundary description of the same is as follows (Refer location map at Annexure 'A'):

Location	Area	Land use as per MPD-2021	Land use Changed to	Boundaries
1	2	3	4	5
Proposed office building of Registrar General and Census Commissioner, India, Ministry of Home Affairs, Government of India at 2-A Mansingh Road, New Delhi, falling in Planning, Zone-'D'	3019.5 sq.m. (0.301 ha.)	'Residential'	'Government (Government Office)'	North: Naval Officers Mess South: Existing Petrol Pump & Existing Road East: Office of the Ministry of Corporate Affairs & Shahjahan Road West: Mansingh Road

*Sudhakar*  
A.D. (M.P.D.)

#### 4.0 Recommendation

Proposal as given in para 3.0 above may be considered by the Technical Committee so that the proposed change of land use may be processed further under Section 11A of DD Act, 1957.

1- DECISION "

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 3.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration and further processing under Section 11-A of DD Act 1957.



- Action: Director (Plg.) Zone 'D'

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Annexure - A

BOUNDARIES:

NORTH: NAVAL OFFICERS MESS

SOUTH: EXISTING PETROL PUMPS & EXISTING ROAD

EAST: OFFICE OF THE MINISTER OF CORPORATE AFFAIRS & SHAHJAHAN ROAD

WEST: MANSINGI ROAD

LDO No 3254

SITE PLAN OF KOTAH HOUSE

NEW DELHI

AREA: 7.83 ACS

THE AREA PROPOSED FOR ALLOTMENT TO U.P. & C. AT SHAHJAHAN ROAD, NEW DELHI, IS SHOWN IN THE ATTACHED MAP. THE AREA IS 7.83 ACS. THE AREA IS 7.83 ACS. THE AREA IS 7.83 ACS.

SHAHJAHAN ROAD

AREA: 3019.569 SQ. M.

SHAHJAHAN ROAD

Scale 1:1000

PREPARED BY	DATE
CHECKED BY	DATE
SIGNED BY	DATE



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## Minutes of the Technical Committee Meeting Held on 24.7.2015.

ITEM No. 39 / TC/2015

Subject: Planning Permission for grant of NOC for setting up of Petrol Pump site measuring 30m x 36m (1080.0 Sq.m.) on Khasra number 193/98, village Bawana, along Auchandi – Bawana Road as per the notification dated 27/09/2005 on "Regulations for setting up of Petrol Pump on Private Land in the National Capital Territory of Delhi".

(File No. F.7 (09)/2006/MP)

### A. Background:-

- Chief Manager (Coordination) Indian Oil Corporation Ltd. (Asam Oil Division) vide letter dated 23/08/2005 requested Commissioner Land Disposal – DDA for Grant of No Objection Certificate (NOC) and Change of Landuse (CLU) for setting up of Petrol Pump on Private Land i.e. Khasra Number 193/8, Village Bawana, NCT, Delhi.
- The matter was discussed in various Technical Committee meetings and the case was either rejected or deferred due to want of information, accordingly permission could not be granted. The details are as under:-

Sr. No.	Technical Committee (Date and Item no.)	Decision given by the Technical Committee (TC)	Remarks
1	03/05/2006, Item No. 14/2006	Deferred - Due to non legible of agenda.	The decision was for this case.
2	03/07/2006 Item No. 32/2006	Deferred - TC desired, whether the 30m (Front) wide road has been indicated in the ZDP be examined and the case may be put up again.	Total 10 cases (including this case) were put up in this TC. Out of these 10 cases three (3) cases one in Narela & two in Dwarka were approved.
3	26/09/2006 Item No. 57/2006	Deferred – TC observed that the Policy of permitting Petrol Pumps on Private / Rural Lands is to be examined keeping in view that the Draft MPD 2021 has proposed most of the rural areas to be urbanized for which the Draft Zonal Plans are already under preparation. As such, the cases of Petrol Pumps sites should keep in view this aspect, so that these do not become impediments in Planned Development. Accordingly, the TC constituted a committee to consider the above issues and submit its report within one month.	Total 5 cases (including this case) were put up TC.
4	02/11/2006	A meeting of the Committee constitutes on 26/09/2006 by TC was held on 02/11/2006. In the said meeting it was decided that the policy for permitting the petrol pumps on private lands needs to be reviewed as part of Draft MPD – 2021 exercise.	Following points / recommendations were emerged during the meeting:- <ul style="list-style-type: none"> <li>Status of Zonal Development Plans to confirm the road ROW and landuse.</li> <li>Permissibility of Petrol Pumps in Green Belt.</li> <li>Plot size of Petrol Pump and distance of plot from road intersection.</li> <li>Obtaining of standard design of petrol pumps.</li> <li>Cases which do not qualify may be rejected at the level of CLD.</li> <li>Modalities for processing of applications.</li> </ul>
5	01/02/2007 Item No. 22/2007	Item was deferred.	Total 16 cases (including this case) were put up and all were deferred.
6	17/04/2007	CLA in file no. F7 (25)2006/MP has opinion that "We have to go by the new Master Plan provisions.	

7	16/06/2008 Combined item no. 67 to 79/2008	Item was deferred. TC desired that it may be examined whether the provision of above cases confirms to the above proposal of the MPD 2021 or whether this provision can be kept aside in view of high court orders.	(excluding this case)
8	23/06/2008 Combined item no. 85 to 97 & 103 to 104/2008	Item was deferred as TC decided that all the petrol pump cases be examined comprehensively as per the notification permitting petrol pump in rural areas. These issues need to be examined and resubmitted to TC giving comparative analysis.	Total 15 cases (excluding this case) were put up and all were deferred.
9	07/07/2008 (Laid on Table)	Item was deferred and TC directed that item to be placed before the Sub-group constituted by the Technical Committee.	
10	14/08/2008 Item No. 125/2008	Deferred - TC decided that it may be enquired from various Oil Companies whether such Petrol Pumps are required in present context.	Placed as common item (excluding this case).
11	06/10/2008	A meeting was held under vice Chairman - DDA on 06/10/2008 in which it was decided that the cases be examined as per MPD - 2021/ ZDP provisions and put up to the next TC meeting to be held on 10/10/2008.	
12	10/10/2008 Item No. 160/08	There were 13 cases discussed in the meeting and all were rejected / deferred. The decision in the particular case is as follows: "As per MPD 2021 Fuel Station are permissible on Master Plan/Zonal Plan roads and shall not be permitted in the absence of an approved Zonal Plan of the area. The proposal therefore does not confirm to MPD 2021 provisions hence it is rejected".	Total 13 cases (including this case) were considered and rejected.
13	06/03/2009 Item No. 21/09	The item no. 21/09 was withdrawn as this was not covered under any order of the Hon'ble Court dated 21/05/2008.  However, After discussing the Petrol Pump cases individually the following conditions were also imposed which are to be fulfilled in all cases. Thereafter, the planning permissions is to be given individually.  a) Director (Plg.) of each Zone need to be reconfirm that all cases are in conformity with stipulations of Regulations dated 27/09/2015 for setting up of Petrol Pumps on private land in NCTD. It also needs to be certified that all petrol pump cases discussed in the Technical Committee are at parity with three such cases which were earlier approved in T.C. meeting held on 03/07/2006.  b) All Directors (Plg.) to confirm from SLO (Plg.) that all 13 Petrol Pumps discussed in the T.C. are the cases which have filed court cases in the Hon'ble High Court of Delhi & are part of the judgment given by Hon'ble High Court.  c) Planning Permission be released to the Oil Companies once the above mentioned requirements have been considered by the concerned Director (Plg.) / SLO (Plg.).	Total 14 cases (including this case) were considered. Item no. 15/09 to 18/09, 22/09 to 28/09 were Approved and Item no 19/09, 20/09 were rejected.

*S. K. Singh*  
A.D.M.P.I



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Decision of Hon'ble Court:-

The cases rejected by Technical Committee approached to Delhi High Court. The various orders are as under:-

- a) The cases which were deferred in the Technical Committee Meeting held on 10/10/2008 (excluding current case of Smt. Chander Meenakshi) approached Delhi High Court. Hon'ble Court vide order dated 21/05/2008 disposed of the application and directed that "Technical Committee to reconsider the cases of all these petitioners in paramateria with the cases of the three parties who were accorded approval under the said regulations to run the petrol pump. Let Technical Committee take the decision in their meeting, if the petitioners not being satisfied with the outcome of the decision of the Technical Committee then they would be at liberty to approach this Court again".
- b) Accordingly, all these cases were considered by the Technical Committee Meeting held on 06/03/2009 and approved the petrol pump cases (on the basis of notification dated 27/09/2005) covered under Court Order dated 21/05/2008. However, the current case was withdrawn vide item no. 21/2009 as this was not covered under any order of Hon'ble Court.
- c) The applicant vide WP(C) no. 376/2009 along with three other applicants / related cases (i.e. WP(C) no. 7820/2009, WP(C) no. 7921/2009 and WP(C) no. 8232/2009) filed a case against Delhi Development Authority.
- d) Hon'ble Double Bench High Court dismissed the Writ Petition vide order dated 23/03/2009 and vide order dated 12/10/2011 (LPA 169/2011). However, the Court granted the permission to appellants to re-apply to DDA for a sanction to set up a petrol pump as per MPD - 2021 and this will be the only benefit which could be granted to the appellant. In addition, DDA should immediately finalize the Urban Extension in the erstwhile Rural Zones i.e. Zone J, K, L, N & P i.e. the Zones envisaged vide Para 3.2 of the Master Plan.
- e) Hon'ble High Court vide order dated 18/07/2012 dismissed the current case again saying "it will be of no purpose to call upon the Technical Committee of DDA to examine the feasibility of granting permission to set up a commercial venture on the land in question which is admittedly in a Green Belt". However, as per the order permission has been granted to the petitioner to re-apply to DDA and ordering DDA to promptly consider the case.

C. Follow up action to the Hon'ble court orders:-

- 1) The applicant through its advocate /partner on 12/03/2012 re-applied DDA as a follow up of Hon'ble court order dated 12/10/2011. The application was rejected by DDA vide letter no. F. 7(09) 2006/MP dated 19/04/2012 by informing that "in the absence of any approved Layout Plan in DDA for the area under reference as prescribed in Clause - 12.12.1 of MPD - 2021 and as per prevailing policy of large scale acquisition development and disposal, the request for permission for setting up of petrol pump is rejected".
- 2) The applicant again requested DDA on 14/06/2012 & subsequently on 27/06/2012, to reconsider and review her request on following grounds:
  - In absence of any approved Layout Plan in DDA for Zone - N, still DDA is issuing the NOC to other Petrol Pumps of the same "N" Zone.
  - From 2005 to 2012 there is no acquisition of this khasra no. 193/8 up to till now.
  - Two petrol pumps i.e. BPCL Petrol Pump & IOC Petrol Pump (RN Petro Care) is already working after two plots from Khasra no. 193/8 on the same Poothkhurd - Bawana Road.
  - Reconsider and review the said application as per the direction of Hon'ble Delhi High Court order no. LPA 169/2011.
- 3) The applicant was informed vide letter no. F. 7 (9) / 2006/ MP / 308 dated 21/11/2012 informed that the request was earlier regretted vide letter dated 19/04/2012. In addition, it is further informed that as per MPD - 2021, "Petrol pumps are permissible in all Use Zones except in "Recreational Use Zone". Also it is stated in MPD - 2021 that "Fuel stations are permissible on Master Plan / Zonal Plan Roads and shall not be permitted in the absence of an approved Zonal Plan of the area". As the Zonal Development Plan of Zone - "N" has been approved by Govt. of India on 01/06/2010 and the site u/r as per it falls in "Recreational Use (Green)", the request for permission for setting up of Petrol Pump is regretted.
- 4) The applicant again applied on 12/02/2013 to DDA. The then Vice Chairman - DDA vide note dated 24/05/2013 directed to "further examined the TC agenda in light of High Court order in LPA 169/2011, Chander Meenakshi v/s DDA dated 12/10/2011". Further, on 10/06/2013 the then Vice

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Chairman - DDA directed that "If there is no prime fascia justification or court order, Technical Committee need not be considered."

- 5) The matter was discussed by Commissioner (Pig.) - DDA with the then Vice Chairman - DDA and as per the direction "the case may be examined keeping in view the observations of the Hon'ble LG-Delhi in a file bearing no. F. 7(28)2006/MP where Petrol Pump has been allowed in the privately owned land in village Puth Khurd. Accordingly, this file was forwarded to CLA-DDA on 20/06/2014 for appropriate legal opinion based on detailed examination.
- 6) Additional Secretary to LG-Delhi vide U.O. No. 100(3)14/RN/680/14881 dated 23/06/2014 addressed to Vice Chairman-DDA has forwarded a representation dated 19/06/2014 of Mrs. Chander Meenakshi regarding reconsideration, review of Planning Permission and Change of Landuse (CLU) for setting up of Petrol Pump. It is mentioned in the representation that, "the current mentioned case is not properly examined by DDA and if now the application is rejected, than rational on which permission to those two petrol pumps were given should be conveyed to applicant".
- 7) The applicant vide her application submitted that two other cases located in the nearby area were granted the Planning Permission and the Petrol Pumps are in operation. Whereas her case was rejected as she could not approach to the Hon'ble High Court along with the other applicants during the period of examination of the other 13 cases.

**D. Provision of Regulations notified on 27/09/2005, Master Plans for Delhi and Zonal Development Plan (ZDP) for Zone-"N" (North West Delhi - III):-**

**i. Master Plan for Delhi (MPD) - 2001:-**

The Master Plan for Delhi - 2001 was notified on 01/08/1990, in which there was no provision of setting up of petrol pump in Rural Use Zone.

**ii. Regulations notified on 27/09/2005:-**

"Regulations for setting up of Petrol Pump on Private Land in the National Capital Territory of Delhi" were notified on 27/09/2005 vide which petrol pump will be permitted on private lands which are not notified for acquisition nor under acquisition in urban areas (including Urban Extension areas) and in the Rural Use Zone.

Petrol Pump located on such Private Land shall be subjected to following norms and building standards:-

- It shall be located on roads of minimum 30m, right of way (as per master Plan / PWD / MCD / Revenue records).
- The use of the premises in the Petrol Pumps so sanctioned will be for use as filling/service stations.
- The land between the existing right of way boundary and the property line of the proposed retail outlet will be maintained as green buffer zone. No construction will be allowed in this area except approach roads to the retail outlet site.
- The plot size for such Petrol Pumps will be as per Master Plan with minimum of 30m x 36m and maximum of 33m x 45m in urban / urban extension areas and maximum of 60m x 45m in rural areas. In case plot is larger than the maximum size prescribed above, the development control norms i.e. FAR, Coverage etc. Shall be as applicable to the plot size of 33m x 45m only. The remaining area of the plot shall be maintained as open green space
- The minimum distance of plot from the road intersections will be as follows:-

For minor roads having less than 30m R/W	:	50m
For major roads having R/W of ROW 30m or more	:	100m

Frontage of the plot should be not less than 30m.

**iii. Master Plan for Delhi (MPD) - 2021:-**

- a) Master Plan for Delhi - 2021 (MPD - 2021) notified on 07/02/2007 and the site under reference become part of urbanizable area and fall under Zone - "N" notified on 01/06/2010.
- b) Master Plan for Delhi - 2021 stipulated the norms for Petrol Pump & CNG Station in Chapter 12, Clause 12.12 which are as follows:-
- Petrol Pumps are permissible in all Use Zones except in Recreational Use Zone.
  - Fuel Stations are permissible on Master Plan / Zonal Plan roads and shall not be permitted in absence of an approved Zonal Plan of the area.



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- v. Applicant of current case once again applied to Planning Department-DDA on 15/07/2014 and 16/07/2014. Again, on 18/09/2014 this specific case was forwarded to Vice Chairman - DDA by the then Additional Commissioner (Plg.) - DDA with the request to take a review by the Technical Committee, so that she may get equal justice along with others to whom the planning permission was accorded. Further, Commissioner (Plg.) - DDA on 07/10/2014 forwarded the request of Mrs. Chander Meenakshi to the then VC-DDA for consideration of her case by Technical Committee for permission of the Petrol Pump in the privately owned land similar to the other cases which were considered and approved by the Technical Committee - DDA.
- vi. However, the current case has already been disposed / dismissed by the Hon'ble Delhi High Court on 12/10/2011 & 18/07/2012 and Delhi Development Authority in the past similar request of the applicant dated 14/06/2012 & 27/06/2012 has been regretted vide letter dated 19/04/2012 & 21/11/2012 respectively.
- vii. Since, the request of the applicant of this specific case has already been dismissed / disposed of twice by the Hon'ble Court and also by DDA, however, with the approval of the then Vice Chairman - DDA, Technical Committee Agenda has been prepared for its consideration as part of the equal justice to all as mentioned in the note dated 18/09/2014 & 07/10/2014 of Commissioner (Plg.) - DDA.
- viii. DDA vide letter no. F.7(09)2006/MP/133 dated 09/03/2015 informed Addl. Secretary to Hon'ble LG-Delhi that the current case is under examination and will be placed before Technical Committee (TC), DDA and the decision of TC will be informed accordingly.
- ix. Since, the applicant is requesting for issuing the planning permission for grant of NOC for setting up petrol pump on the basis of "Regulations for setting up of Petrol Pump on Private Land in the National Capital Territory of Delhi" notified on 27/09/2005, however Master Plan for Delhi - 2021 (incorporating modifications up to January 2014) is in force for development in Delhi. Accordingly, this may be seen whether the current case be considered on the basis of regulations dated 27/09/2005 for issuing the planning permission, however the current case has already been dismissed by the Hon'ble Delhi High Court saying "it will be of no purpose to call upon the Technical Committee of DDA to examine the feasibility of granting permission to set up a commercial venture on the land in question which is admittedly in a Green Belt".

F. Proposal:-

In view of the factual position explained above in various decisions of Technical Committee i.e. Para - "A", as per decision of Hon'ble Court i.e. Para - "B", in Para C (1), (3), (4), (5), (6) & (7), as per Para D (iii) (b) and as per the examination i.e. Para - "E", the matter is placed before Technical Committee for its appropriate decision.

DECISION

The proposal was presented by Addl. Commr. (Plg) UE & LP. After detailed deliberation, Technical Committee decided that due to enforcement of MPD-2021, the case under reference does not fall within the permissibility of MPD-2021. Hence, the same was rejected.

-Action: Director (Plg) LP & Zone-N

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
**VERIFIED**  
This Proposal was Considered in  
the 7th Technical Committee  
Meeting held on 24.07.2015  
Vide Item No. 39/2015  
Sudhakar/27/7/2015  
Asstt. Director  
Master Plan  
By Director  
Master Plan  
27/7/2015



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

F.1 (06) 2015/MP/238

Date: 24.07.2015

Subject: Minutes of the 7<sup>th</sup> Technical Committee held on 24-07-2015

The 7<sup>th</sup> meeting of Technical Committee was held under the Chairmanship of V.C., DDA on 24.07.2015. The List of the participants is annexed at 'Annexure- A'.

At the outset, Finance Member, Engineer Member & Commissioner (Plg), DDA welcomed the Vice Chairman, DDA for chairing the first meeting of the Technical Committee after assuming charge.

Item No.35/2015

Confirmation of Minutes:

Since no observations/ comments were received, the minutes of the 6<sup>th</sup> Technical Committee meeting held on 26.06.2015 as circulated to all members on 30.06.2015 were confirmed.

F.1 (06) 2015/MP

Item No. 36/2015

Permissibility of Guest House in Residential use zone under sub-clause 8(2) of MPD-2021 in respect of plot No. 25-B, Akbar Road, Delhi, measuring 7066 sqm. (0.71 ha.), allotted to Government of Gujarat for construction of its second guest house at New Delhi.

F20(06)2015/MP

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 3.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration under MPD-2021 'Clause 8 (2) Permission of use premises in Use Zones as a case of special permission from the Authority' and necessary modifications in the layout plan w.r.t use of premise as Guest House by NDMC.

-Action: Director (Plg) Zone 'D'

Item No. 37/2015

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

F20(9)2015/MP

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 4.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration and further processing under Section 11-A of DD Act 1957. The proposal contained in Table 4.3 Use / Use Activities Permitted to be modified and read as under:

*"Guest Room, Conference Halls and related facilities, Government Offices, Souvenir shops, Restaurant, ATM and upto 15% of maximum FAR can be utilized for staff residential accommodation."*

-Action: Director (Plg.) Zone 'D'



Item No. 38/2015

Proposed Change of land use of an area measuring 3019.55 sqm. 'Residential' to 'Government Use (Govt. office)' to construct a new office building of Registrar General and Census Commissioner India (RG&CCI), GOI at 2-A, Man Singh Road, New Delhi.

F20(03)2015/MP

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 3.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration and further processing under Section 11-A of DD Act 1957.

-Action: Director (Plg.) Zone 'D'

Item No. 39/2015

Planning Permission for grant of NOC for setting up of Petrol Pump site measuring 30m x 36m (1080.0 Sq.m.) on Khasra number 193/98, village Bawana, along Auchandi-Bawana Road as per the notification dated 27/09/2005 on "Regulations for setting up of petrol Pump on Private Land in the National Capital Territory of Delhi".

F7 (09)/2006/MP

The proposal was presented by Addl. Commr. (Plg) UE & LP. After detailed deliberation, Technical Committee decided that due to enforcement of MPD-2021, the case under reference does not fall within the permissibility of MPD-2021. Hence, the same was rejected.

-Action: Director (Plg) LP & Zone-N

The Technical Committee placed on record appreciation for the contribution made in various meetings by Sh. R.K. Jain in his capacity as Commissioner (Plg) on account of his superannuation on 31.07.2015.

The meeting ended with thanks to the Chair.



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

To:

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

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

**Annexure -A**

**List of participants of 07<sup>th</sup> meeting for the year 2015 of Technical Committee on 24.07.2015**

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg), DDA
5. Commissioner (LM), DDA
6. Pr. Commissioner (LA & H), DDA
7. Chief Engineer (Rohini), DDA
8. Additional Chief Architect, HUPW/DDA
9. Addl. Commissioner (Plg) MPR&DC DDA
10. Addl. Commissioner (Plg) TB&C, DDA
11. Addl. Commissioner (Landscape), DDA
12. Addl. Commissioner (Plg)AP, DDA
13. Addl. Commissioner (Plg.) UE&LP, DDA
14. Director (Plg) MP, DDA
15. Director(Plg.) Zone D
16. Director (Plg) VC, Sectt, DDA
17. Director (Plg.) LP & Zone-N
18. OSD to V.C. DDA

**OTHER ORGANIZATION**

1. Sh. Shamsher Singh, Chief. Town Planner MCD (South)
2. Sh. A.M. Athale, Chief. Architect, NDMC
3. Ms. Kumkum Wadhwa, Sr. Architect, CPWD
4. Ms. B. Vijaya Lakshmi, Architect, CPWD
5. Sh. Sushil Kumar, Dy. Architect, NDMC
6. Sh. Sudeep Roy, ATCP, TCPO
7. Sh. M.P. Sharma, A.E., (L&DO)





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

F.1 (06) 2015/MP/238

Date: 24.07.2015

**Subject: Minutes of the 7<sup>th</sup> Technical Committee held on 24-07-2015**

The 7<sup>th</sup> meeting of Technical Committee was held under the Chairmanship of V.C., DDA on 24.07.2015. The List of the participants is annexed at 'Annexure- A'.

At the outset, Finance Member, Engineer Member & Commissioner (Plg), DDA welcomed the Vice Chairman, DDA for chairing the first meeting of the Technical Committee after assuming charge.

**Item No.35/2015**

Confirmation of Minutes:

Since no observations/ comments were received, the minutes of the 6<sup>th</sup> Technical Committee meeting held on 26.06.2015 as circulated to all members on 30.06.2015 were confirmed.

F.1 (06) 2015/MP

**Item No. 36/2015**

Permissibility of Guest House in Residential use zone under sub-clause 8(2) of MPD-2021 in respect of plot No. 25-B, Akbar Road, Delhi, measuring 7066 sqm. (0.71 ha.), allotted to Government of Gujarat for construction of its second guest house at New Delhi.

F20(06)2015/MP

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 3.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration under MPD-2021 'Clause 8 (2) Permission of use premises in Use Zones as a case of special permission from the Authority' and necessary modifications in the layout plan w.r.t use of premise / plot as Guest House by NDMC.

**-Action: Director (Plg) Zone 'D'**

**Item No. 37/2015**

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

F20(9)2015/MP

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 4.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration and further processing under Section 11-A of DD Act 1957. The proposal contained in Table 4.3 Use / Use Activities Permitted to be modified and read as under:

***"Guest Room, Conference Halls and related facilities, Government Offices, Souvenir shops, Restaurant, ATM and upto 15% of maximum FAR can be utilized for staff residential accommodation."***

**-Action: Director (Plg.) Zone 'D'**

Item No. 38/2015

Proposed Change of land use of an area measuring 3019.55 sqm. 'Residential' to 'Government Use (Govt. office)' to construct a new office building of Registrar General and Census Commissioner India (RG&CCI), GOI at 2-A, Man Singh Road, New Delhi.

F20(03)2015/MP

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 3.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration and further processing under Section 11-A of DD Act 1957.

-Action: Director (Plg.) Zone 'D'

Item No. 39/2015

Planning Permission for grant of NOC for setting up of Petrol Pump site measuring 30m x 36m (1080.0 Sq.m.) on Khasra number 193/98, village Bawana, along Auchandi-Bawana Road as per the notification dated 27/09/2005 on "Regulations for setting up of petrol Pump on Private Land in the National Capital Territory of Delhi".

F7 (09)/2006/MP

The proposal was presented by Addl. Commr. (Plg) UE & LP. After detailed deliberation, Technical Committee decided that due to enforcement of MPD-2021, the case under reference does not fall within the permissibility of MPD-2021. Hence, the same was rejected.

-Action: Director (Plg) LP & Zone-N

The Technical Committee placed on record appreciation for the contribution made in various meetings by Sh. R.K. Jain in his capacity as Commissioner (Plg) on account of his superannuation on 31.07.2015.

The meeting ended with thanks to the Chair.



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

To:

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



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

**Annexure -A**

**List of participants of 07<sup>th</sup> meeting for the year 2015 of Technical Committee on 24.07.2015**

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg), DDA
5. Commissioner (LM), DDA
6. Pr. Commissioner (LA & H), DDA
7. Chief Engineer (Rohini), DDA
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16. Director (Plg) VC, Sectt, DDA
17. Director (Plg.) LP & Zone-N
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7. Sh. M.P. Sharma, A.E., (L&DO)



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

F.1 (06) 2015/MP/238

Date: 24.07.2015

**Subject: Minutes of the 7<sup>th</sup> Technical Committee held on 24-07-2015**

The 7<sup>th</sup> meeting of Technical Committee was held under the Chairmanship of V.C., DDA on 24.07.2015. The List of the participants is annexed at 'Annexure- A'.

At the outset, Finance Member, Engineer Member & Commissioner (Plg), DDA welcomed the Vice Chairman, DDA for chairing the first meeting of the Technical Committee after assuming charge.

**Item No.35/2015**

Confirmation of Minutes:

Since no observations/ comments were received, the minutes of the 6<sup>th</sup> Technical Committee meeting held on 26.06.2015 as circulated to all members on 30.06.2015 were confirmed.

F.1 (06) 2015/MP

**Item No. 36/2015**

Permissibility of Guest House in Residential use zone under sub-clause 8(2) of MPD-2021 in respect of plot No. 25-B, Akbar Road, Delhi, measuring 7066 sqm. (0.71 ha.), allotted to Government of Gujarat for construction of its second guest house at New Delhi.

F20(06)2015/MP

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 3.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration under MPD-2021 'Clause 8 (2) Permission of use premises in Use Zones as a case of special permission from the Authority' and necessary modifications in the layout plan w.r.t use of premise / plot as Guest House by NDMC.

**-Action: Director (Plg) Zone 'D'**

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F20(9)2015/MP

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*"Guest Room, Conference Halls and related facilities, Government Offices, Souvenir shops, Restaurant, ATM and upto 15% of maximum FAR can be utilized for staff residential accommodation."*

**-Action: Director (Plg.) Zone 'D'**



**Item No. 38/2015**

Proposed Change of land use of an area measuring 3019.55 sqm. 'Residential' to 'Government Use (Govt. office)' to construct a new office building of Registrar General and Census Commissioner India (RG&CCI), GOI at 2-A, Man Singh Road, New Delhi.

**F20(03)2015/MP**

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 3.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration and further processing under Section 11-A of DD Act 1957.

-Action: Director (Plg.) Zone 'D'

**Item No. 39/2015**

Planning Permission for grant of NOC for setting up of Petrol Pump site measuring 30m x 36m (1080.0 Sq.m.) on Khasra number 193/98, village Bawana, along Auchandi-Bawana Road as per the notification dated 27/09/2005 on "Regulations for setting up of petrol Pump on Private Land in the National Capital Territory of Delhi".

**F7 (09)/2006/MP**

The proposal was presented by Addl. Commr. (Plg) UE & LP. After detailed deliberation, Technical Committee decided that due to enforcement of MPD-2021, the case under reference does not fall within the permissibility of MPD-2021. Hence, the same was rejected.

-Action: Director (Plg) LP & Zone-N

The Technical Committee placed on record appreciation for the contribution made in various meetings by Sh. R.K. Jain in his capacity as Commissioner (Plg) on account of his superannuation on 31.07.2015.

The meeting ended with thanks to the Chair.



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

To:

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

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13. Addl. Commr.(Plg.) MP&MPR, DDA
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19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)
22. Director Fire Service, GNCTD

**Annexure -A**

**List of participants of 07<sup>th</sup> meeting for the year 2015 of Technical Committee on 24.07.2015**

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
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7. Sh. M.P. Sharma, A.E., (L&DO)





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

F.1 (06) 2015/MP/238

Date: 24.07.2015

**Subject: Minutes of the 7<sup>th</sup> Technical Committee held on 24-07-2015**

The 7<sup>th</sup> meeting of Technical Committee was held under the Chairmanship of V.C., DDA on 24.07.2015. The List of the participants is annexed at 'Annexure- A'.

At the outset, Finance Member, Engineer Member & Commissioner (Plg), DDA welcomed the Vice Chairman, DDA for chairing the first meeting of the Technical Committee after assuming charge.

**Item No.35/2015**

Confirmation of Minutes:

Since no observations/ comments were received, the minutes of the 6<sup>th</sup> Technical Committee meeting held on 26.06.2015 as circulated to all members on 30.06.2015 were confirmed.

F.1 (06) 2015/MP

**Item No. 36/2015**

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F20(06)2015/MP

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 3.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration under MPD-2021 'Clause 8 (2) Permission of use premises in Use Zones as a case of special permission from the Authority' and necessary modifications in the layout plan w.r.t use of premise / plot as Guest House by NDMC.

**-Action: Director (Plg) Zone 'D'**

**Item No. 37/2015**

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

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*"Guest Room, Conference Halls and related facilities, Government Offices, Souvenir shops, Restaurant, ATM and upto 15% of maximum FAR can be utilized for staff residential accommodation."*

**-Action: Director (Plg.) Zone 'D'**

Item No. 38/2015

Proposed Change of land use of an area measuring 3019.55 sqm. 'Residential' to 'Government Use (Govt. office)' to construct a new office building of Registrar General and Census Commissioner India (RG&CCI), GOI at 2-A, Man Singh Road, New Delhi.

F20(03)2015/MP

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 3.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration and further processing under Section 11-A of DD Act 1957.

-Action: Director (Plg.) Zone 'D'

Item No. 39/2015

Planning Permission for grant of NOC for setting up of Petrol Pump site measuring 30m x 36m (1080.0 Sq.m.) on Khasra number 193/98, village Bawana, along Auchandi-Bawana Road as per the notification dated 27/09/2005 on "Regulations for setting up of petrol Pump on Private Land in the National Capital Territory of Delhi".

F7 (09)/2006/MP

The proposal was presented by Addl. Commr. (Plg) UE & LP. After detailed deliberation, Technical Committee decided that due to enforcement of MPD-2021, the case under reference does not fall within the permissibility of MPD-2021. Hence, the same was rejected.

-Action: Director (Plg) LP & Zone-N

The Technical Committee placed on record appreciation for the contribution made in various meetings by Sh. R.K. Jain in his capacity as Commissioner (Plg) on account of his superannuation on 31.07.2015.

The meeting ended with thanks to the Chair.



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

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg), DDA
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9. Chief Architect, NDMC
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11. Chief Engineer (Elect.), DDA





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

F.1 (06) 2015/MP/238

Date: 24.07.2015

**Subject: Minutes of the 7<sup>th</sup> Technical Committee held on 24-07-2015**

The 7<sup>th</sup> meeting of Technical Committee was held under the Chairmanship of V.C., DDA on 24.07.2015. The List of the participants is annexed at 'Annexure- A'.

At the outset, Finance Member, Engineer Member & Commissioner (Plg), DDA welcomed the Vice Chairman, DDA for chairing the first meeting of the Technical Committee after assuming charge.

**Item No.35/2015**

Confirmation of Minutes:

Since no observations/ comments were received, the minutes of the 6<sup>th</sup> Technical Committee meeting held on 26.06.2015 as circulated to all members on 30.06.2015 were confirmed.

F.1 (06) 2015/MP

**Item No. 36/2015**

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F20(06)2015/MP

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 3.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration under MPD-2021 'Clause 8 (2) Permission of use premises in Use Zones as a case of special permission from the Authority' and necessary modifications in the layout plan w.r.t use of premise / plot as Guest House by NDMC.

**-Action: Director (Plg) Zone 'D'**

**Item No. 37/2015**

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**-Action: Director (Plg.) Zone 'D'**

Item No. 38/2015

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F20(03)2015/MP

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 3.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration and further processing under Section 11-A of DD Act 1957.

- Action: Director (Plg.) Zone 'D'

Item No. 39/2015

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- Action: Director (Plg) LP & Zone-N

The Technical Committee placed on record appreciation for the contribution made in various meetings by Sh. R.K. Jain in his capacity as Commissioner (Plg) on account of his superannuation on 31.07.2015.

The meeting ended with thanks to the Chair.



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

To:

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

**Annexure -A**

**List of participants of 07<sup>th</sup> meeting for the year 2015 of Technical Committee on 24.07.2015**

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg), DDA
5. Commissioner (LM), DDA
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6. Sh. Sudeep Roy, ATCP, TCPO
7. Sh. M.P. Sharma, A.E., (L&DO)

## INDEX

### 7<sup>th</sup> Technical Committee Meeting to be held on 24.07.2015

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2	36/2015	Change of land use of an area measuring 7066 sqm. from 'Residential use' to 'state guest house' on plot no. 25-B, Akbar Road New Delhi. For constn. of 2 <sup>nd</sup> guest house for Govt. of Gujrat <b>F20(6)/2015/MP</b>	4-6
3.	37/2015	Review of provisions in master plan for Delhi-2021 for including a separate category for State Bhawan/State Guest House. <b>F20(9)2015/MP</b>	7-16
4.	38/2015	Proposed Change of land use of an area measuring 3019.55sqm. "Residential to "Government Use" (Govt. office) to construct a new office building of Registrar General and census Commissioner India, MHA, GOI at 2-A, Man Singh Road, New Delhi. <b>F20(03)2015/MP</b>	17-21
5	39/2015	Planning Permission for grant of NOC for setting up of Petrol Pump site measuring 30x36(1080Sq.m.) on Khasra number 193/98, village Bawana, along Auchandi -Bawana Road as per the notification dated 27/09/2005 on "Regulations for setting up of petrol Pump on Private Land in the National Capital Territory of Delhi". <b>F7(09)2006/MP</b>	22-27





ITEM No. 35/TC/2015

- 1 -

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

F.1 (06) 2015/MP/ 212

Date: 30.06.2015

**Subject: Minutes of the 6<sup>th</sup> Technical Committee held on 26-06-2015**

The 6<sup>th</sup> meeting of Technical Committee was held under the Chairmanship of VC, DDA on 26.06.2015.

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

At the outset all the members of the Technical Committee and Special invitees have placed on record great appreciation for the guidance provided by the Vice Chairman, DDA throughout his tenure as a chairman of the Technical Committee.

**Item No.31/2015**

Confirmation of Minutes:

The minutes of the 5<sup>th</sup> Technical Committee meeting held on 05.06.2015 were circulated to all members. As no observations were received, the Minutes of the 05<sup>th</sup> Technical Committee meeting held on 05.06.2015 were confirmed as circulated.

F.1 (05) 2015/MP

**Item No. 32/2015**

**Draft modification related to Chapter on Industry in Master Plan for Delhi -2021 - Suggested by GNCTD**

**F17 (05)2007/MP**

The proposal was presented by Addl. Commissioner (Plg) MP. After detailed deliberation, the Technical Committee observed that in the existing industrial areas there is a need for upgradation of infrastructure. In view of this, the Technical Committee suggested following modifications in the agenda in para 7.7:

Sl.No	Proposals	Proposed Amendments/Modifications
1.	New industrial activity in the NCT of Delhi should be restricted to hi-tech areas, <i>these activities shall be permissible in existing industrial areas</i> as given below: -	New industrial activity in the NCT of Delhi should be restricted to hi-tech <i>and service based industries. These activities shall be permissible in existing industrial areas subject to the payment of infrastructure upgradation charges to be decided and re-covered by DSIIDC</i> as given below:
2.	8. Educational Services* a. Vocational Training Centre (ITI / Polytechnic / Vocational Training Institute / Management Institute / Teacher Training Institute for the AICTE / NCTE approved courses ( <del>diploma level</del> ) as per AICTE / NCTE Norms.	8. Educational Services* a. Vocational Training Centre (ITI / Polytechnic / Vocational Training Institute / Management Institute / Teacher Training Institute for the AICTE / NCTE approved courses as per AICTE / NCTE Norms. <i>(The above educational activities shall be allowed maximum upto the level of under graduate diploma courses.)</i>

-Action: Director (Plg.) MP

Item No. 33/2015

Change of land use of land Measuring 1.14 ha from 'Recreational' use (P-2 District Park) to 'Utility' (U-3 Electricity, Sub Station) along 24 m Row road in Janakpuri, adjacent to Institutional Road for allotment of land to Delhi Transco Ltd. for setting up 220 KV Grid Station.

F.6 (17)/2014-MP

The proposal was presented by Director (Plg) Zone G. Addl. Commissioner (LS), DDA opined that such ESS sites should be located in the interior of the locality and not on the major roads. Delhi Transco Ltd informed that being a technical requirement, the site has to be on the major road.

After detailed deliberation, the proposal contained in the agenda Para 3.0 was recommended by the Technical Committee for further processing under Section 11-A of DD Act 1957 subject to condition that the tree cutting cost shall be borne by the Delhi Transco Ltd. with necessary approvals in this regard.

-Action: Director (Plg.) Zone -G, DDA  
& Delhi Transco Ltd.

Item No. 34/2015

Change of land use of Old Idgah Slaughter House.

F.3 (61)/2011) MP

The proposal was presented by Director (Plg) Zone A & B. The difference in existing landuse as mentioned by North DMC and Area Planning Wing of DDA was discussed.

Technical Committee decided that the landuse as per MPD-2021 (notified on 07.02.2007) and subsequent Zonal Development Plans supersedes the notification dated 12.01.2004. Thus the change of landuse to be processed *from 'Residential (Redevelopment)' to 'Transportation (Multi Level Parking)' for area measuring 33246 Sq. yards (2.779 Ha.). Accordingly the* Technical Committee recommended the above proposal for further processing under Section 11-A of DD Act 1957.

-Action: Director (Plg.) Zone -A&B

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

Minutes of 6<sup>th</sup> Technical Committee meeting dated 26.06.2015



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11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Landscape), DDA
13. Addl. Commr. (Plg.) MP&MPR, DDA
14. Addl. Commr. (Plg.) TB&C, DDA
15. Addl. Commr. (Plg.) AP, DDA
16. Addl. Commr. (Plg.) UE&LP, DDA
17. Secretary, DUAC
18. Chief Town Planner, SDMC, NDMC, EDMC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)
22. Director Fire Service GNCTD

Annexure -A

List of participants of 06<sup>th</sup> meeting for the year 2015 of Technical Committee on 26.06.2015

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg), DDA
4. Addl. Commissioner (Plg) MP&DC DDA
5. Addl. Commissioner (Plg) TB&C, DDA
6. Addl. Commissioner (Land Scape), DDA
7. Addl. Commissioner (Plg)AP, DDA
8. Director (Plg) MP, DDA
9. Director (Plg) VC, Sectt, DDA
10. Director(Plg.)C&G
11. Dy. Director(Plg.)C&G

**OTHER ORGANIZATION**

**S/Sh. /Ms.**

1. Sanjeev Ahuja, Managing Director DSIIDC
2. H.L. Malik, OSD, DSIIDC
3. Sudeep Roy, ATCP, TCPO, Ministry of Urban Development
4. Ravinder Soni, ACP/Traffic, Delhi Police
5. Y.K. Sachdeva Asstt. Manager, Delhi Transco Limited
6. A.K. Sharma, Director, DFS
7. Dr. G.C. Mishra, CFO, DFS
8. G.K. Rao, Architect, NDMC
9. Gopal Rastogi, B.O.(L&DO)
10. A.D. Biswas, Sr. Town Planner-I MCD(North)
11. P. Omesh, Sr. Town Planner MCD(North)
12. Ritu Kapila, Architect, CPWD
13. Dr. R. Gopinath, DCF (West)

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ITEM No. 36/Tc/k

DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING WING  
AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub: Permissibility of Guest House in Residential use zone under sub-clause 8(2) of MPD-2021 in respect of plot No. 25-B, Akbar Road Delhi, measuring 7066 sq.m. (0.71 ha.), allotted to Government of Gujarat for construction of its second guest house at New Delhi.

File No. F.20 (06)2015/MP

1.0 BACKGROUND

- 1.1 Resident Commissioner, Government of Gujarat vide letters No. RC/Office/Land/2015/1609 dated 20.02.2015 & D.O. No. RC/Office/Land/2015/1747 dated 18.03.2015 had requested DDA to convey approval of change of land use from 'Residential' to 'Guest House' in respect of plot No. 25-B, Akbar Road Delhi, allotted to Government of Gujarat for construction of its second guest house at New Delhi. Subsequently, MoUD vide letter no. K-13011/4/2015-DD-I dated 25.03.2015 enclosing therewith a copy of L&DO letter dated 19.03.2015 & letter dated 20.02.2015 from Resident Commissioner, Government of Gujarat for examination and taking necessary action for change of land use, as may be required.
- 1.2 Thereafter, MoUD vide letter no. K-13011/4/2015-DD-I dated 11.05.2015 requested DDA to provide categorical response whether change of land use for running a guest house on the subject plot, is required or not along with the provisions of MPD-2021 applicable in this case. In response to this letter, DDA in continuation to its earlier letter dated 06.04.2015 communicated the following planning observations on 16.06.2015:
  - i. "The plot under reference (i.e. 25-B, Akbar Road, New Delhi) falls within Lutyens' Bungalow Zone (LBZ), 1988 LBZ guidelines shall be applicable for any construction in LBZ.
  - ii. As per SUB/CLAUSE 8(2) of MPD-2021 regarding Permission of Use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority), Guest houses are permitted in Residential use zone. The same shall be put up to the Technical Committee and Authority for consideration and approval under this clause.
  - iii. Any change in activities of use premises will require modification in layout plan and will be dealt by the local body i.e. New Delhi Municipal Corporation (NDMC) being the area is under jurisdiction of NDMC in this case."

2.0 EXAMINATION

- 2.1 Government of Gujarat vide letter dated 20.02.2015 had stated that "MoUD (Land & Development Office), GOI has allotted a piece of land measuring 7,066 sq.m. at 25-B, Akbar Road, New Delhi to Government of Gujarat for construction of its Second Guest House at New Delhi. It is the condition in the L & DO allotment letter that the Government of Gujarat has to consult Delhi Development Authority for change of land use from 'Residential' to 'Guest House'. Government of Gujarat further requested DDA to convey its approval regarding change of land use from Residential' to 'Guest House'.
- 2.2 Land & Development office (L&DO) vide letter dated 02.01.2015 had allotted a piece of land measuring 7066 sqm. at 25-B, Akbar Road, New Delhi on 'as is where is basis' to the Government of Gujarat for construction of Second Guest House at New Delhi. (Location of the plot under reference is attached at Annexure-A)



2.3 The landuse of the plot under reference is 'Residential' as per MPD-2021.

2.4 MPD-2021 also provides for bungalow area the following:

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

2.5 As per SUB/CLAUSE 8(2) of MPD-2021 regarding Permission of Use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority), Guest houses are permitted in Residential use zone.

2.6 Presently, the site under reference (25-B, Akbar Road, New Delhi) is vacant. It was observed that there is one bungalow existing towards the South side and one modern building towards the Northern side. Also, this falls within Lutyens Bungalow Zone, 1988 LBZ guidelines shall be applicable for any construction in LBZ.

### 3.0 PROPOSAL

3.1 It is proposed that Guest House is permitted in Residential use zone under sub-clause 8(2) of MPD-2021 - "Permission of Use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority)" therefore we have to seek permission from the Authority and thereafter modification in the layout plan will be taken up by the local body i.e New Delhi Municipal Council (NDMC) in this case.

### RECOMMENDATION:

The proposal as given in para 3.0 above, is put up to Technical Committee of DDA for consideration.

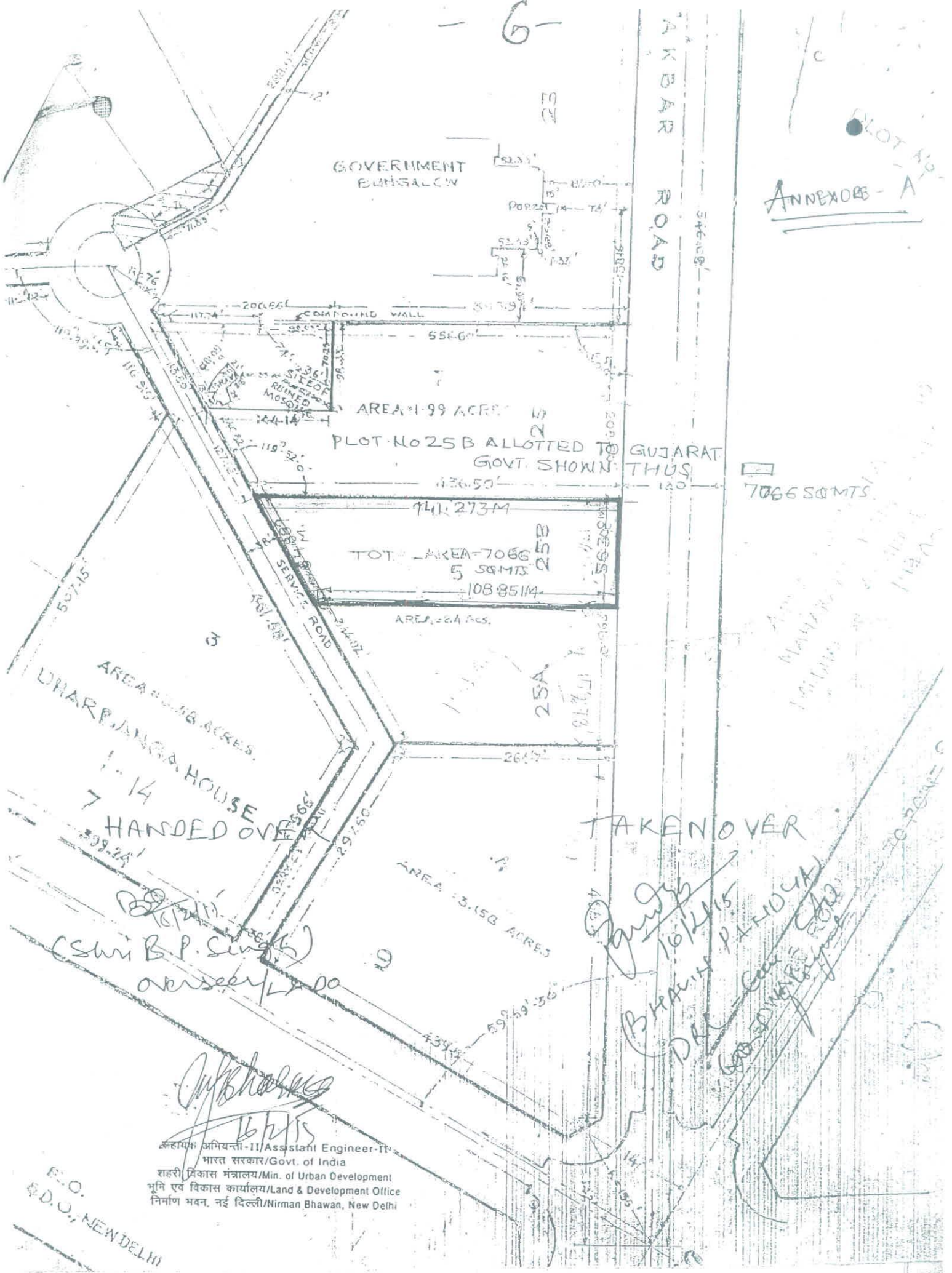


(SAKSHI WALIA)  
ASSTT. DIR. (Pg.)  
Zone D



(I.P. PARATE)  
Dir. (Pg.) Zone D

Plot 40



सहायक अभियन्ता-II/Assistant Engineer-II  
भारत सरकार/Govt. of India  
शहरी विकास मंत्रालय/Min. of Urban Development  
भूमि एवं विकास कार्यालय/Land & Development Office  
निर्माण भवन, नई दिल्ली/Nirman Bhawan, New Delhi

शा.  
भूमि  
निम

F.O.  
D.O. NEW DELHI



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

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

## 1.0 BACKGROUND

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

The representations received vide MoUD letter dated 02.03.2015 are from the following State Governments:

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

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

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

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

## 2.0 FOLLOW UP ACTION

2.1 The issue of inclusion of a separate category of State Bhawan/ State Guest House was discussed in the 4<sup>th</sup> Technical Committee meeting held on 19.05.2015 vide item no. 22/2015. The agenda and the minutes of the same is annexed as Annexure A.

Subsequently, a meeting was held in MoUD, Delhi Division on 14.07.2015 to review the status of creation of separate category and FAR for State Guest Houses in MPD-2021 wherein it has been decided to review the Development Control Norms which has been recommended by the 4<sup>th</sup> Technical Committee meeting held on 19.05.2015, as stated above.

The officers from DDA explained the proposal recommended by Technical Committee for the consideration of Authority especially for State Guest Houses. It was observed that due to the pressing demand by State government, the FAR-75 may not fulfill their demand. The provision related to urban design aspect (as per the provision of the approved Zonal Development Plan of Zone -D) was also discussed. The consensus view emerged that the height of building needs to be below 15m in order to maintain the skyline at the level below the tree studded character of the area. Thus, it was felt that the agenda may be modified to provide additional FAR within the low rise height i.e. 15m. in view of the provision in approved Zonal Development plan, this will be restricted only to State guest house owned by Government agencies and allotted by L &DO. This will not be emerged as precedence for adjoining areas.

### 3.0 Provisions in MPD-2021

#### Chapter 4 para 4.4.3 E.

Hostel/ Guest House/Lodging & Boarding House/Dharamshala

Minimum Plot size : 500 sq.m.

Maximum Ground Coverage : 30%

Maximum FAR : 120

Maximum height : 15m\*

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

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

### 3.1 Status of Zonal Development Plan (ZDP) of Zone 'D' as per MPD-2021

The draft ZDP of Zone 'D' (Excluding LBZ) as per MPD-2021 was placed before the Authority meeting vide item No. 172/2014 dated 12.12.2014 and following was decided:

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

The agenda item was not approved."



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

In the notified approved Zonal Development Plan of Zone 'D', following is stated for sub-zone D-13:

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

However, various State Governments vide their representations has conveyed that these respective Bhawans caters the accommodation requirement to the visiting dignitaries. The State Bhawans were constructed long back on the then requirements and available construction techniques. The space presently available with the Bhawans has become inadequate and there is an urgent need to have additional space/ rooms and other facilities.

It has been observed that most of the existing State guest houses are allotted by Land and Development Office (L &DO), MoUD, GOI for the accommodation requirements by the State Dignitaries/ officers during their transit movement to attend meetings and seminars organized by the Central Government and people's representatives from the State. As conveyed by the State Governments, there is an urgent need for additional space/ rooms and other facilities for which the provision of foreign mission (Ground Coverage-25% & FAR-75), as stated in para 2.4.1 above, may not fulfill the demand of the State Guest Houses.

**4.0 EXAMINATION**

The proposal was examined with respect to the location of the State Guest Houses falling in various Planning zones and the related Development Control norms. The detailed examination is as under:

- 4.1 As per the representations received from the various State governments, it is observed that most of the State Guest Houses are in Planning, Zone -D (New Delhi) and categorized as follows:

S.No.	Location of the State Guest Houses
<b>ZONE-D:</b>	
1.	Within Lutyens Bungalow Zone (LBZ)
2.	Towards the South-West of Rashtrapati Bhawan (sub-zone D-13)
<b>OTHER AREAS OF NCTD:</b>	
3.	Other than 1. & 2. in Zone-D and other areas of National Capital Territory of Delhi (NCTD)

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Existing provisions under MPD-2021/ approved Zonal Development plan of Zone-D prepared under MPD-2001 regarding Development Control Norms for Guest houses:

S.No.	Category	Ground Coverage	FAR	Height	Other controls
<b>ZONE-D</b>					
1.	Within Lutyens Bungalow Zone (LBZ)	Governed by 1988 LBZ guidelines and subsequent modification as issued by the Government of India time to time.			
2.	Towards the South-West of Rashtrapati Bhawan (sub-zone D-13)	25	75	14m	Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR
<b>OTHER AREAS OF NCTD:</b>					
3.	Other than 1. & 2. in Zone-D and other areas of NCTD	No specific norms for the State Guest houses in MPD-2021			

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

S.No.	Information asked by MOUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	Land is government and the land owning agency is Land & Development Office (L & DO).
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	The request as received from various State Governments, as stated in para 1.1 & 1.2 above.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	- Yes, the reconnaissance survey of was done and it was observed that most of the State Guest houses have maintained the low rise character in the sub-zone D-13 of New Delhi area.
4.	What is the public purpose proposed to be served by	The proposal is regarding the increased FAR and ground coverage of the State Guest Houses, as



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	modification of MPD and/ or change of land use?	the land is scarce in Delhi, this proposal will cater the accommodation as well as the related requirements of the State Governments.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	As such, no impact on present policies/plans. However, this will add to the physical infrastructure of State Bhawan/ State Guest House and will be taken care by the concerned local body.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	As such, no impact on general public.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	Not to our knowledge.

#### 4.0 PROPOSAL

A new use premises, State Guest Houses have to be added in para 4.4.3 of MPD-2021 as 'I.' under this para "CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES"

under this para CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES

Para/ S.N	Existing Provision in MPD-2021	MPD-2021 Proposed Amendments/Modifications																																							
CHAPTER-4.0 SHELTER																																									
PARA 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES																																									
1.	No provision	<p>Para I. To be added after para H. "Studio Apartment"</p> <p>I. State Bhawan/ State Guest Houses</p> <table><tr><th rowspan="2">S.No.</th><th rowspan="2">Category</th><th colspan="3">Maximum</th><th rowspan="2">Other controls</th></tr><tr><th>Ground Coverage (%)</th><th>FAR</th><th>Height (m)</th></tr><tr><td colspan="6">Zone-D</td></tr><tr><td>1.</td><td>Within Lutyens Bungalow Zone (LBZ)</td><td colspan="4">Governed by 1988 LBZ guidelines and subsequent modification as issued by the Government of India time to time.</td></tr><tr><td>2.</td><td>Towards the South-West of Rashtrapati Bhawan (sub-zone D- 13)</td><td>50</td><td>150</td><td>15</td><td>a) Parking to be provided @ 2 ECS per 100 sq.m. of built up area.</td></tr><tr><td colspan="6">OTHER AREAS OF NCTD:</td></tr><tr><td>3.</td><td>Other than 1. &amp; 2. in Zone- D and other areas of NCTD.</td><td>50</td><td>200</td><td>No Restriction (subject to clearance from</td><td>a) Parking to be provided @ 2 ECS per 100 sq.m. of built up area.</td></tr></table>	S.No.	Category	Maximum			Other controls	Ground Coverage (%)	FAR	Height (m)	Zone-D						1.	Within Lutyens Bungalow Zone (LBZ)	Governed by 1988 LBZ guidelines and subsequent modification as issued by the Government of India time to time.				2.	Towards the South-West of Rashtrapati Bhawan (sub-zone D- 13)	50	150	15	a) Parking to be provided @ 2 ECS per 100 sq.m. of built up area.	OTHER AREAS OF NCTD:						3.	Other than 1. & 2. in Zone- D and other areas of NCTD.	50	200	No Restriction (subject to clearance from	a) Parking to be provided @ 2 ECS per 100 sq.m. of built up area.
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						AAI/Fire Department and other statutory bodies)							
TABLE 4.3 USES/USE ACTIVITIES PERMITTED IN USE PREMISES:													
2.	No provision	State Bhawan/ State Guest Houses to be added after Studio Apartments											
		<table><tr><th>Use premises</th><th>Definition</th><th>Use/Use Activities Permitted</th></tr><tr><td>State Bhawan/ State Guest Houses</td><td>A premise for providing the short term/transit accommodation for the guests of State Government and Central Government.</td><td>Guest Room, Conference Halls, and related facilities, Government Offices/ Souvenir shops/ Restaurant</td></tr></table>						Use premises	Definition	Use/Use Activities Permitted	State Bhawan/ State Guest Houses	A premise for providing the short term/transit accommodation for the guests of State Government and Central Government.	Guest Room, Conference Halls, and related facilities, Government Offices/ Souvenir shops/ Restaurant
Use premises	Definition	Use/Use Activities Permitted											
State Bhawan/ State Guest Houses	A premise for providing the short term/transit accommodation for the guests of State Government and Central Government.	Guest Room, Conference Halls, and related facilities, Government Offices/ Souvenir shops/ Restaurant											

### 5.0 Recommendation

Proposal as given in para 4.0 above is submitted for consideration of the Technical Committee under Section 11A of DD Act, 1957.

  
(Sakshi Walia)  
Asstt. Director (Plg.) Zone -D

(S PKaur)  
Dy. Director (Plg.) Zone-D

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



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Minutes of the Technical Committee Meeting  
Held on 19.5.2015. ITEM NO. 22/TC/204.

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## ANNEXURE - A

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

File No. F.25 (09)2015/MP

1.0 Background

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

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

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

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

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

2.0 Examination

2.1 State Guest Houses located in Planning Zone-D

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

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

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

2.2 Provisions in MPD-2021

Hostel/ Guest House/Lodging & Boarding House/Dharamshal

Minimum Plot size : 500 sq.m.

Maximum Ground Coverage : 30%

Maximum FAR : 120

Maximum height : 15m

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

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

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

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

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

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



-15-

(i) Whether the land is government or private and who is the land owning agency?  
It is pertains to Land & Development Office (L&DO), Delhi Development Authority (DDA) and concerned local bodies.

(ii) On whose request the change of land use case or modification to MPD-2021 has been initiated?  
Ministry of Urban Development (MOUD), GOI vide letter dated 02.03.2015 has forwarded various representations received from State Governments for creating 'State Guest House' as a separate category in MPD-2021 with enhanced Development Control norms.

(iii) Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.  
Since this proposal is regarding modification to the MPD-2021, hence no site inspection is required in this proposal.

(iv) What is the public purpose proposed to be served by modification of MPD and/ or change of land use?  
As per their requests, to meet out the futuristic demands of the guests with increased number of rooms and meetings halls with modern amenities.

(v) What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?  
As such no impact on present policies/plans.

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

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

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

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

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

### 3.0 Other Issues

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

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

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

The agenda item was not approved."

3.2 MoUD vide D.O. letter dated 2008 from Director (DD), MOUD, GOI MoUD vide D.O. letter dated 06.10.2008 had stated the following:  
 "The Prime Minister's Office vide its letter dated 25.07.2008 had requested to send the draft ZDP Zone-D, as being prepared by DDA, for prior clearance from PMO in accordance with the extant instructions concerning development plans for LBZ before the public consultation process formally commences."

#### 4.0 Proposal

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

#### 4.4.3. CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES

##### i. State Guest Houses

Maximum Ground Coverage : 50%

Maximum FAR : 200

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

i. Parking to be provided @ 2 ECS per 100 sq.m. of built up area.

ii. These norms shall not be applicable for Guest House under Mixed Use Regulations.

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

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

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

Table 4.3: Uses/Use Activities permitted in use premises

Use premises	Definition
State Guest Houses	A premise providing temporary accommodation for State Government and Central Government.

Use/Use Activities permitted in the premises  
 Guest Room, Conference Room, Watch and waiting hall, Restaurant (20 sqm), Reception No. 22/1.2.15

#### 5.0 Recommendation

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

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.

*Sudhanshu*

DEVELOPMENT AUTHORITY  
 MASTER PLAN SECTION  
**VERIFIED**  
 Considered in Technical Committee  
 19.5.2015  
 22/1.2.15  
 05/06/2015  
 Asstt. Director  
 Master Plan  
 Dy. Director  
 Master Plan

**DECISION**



**DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING WING  
AGENDA FOR THE TECHNICAL COMMITTEE MEETING**

**Sub:** Proposed change of land use of an area measuring 3019.5 sqm. from 'Residential' to 'Government (Government Office)' to construct a new office building of Registrar General and Census Commissioner, India (RG&CCI) at 2-A Mansingh Road, New Delhi, falling in Planning, Zone-D.

File No. F.20 (03)2015/MP

**1.0 Background**

- 1.1 Registrar General & Census Commissioner, India (RG & CCI), Ministry of Home Affairs, Govt. of India vide D.O. No. D.31013/04/2011-GS dated 14.01.2015 has forwarded the D.O. letters dated 24.11.2014 & 06.01.2015 of Home Secretary, Govt. of India and requested DDA to initiate the process for change of land use from 'Residential' to 'Institutional'. In response to this, DDA sent a letter dated 07.04.2015 to RG & CCI to send the project report indicating proposed activities, area and boundary for examining the proposal with respect to proposed change of land use as per MPD-2021.
- 1.2 The office of Registrar General of India (RGI) vide letter dated 17.04.2015 sent the proposed activities, area, boundary description along with the location and survey plans and requested DDA to change the land use from 'Residential' to 'Government Office'. Further, DDA vide letter dated 19.05.2015 requested for the requisite information for further examination and para-wise reply to the MoUD letter dated 07.04.2015 with respect to the proposed change of land use.
- 1.3 Subsequently, MoUD vide letter No. K-13011/7/2015-DD-I dated 19.05.2015 requested DDA to examine the case for initiating action under Section 11A of DD Act, 1957 for the proposed change of land use.
- 1.4 In response to DDAs letter dated 19.05.2015, the office of RGI vide letter dated 10.06.2015 has sent the requisite information with respect to the proposed change of land use.

**2.0 Examination**

- 2.1 As per Ministry of Home Affairs (MHA) letter dated 14.01.2015, the office of the Registrar General & Census Commissioner, India Ministry of Home Affairs, 2/A, Mansingh Road is functioning in the barracks of Kota House Hutments for last 60 years. Presently, it is a single storey building which is very old and in a dilapidated condition. Further, the Government has decided to construct a new multi-storey building and the proposal has already been sanctioned by Ministry of Home Affairs, Government of India.
- 2.2 The plot under reference (i.e. 2-A, Mansingh Road, New Delhi) falls within the Lutyens' Bungalow Zone (LBZ) and outside the Central Vista area.
- 2.3 The land use of the plot under reference is 'Residential' as per MPD-2021.

- 2.4 L&DO vide letter 18.06.2015 has allotted the said plot under reference measuring an area of 3019.5 sq.m. (0.301 ha.) to Ministry of Home Affairs for construction of office of Registrar General and Census Commissioner at 2-A Mansingh Road, New Delhi on as is where is, basis.
- 2.5 As per table 8.2 of MPD-2021, the Development Control Norms for the 'Government Office' as per MPD-2021 area are as under:

Category	Ground Coverage (%)	FAR	Height (m)	Parking Standard ECS/100 sq.m. of floor area	Activities permitted
Integrated Office Complex	30	200	NR, subject to approval of AAI, Fire Department and other statutory bodies	1.8	Government Offices, Watch And Ward Residence/ Residential Maintenance Staff (Maximum 5% of FAR, Retail Shop Of Chemist, Book and stationery, Consumer Store, Canteen, Post Office, Bank Extension Counter etc. Public sector Undertaking/ Commercial Offices (restricted to 10% of the total floor area)

- 2.6 Following is the provision with respect to the existing barracks as per para 6.5 v) of the approved Zonal Development plan of Zone-D prepared under MPD-2001:

*"Large number of barracks are existing in a scattered manner on prime land all over the Bungalow Area. These pockets are likely to be redeveloped in future. Therefore, it is proposed that redevelopment of such pockets may be as per Master Plan/Zonal Plan proposals based on detailed urban form studies of each pocket."*

**2.7 JUSTIFICATION & PUBLIC PURPOSE TO BE MET THROUGH THIS PROPOSED CHANGE OF LAND USE**

The site under reference is the office of Registrar General & census Commissioner is operating for the last 60 years and is in a dilapidated barracks and beyond repairs. It has been decided by the Government of India to construct a multi-storey office building. This office will act as a Headquarter for 33 sub-ordinate offices i.e Directorate of Census operations located in various States and Union Territories. Over the years, there has been exponential growth in its activities while the space available has remained the space.

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

S.No.	Information as sought by MOUD, GOI vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	Land is government and Land & Development Office (L & DO) is the land owning agency..



2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	i. As per the request by Registrar General & Census Commissioner, India (RG & CCI), Ministry of Home Affairs, Govt. of India vide letter dated 14.01.2015 as stated in para 1.1 & 1.2, above.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Yes, the site under reference was inspected and following was observed: - The office of the Registrar General & Census Commissioner is functioning in the barracks of the Kota House Hutments. - This is a single storey building which is very old and in a dilapidated condition.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	This office will act as a Headquarter for 33 sub-ordinate offices i.e Directorate of Census operations located in various States and Union Territories. Over the years, there has been exponential growth in its activities while the space available has remained the space.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	Mostly site under reference is surrounded by Government offices. This proposal will have an additional impact on the physical infrastructure, which may be taken care by the concerned local body.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	The present premises will be utilized for official purpose and no adverse impact is anticipated.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	Not to our knowledge.

### 3.0 Proposal

3.1 As requested by Registrar General & Census Commissioner, India, MHA, GOI vide letter dated 14.01.2015 & MOUD, GOI vide letter dated 19.05.2015, following is proposed:

The proposed change of land use in respect of an area measuring 3019.5 sqm. from 'Residential' to 'Government (Government Office)' to construct a new office building of Registrar General and Census Commissioner at 2-A Mansingh Road, New Delhi, falling in Planning, Zone-D, may be changed under Section 11A of DD Act, 1957.

The boundary description of the same is as follows (Refer location map at Annexure 'A'):

Location	Area	Land use as per MPD-2021	Land use Changed to	Boundaries
1	2	3	4	5
Proposed office building of Registrar General and Census Commissioner, India, Ministry of Home Affairs, Government of India at 2-A Mansingh Road, New Delhi, falling in Planning, Zone-'D'	3019.5 sq.m. (0.301 ha.)	'Residential'	'Government (Government Office)'	North: Naval Officers Mess South: Existing Petrol Pump & Existing Road East: Office of the Ministry of Corporate Affairs & Shahjahan Road West: Mansingh Road

#### 4.0 Recommendation

Proposal as given in para 3.0 above may be considered by the Technical Committee so that the proposed change of land use may be processed further under Section 11A of DD Act, 1957.

*Lakshmi*  
ASSTT. DIR. (Pg.)  
Zone-D

*Parate*  
(I.P. PARATE)  
Dir. (Pg.) Zone-D



BOUNDARIES:

NORTH: NAVAL

OFFICERS

MESS

SOUTH: EXISTING

PETROL PUMI

& EXISTING

ROAD

EAST: OFFICE OF

THE MINISTRA

OF CORPORAT

AFFAIRS &

SHAHJAHAN

ROAD

WEST: MANSINGI

ROAD

LDONo 3254

SITE PLAN OF KOTAH HOUSE

NEW DELHI

AREA: 7.87 ACS

DEF. INDUSTRY

FOR ALLOTMENT TO U.P.E.C. AT

SHAHJAHAN ROAD, PORTION OF KOTAH HOUSE, SHOWN THIS

PHASE: 0.45 AC. & PHASE II 0.23 AC.

AREA: 1.75 ACS

AREA: 3019.5 sq. m.

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PLAN TRACED FROM FIELD SURVEY

AT PAGE No. 12

TRACED BY: [Signature]

CHECKED BY: [Signature]

SIGNED: [Signature]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project]

NO. OF SHEETS: [Number]

SHEET NO.: [Number]



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ITEM No. 39/TC/2012

Subject: Planning Permission for grant of NOC for setting up of Petrol Pump site measuring 30m x 36m (1080.0 Sq.m.) on Khasra number 193/98, village Bawana, along Auchandi – Bawana Road as per the notification dated 27/09/2005 on "Regulations for setting up of Petrol Pump on Private Land in the National Capital Territory of Delhi".

(File No. F.7 (09)/2006/MP)

**A. Background:-**

- Chief Manager (Coordination) Indian Oil Corporation Ltd. (Asam Oil Division) vide letter dated 23/08/2005 requested Commissioner Land Disposal – DDA for Grant of No Objection Certificate (NOC) and Change of Landuse (CLU) for setting up of Petrol Pump on Private Land i.e. Khasra Number 193/8, Village Bawana, NCT, Delhi.
- The matter was discussed in various Technical Committee meetings and the case was either rejected or deferred due to want of information, accordingly permission could not be granted. The details are as under:-

Sr. No.	Technical Committee (Date and Item no.)	Decision given by the Technical Committee (TC)	Remarks
1	03/05/2006, Item No. 14/2006	Deferred - Due to non legible of agenda.	The decision was for this case.
2	03/07/2006 Item No. 32/2006	Deferred - TC desired, whether the 30m (Front) wide road has been indicated in the ZDP be examined and the case may be put up again.	Total 10 cases (including this case) were put up in this TC. Out of these 10 cases three (3) cases one in Narela & two in Dwarka were approved.
3	26/09/2006 Item No. 57/2006	Deferred – TC observed that the Policy of permitting Petrol Pumps on Private / Rural Lands is to be examined keeping in view that the Draft MPD 2021 has proposed most of the rural areas to be urbanized for which the Draft Zonal Plans are already under preparation. As such, the cases of Petrol Pumps sites should keep in view this aspect, so that these do not become impediments in Planned Development. Accordingly, the TC constituted a committee to consider the above issues and submit its report within one month.	Total 5 cases (including this case) were put up TC.
4	02/11/2006	A meeting of the Committee constitutes on 26/09/2006 by TC was held on 02/11/2006. In the said meeting it was decided that the policy for permitting the petrol pumps on private lands needs to be reviewed as part of Draft MPD – 2021 exercise.	Following points / recommendations were emerged during the meeting:- <ul style="list-style-type: none"> <li>• Status of Zonal Development Plans to confirm the road ROW and landuse.</li> <li>• Permissibility of Petrol Pumps in Green Belt.</li> <li>• Plot size of Petrol Pump and distance of plot from road intersection.</li> <li>• Obtaining of standard design of petrol pumps.</li> <li>• Cases which do not qualify may be rejected at the level of CLD.</li> <li>• Modalities for processing of applications.</li> </ul>
5	01/02/2007 Item No. 22/2007	Item was deferred.	Total 16 cases (including this case) were put up and all were deferred.
6	17/04/2007	CLA in file no. F7 (25)2006/MP has opinion that "We have to go by the new Master Plan provisions.	



7	16/06/2008 Combined item no. 67 to 79/2008	Item was deferred. TC desired that it may be examined whether the provision of above cases confirms to the above proposal of the MPD 2021 or whether this provision can be kept aside in view of high court orders.	(excluding this case)
8	23/06/2008 Combined item no. 85 to 97 & 103 to 104/2008	Item was deferred as TC decided that all the petrol pump cases be examined comprehensively as per the notification permitting petrol pump in rural areas. These issues need to be examined and resubmitted to TC giving comparative analysis.	Total 15 cases (excluding this case) were put up and all were deferred.
9	07/07/2008 (Laid on Table)	Item was deferred and TC directed that item to be placed before the Sub-group constituted by the Technical Committee.	
10	14/08/2008 Item No. 125/2008	Deferred - TC decided that it may be enquired from various Oil Companies whether such Petrol Pumps are required in present context!	Placed as common item (excluding this case).
11	06/10/2008	A meeting was held under vice Chairman - DDA on 06/10/2008 in which it was decided that the cases be examined as per MPD - 2021/ ZDP provisions and put up to the next TC meeting to be held on 10/10/2008.	
12	10/10/2008 Item No. 160/08	There were 13 cases discussed in the meeting and all were rejected / deferred. The decision in the particular case is as follows: "As per MPD 2021 Fuel Station are permissible on Master Plan/Zonal Plan roads and shall not be permitted in the absence of an approved Zonal Plan of the area. The proposal therefore does not confirm to MPD 2021 provisions hence it is rejected".	Total 13 cases (including this case) were considered and rejected.
13	06/03/2009 Item No. 21/09	The item no. 21/09 was withdrawn as this was not covered under any order of the Hon'ble Court dated 21/05/2008.  However, After discussing the Petrol Pump cases individually the following conditions were also imposed which are to be fulfilled in all cases. Thereafter, the planning permissions is to be given individually. a) Director (Plg.) of each Zone need to be reconfirm that all cases are in conformity with stipulations of Regulations dated 27/09/2015 for setting up of Petrol Pumps on private land in NCTD. It also needs to be certified that all petrol pump cases discussed in the Technical Committee are at parity with three such cases which were earlier approved in T.C. meeting held on 03/07/2006.  b) All Directors (Plg.) to confirm from SLO (Plg.) that all 13 Petrol Pumps discussed in the T.C. are the cases which have filed court cases in the Hon'ble High Court of Delhi & are part of the judgment given by Hon'ble High Court.  c) Planning Permission be released to the Oil Companies once the above mentioned requirements have been considered by the concerned Director (Plg.) / SLO (Plg.).	Total 14 cases (including this case) were considered. Item no. 15/09 to 18/09, 22/09 to 28/09 were Approved and Item no. 19/09, 20/09 were rejected.

*Sushil*  
A.D.M.P.T.

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**B. Decision of Hon'ble Court:-**

The cases rejected by Technical Committee approached to Delhi High Court. The various orders are as under:-

- a) The cases which were deferred in the Technical Committee Meeting held on 10/10/2008 (excluding current case of Smt. Chander Meenakshi) approached Delhi High Court. Hon'ble Court vide order dated 21/05/2008 disposed of the application and directed that "Technical Committee to reconsider the cases of all these petitioners in paramateria with the cases of the three parties who were accorded approval under the said regulations to run the petrol pump. Let Technical Committee take the decision in their meeting, if the petitioners not being satisfied with the outcome of the decision of the Technical Committee then they would be at liberty to approach this Court again".
- b) Accordingly, all these cases were considered by the Technical Committee Meeting held on 06/03/2009 and approved the petrol pump cases (on the basis of notification dated 27/09/2005) covered under Court Order dated 21/05/2008. However, the current case was withdrawn vide item no. 21/2009 as this was not covered under any order of Hon'ble Court.
- c) The applicant vide WP(C) no. 376/2009 along with three other applicants / related cases (i.e. WP(C) no. 7820/2009, WP(C) no. 7921/2009 and WP(C) no. 8232/2009) filed a case against Delhi Development Authority.
- d) Hon'ble Double Bench High Court dismissed the Writ Petition vide order dated 23/03/2009 and vide order dated 12/10/2011 (LPA 169/2011). However, the Court granted the permission to appellants to re-apply to DDA for a sanction to set up a petrol pump as per MPD - 2021 and this will be the only benefit which could be granted to the appellant. In addition, DDA should immediately finalize the Urban Extension in the erstwhile Rural Zones i.e. Zone J, K, L, N & P i.e. the Zones envisaged vide Para 3.2 of the Master Plan.
- e) Hon'ble High Court vide order dated 18/07/2012 dismissed the current case again saying "it will be of no purpose to call upon the Technical Committee of DDA to examine the feasibility of granting permission to set up a commercial venture on the land in question which is admittedly in a Green Belt". However, as per the order permission has been granted to the petitioner to re-apply to DDA and ordering DDA to promptly consider the case.

**C. Follow up action to the Hon'ble court orders:-**

- 1) The applicant through its advocate /partner on 12/03/2012 re-applied DDA as a follow up of Hon'ble court order dated 12/10/2011. The application was rejected by DDA vide letter no. F. 7(09) 2006/MP dated 19/04/2012 by informing that "in the absence of any approved Layout Plan in DDA for the area under reference as prescribed in Clause - 12.12.1 of MPD - 2021 and as per prevailing policy of large scale acquisition development and disposal, the request for permission for setting up of petrol pump is rejected".
- 2) The applicant again requested DDA on 14/06/2012 & subsequently on 27/06/2012, to reconsider and review her request on following grounds:
  - In absence of any approved Layout Plan in DDA for Zone - N, still DDA is issuing the NOC to other Petrol Pumps of the same "N" Zone.
  - From 2005 to 2012 there is no acquisition of this khasra no. 193/8 up to till now.
  - Two petrol pumps i.e. BPCL Petrol Pump & IOC Petrol Pump (RN Petro Care) is already working after two plots from Khasra no. 193/8 on the same Poothkhurd - Bawana Road.
  - Reconsider and review the said application as per the direction of Hon'ble Delhi High Court order no. LPA 169/2011.
- 3) The applicant was informed vide letter no. F. 7 (9) / 2006/ MP / 308 dated 21/11/2012 informed that the request was earlier regretted vide letter dated 19/04/2012. In addition, it is further informed that as per MPD - 2021, "Petrol pumps are permissible in all Use Zones except in "Recreational Use Zone". Also it is stated in MPD - 2021 that "Fuel stations are permissible on Master Plan / Zonal Plan Roads and shall not be permitted in the absence of an approved Zonal Plan of the area". As the Zonal Development Plan of Zone - "N" has been approved by Govt. of India on 01/06/2010 and the site u/r as per it falls in "Recreational Use (Green)", the request for permission for setting up of Petrol Pump is regretted.
- 4) The applicant again applied on 12/02/2013 to DDA: The then Vice Chairman - DDA vide note dated 24/05/2013 directed to "further examined the TC agenda in light of High Court order in LPA 169/2011, Chander Meenakshi v/s DDA dated 12/10/2011". Further, on 10/06/2013 the then Vice



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Chairman – DDA directed that "If there is no prime fascia justification or court order, Technical Committee need not be considered."

- 5) The matter was discussed by Commissioner (Plg.) – DDA with the then Vice Chairman – DDA and as per the direction "the case may be examined keeping in view the observations of the Hon'ble LG-Delhi in a file bearing no. F. 7(28)2006/MP where Petrol Pump has been allowed in the privately owned land in village Puth Khurd. Accordingly, this file was forwarded to CLA-DDA on 20/06/2014 for appropriate legal opinion based on detailed examination.
- 6) Additional Secretary to LG-Delhi vide U.O. No. 100(3)14/RN/680/14881 dated 23/06/2014 addressed to Vice Chairman-DDA has forwarded a representation dated 19/06/2014 of Mrs. Chander Meenakshi regarding reconsideration, review of Planning Permission and Change of Landuse (CLU) for setting up of Petrol Pump. It is mentioned in the representation that, "the current mentioned case is not properly examined by DDA and if now the application is rejected, than rational on which permission to those two petrol pumps were given should be conveyed to applicant".
- 7) The applicant vide her application submitted that two other cases located in the nearby area were granted the Planning Permission and the Petrol Pumps are in operation. Whereas her case was rejected as she could not approach to the Hon'ble High Court along with the other applicants during the period of examination of the other 13 cases.

**D. Provision of Regulations notified on 27/09/2005, Master Plans for Delhi and Zonal Development Plan (ZDP) for Zone-"N" (North West Delhi – III):-**

**i. Master Plan for Delhi (MPD) – 2001:-**

The Master Plan for Delhi – 2001 was notified on 01/08/1990, in which there was no provision of setting up of petrol pump in Rural Use Zone.

**ii. Regulations notified on 27/09/2005:-**

"Regulations for setting up of Petrol Pump on Private Land in the National Capital Territory of Delhi" were notified on 27/09/2005 vide which petrol pump will be permitted on private lands which are not notified for acquisition nor under acquisition in urban areas (including Urban Extension areas) and in the Rural Use Zone.

Petrol Pump located on such Private Land shall be subjected to following norms and building standards:-

- It shall be located on roads of minimum 30m, right of way (as per master Plan / PWD / MCD / Revenue records).
- The use of the premises in the Petrol Pumps so sanctioned will be for use as filling/service stations.
- The land between the existing right of way boundary and the property line of the proposed retail outlet will be maintained as green buffer zone. No construction will be allowed in this area except approach roads to the retail outlet site.
- The plot size for such Petrol Pumps will be as per Master Plan with minimum of 30m x 36m and maximum of 33m x 45m in urban / urban extension areas and maximum of 60m x 45m in rural areas. In case plot is larger than the maximum size prescribed above, the development control norms i.e. FAR, Coverage etc. Shall be as applicable to the plot size of 33m x 45m only. The remaining area of the plot shall be maintained as open green space.
- The minimum distance of plot from the road intersections will be as follows:-

For minor roads having less than 30m R/W	:	50m
For major roads having R/W of ROW 30m or more	:	100m

Frontage of the plot should be not less than 30m.

**iii. Master Plan for Delhi (MPD) - 2021:-**

- a) Master Plan for Delhi – 2021 (MPD – 2021) notified on 07/02/2007 and the site under reference become part of urbanizable area and fall under Zone – "N" notified on 01/06/2010.
- b) Master Plan for Delhi – 2021 stipulated the norms for Petrol Pump & CNG Station in Chapter 12, Clause 12.12 which are as follows:-
- Petrol Pumps are permissible in all Use Zones except in Recreational Use Zone.
  - Fuel Stations are permissible on Master Plan / Zonal Plan roads and shall not be permitted in absence of an approved Zonal Plan of the area.

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- At the time of preparation of Layout Plans of various Use Zones namely, Residential, Commercial, Industrial, Public and Semi Public Facilities and other areas, the location of fuel stations should be provided as per the Master Plan Norms mentioned in Table 12.6
  - Fuel stations shall be located on roads of minimum 30m ROW.
  - The plot size for fuel stations shall be minimum of 30m x 36m and maximum of 33m x 45m (75m x 40m for CNG mother station as per requirement).
  - The minimum distance of plot from the road intersections shall be as follows
 

For minor roads having less than 30m ROW	: 50m
For roads of ROW 30m or more	: 100m
- Frontage of plots should not be less than 30m.
- |                         |       |
|-------------------------|-------|
| Maximum Ground Coverage | : 20% |
| Maximum FAR             | : 40  |
| Maximum Height          | : 6m  |

iv. **Zonal Development Plan (ZDP) for Zone – "N" (North West Delhi - III):-**

- As per the Zonal Development Plan for Zone – "N" (North West Delhi – III) notified on 01/06/2010, "Petrol Pumps and CNG stations shall be provided as per norms and to be indicated while preparing the re-development, local area and layout plans. Approved motel and petrol pumps and CNG stations sites shall continue.
- Petrol Pumps are permissible in all Use Zones except in Recreational Use Zone. At the time of preparation of Layout Plans of various Use Zones namely, Residential, Commercial, Industrial, Public and Semi Public Facilities and other areas, the location of fuel stations should be provided as per the Master Plan Norms given in MPD – 2021.

**E. Examination:-**

- As per the Master Plan for Delhi – 2021, the site under reference forms part of urbanisable area of Zone – "N". As per the Zonal Development Plan for Zone – "N" (North West Delhi – III) notified by Ministry of Urban Development on 01/06/2010, the landuse of site under reference is partly "Recreational" and partly "Transportation" (affected in proposed 60m wide road) tentatively.
- At the time of said notification dated 27/09/2005 the site under reference was part of "Rural Area" as per MPD - 2001. The detail Layout Plan in Zone – "N" has not prepared as the entire land is privately owned land.
- As per the Zonal Development Plan for Zone – "N" (North West Delhi – III), the current site is the part of proposed 60m wide road and within the distance of 100m from proposed intersection.
- The details of three sites for which the Planning Permissions were requested in the year 2005 were prior to notification of MPD – 2021 and preparation of the Zonal Development Plans exercise are as follows:-

Site no.	Planning Permission Accorded in file	Landuse as per MPD – 2021 and ZDP for Zone – "N" (North West Delhi – III)	Landuse at the time of submission of application	Remarks
Site No. 1 BPCL, Operational	Accorded in file no. F(6)2006/MP dated 06/03/2009 vide item no. 24/09	Urbanisable Area as per MPD-2021  Recreational / Transportation (Proposed 60m R/W road) as per ZDP - N	Rural	As per the minutes of the meeting of 4 <sup>th</sup> Technical Committee Meeting held on 06/03/2009 "Proposal conforms to the regulations of 2005 for setting up petrol pump sites.
Site No. 2 IOC, Operational	Accorded in file no. F(28)2006/MP dated 06/03/2009 vide item no. 28/09	Urbanisable Area as per MPD-2021  Residential as per ZDP - N	Rural	
Site no. 3 Current Case	Not Accorded (Item no. 21/2009 was withdrawn)	Urbanisable Area as per MPD-2021  Recreational / Transportation (Proposed 60m R/W road) / PSP as per ZDP – N	Rural	




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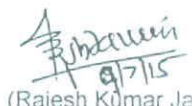
- v. Applicant of current case once again applied to Planning Department-DDA on 15/07/2014 and 16/07/2014. Again, on 18/09/2014 this specific case was forwarded to Vice Chairman – DDA by the then Additional Commissioner (Plg.) – DDA with the request to take a review by the Technical Committee, so that she may get equal justice along with others to whom the planning permission was accorded. Further, Commissioner (Plg.) – DDA on 07/10/2014 forwarded the request of Mrs. Chander Meenakshi to the then VC-DDA for consideration of her case by Technical Committee for permission of the Petrol Pump in the privately owned land similar to the other cases which were considered and approved by the Technical Committee – DDA.
- vi. However, the current case has already been disposed / dismissed by the Hon'ble Delhi High Court on 12/10/2011 & 18/07/2012 and Delhi Development Authority in the past similar request of the applicant dated 14/06/2012 & 27/06/2012 has been regretted vide letter dated 19/04/2012 & 21/11/2012 respectively.
- vii. Since, the request of the applicant of this specific case has already been dismissed / disposed of twice by the Hon'ble Court and also by DDA, however, with the approval of the then Vice Chairman – DDA, Technical Committee Agenda has been prepared for its consideration as part of the equal justice to all as mentioned in the note dated 18/09/2014 & 07/10/2014 of Commissioner (Plg.) – DDA.
- viii. DDA vide letter no. F.7(09)2006/MP/133 dated 09/03/2015 informed Addl. Secretary to Hon'ble LG-Delhi that the current case is under examination and will be placed before Technical Committee (TC), DDA and the decision of TC will be informed accordingly.
- ix. Since, the applicant is requesting for issuing the planning permission for grant of NOC for setting up petrol pump on the basis of "Regulations for setting up of Petrol Pump on Private Land in the National Capital Territory of Delhi" notified on 27/09/2005, however Master Plan for Delhi – 2021 (incorporating modifications up to January 2014) is in force for development in Delhi. Accordingly, this may be seen whether the current case be considered on the basis of regulations dated 27/09/2005 for issuing the planning permission, however the current case has already been dismissed by the Hon'ble Delhi High Court saying "it will be of no purpose to call upon the Technical Committee of DDA to examine the feasibility of granting permission to set up a commercial venture on the land in question which is admittedly in a Green Belt".

**F. Proposal:-**

In view of the factual position explained above in various decisions of Technical Committee i.e. Para – "A", as per decision of Hon'ble Court i.e. Para – "B"; in Para C (1), (3), (4), (5), (6) & (7), as per Para D (iii) (b) and as per the examination i.e. Para - "E", the matter is placed before Technical Committee for its appropriate decision.

  
(Ashwani Kumar)  
Asstt. Director (Plg.)/LP/N

  
(Alka Arya)  
Deputy Director (Plg.)/LP/N

  
(Rajesh Kumar Jain)  
Director (Plg.)/LP

*Subodh*  
AD(M.P.)I



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

F.1 (06) 2015/MP/238

Date: 24.07.2015

**Subject: Minutes of the 7<sup>th</sup> Technical Committee held on 24-07-2015**

The 7<sup>th</sup> meeting of Technical Committee was held under the Chairmanship of V.C., DDA on 24.07.2015. The List of the participants is annexed at 'Annexure- A'.

At the outset, Finance Member, Engineer Member & Commissioner (Plg), DDA welcomed the Vice Chairman, DDA for chairing the first meeting of the Technical Committee after assuming charge.

**Item No.35/2015**

Confirmation of Minutes:

Since no observations/ comments were received, the minutes of the 6<sup>th</sup> Technical Committee meeting held on 26.06.2015 as circulated to all members on 30.06.2015 were confirmed.

F.1 (06) 2015/MP

**Item No. 36/2015**

Permissibility of Guest House in Residential use zone under sub-clause 8(2) of MPD-2021 in respect of plot No. 25-B, Akbar Road, Delhi, measuring 7066 sqm. (0.71 ha.), allotted to Government of Gujarat for construction of its second guest house at New Delhi.

F20(06)2015/MP

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 3.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration under MPD-2021 'Clause 8 (2) Permission of use premises in Use Zones as a case of special permission from the Authority' and necessary modifications in the layout plan w.r.t use of premise / plot as Guest House by NDMC.

**-Action: Director (Plg) Zone 'D'**

**Item No. 37/2015**

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

F20(9)2015/MP

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 4.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration and further processing under Section 11-A of DD Act 1957. The proposal contained in Table 4.3 Use / Use Activities Permitted to be modified and read as under:

***"Guest Room, Conference Halls and related facilities, Government Offices, Souvenir shops, Restaurant, ATM and upto 15% of maximum FAR can be utilized for staff residential accommodation."***

**-Action: Director (Plg.) Zone 'D'**



**Item No. 38/2015**

**Proposed Change of land use of an area measuring 3019.55 sqm. 'Residential' to 'Government Use (Govt. office)' to construct a new office building of Registrar General and Census Commissioner India (RG&CCI), GOI at 2-A, Man Singh Road, New Delhi.**

**F20(03)2015/MP**

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 3.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration and further processing under Section 11-A of DD Act 1957.

-Action: Director (Plg.) Zone 'D'

**Item No. 39/2015**

**Planning Permission for grant of NOC for setting up of Petrol Pump site measuring 30m x 36m (1080.0 Sq.m.) on Khasra number 193/98, village Bawana, along Auchandi-Bawana Road as per the notification dated 27/09/2005 on "Regulations for setting up of petrol Pump on Private Land in the National Capital Territory of Delhi".**

**F7 (09)/2006/MP**

The proposal was presented by Addl. Commr. (Plg) UE & LP. After detailed deliberation, Technical Committee decided that due to enforcement of MPD-2021, the case under reference does not fall within the permissibility of MPD-2021. Hence, the same was rejected.

-Action: Director (Plg) LP & Zone-N

The Technical Committee placed on record appreciation for the contribution made in various meetings by Sh. R.K. Jain in his capacity as Commissioner (Plg) on account of his superannuation on 31.07.2015.

The meeting ended with thanks to the Chair.



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

To:

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

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

**Annexure -A**

**List of participants of 07<sup>th</sup> meeting for the year 2015 of Technical Committee on 24.07.2015**

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg), DDA
5. Commissioner (LM), DDA
6. Pr. Commissioner (LA & H), DDA
7. Chief Engineer (Rohini), DDA
8. Additional Chief Architect, HUPW/DDA
9. Addl. Commissioner (Plg) MPR&DC DDA
10. Addl. Commissioner (Plg) TB&C, DDA
11. Addl. Commissioner (Landscape), DDA
12. Addl. Commissioner (Plg)AP, DDA
13. Addl. Commissioner (Plg.) UE&LP, DDA
14. Director (Plg) MP, DDA
15. Director(Plg.) Zone D
16. Director (Plg) VC, Sectt, DDA
17. Director (Plg.) LP & Zone-N
18. OSD to V.C. DDA

**OTHER ORGANIZATION**

1. Sh. Shamsher Singh, Chief. Town Planner MCD (South)
2. Sh. A.M. Athale, Chief. Architect, NDMC
3. Ms. Kumkum Wadhwa, Sr. Architect, CPWD
4. Ms. B. Vijaya Lakshmi, Architect, CPWD
5. Sh. Sushil Kumar, Dy. Architect, NDMC
6. Sh. Sudeep Roy, ATCP, TCPO
7. Sh. M.P. Sharma, A.E., (L&DO)





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

**F.1 (06) 2015/MP/**

**Date: .07.2015**

**Subject: Minutes of the 7<sup>th</sup> Technical Committee held on 24-07-2015**

The 7<sup>th</sup> meeting of Technical Committee was held under the Chairmanship of V.C., DDA on 24.07.2015. The List of the participants is annexed at 'Annexure- A'.

At the outset, Finance Member, Engineer Member & Commr. (Plg), DDA welcomed the Vice Chairman, DDA for chairing the first meeting of the Technical Committee after assuming charge.

**Item No.35/2015**

Confirmation of Minutes:

Since no observations/ comments were received, the minutes of the **6<sup>th</sup> Technical Committee meeting held on 26.06.2015** as circulated to all members on 30.06.2015 were confirmed.

**F.1 (06) 2015/MP**

**Item No. 36/2015**

**Permissibility of Guest House in Residential use zone under sub-clause 8(2) of MPD-2021 in respect of plot No. 25-B, Akbar Road, Delhi, measuring 7066 sqm. (0.71 ha.), allotted to Government of Gujarat for construction of its second guest house at New Delhi.**

**F20(06)2015/MP**

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 3.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration under MPD-2021 'Clause 8 (2) Permission of use premises in Use Zones as a case of special permission from the Authority' and necessary modifications in the layout plan w.r.t use of premise / plot as Guest House by NDMC.

**-Action: Director (Plg) Zone 'D'**

**Item No. 37/2015**

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

**F20(9)2015/MP**

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 4.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration and further processing under Section 11-A of DD Act 1957. The proposal contained in Table 4.3 Use / Use Activities Permitted to be modified and read as under:

**"Guest Room, Conference Halls and related facilities, Government Offices, Souvenir shops, Restaurant, ATM and upto 15% of maximum FAR can be utilized for staff residential accommodation."**

**-Action: Director (Plg.) Zone 'D'**

*Attny*

**Item No. 38/2015**

**Proposed Change of land use of an area measuring 3019.55 sqm. 'Residential' to 'Government Use (Govt. office)' to construct a new office building of Registrar General and Census Commissioner India (RG&CCI), GOI at 2-A, Man Singh Road, New Delhi.**

**F20(03)2015/MP**

The proposal was presented by Director (Plg) Zone 'D'. After detailed deliberation, the proposal contained in the Para 3.0 of the agenda item was recommended by the Technical Committee, for forwarding to Authority for consideration and further processing under Section 11-A of DD Act 1957.

-Action: Director (Plg.) Zone 'D'

**Item No. 39/2015**

**Planning Permission for grant of NOC for setting up of Petrol Pump site measuring 30m x 36m (1080.0 Sq.m.) on Khasra number 193/98, village Bawana, along Auchandi-Bawana Road as per the notification dated 27/09/2005 on "Regulations for setting up of petrol Pump on Private Land in the National Capital Territory of Delhi".**

**F7 (09)/2006/MP**

The proposal was presented by Addl. Commr. (Plg) UE & LP. After detailed deliberation, Technical Committee decided that due to enforcement of MPD-2021, the case under reference does not fall within the permissibility of MPD-2021. Hence, the same was rejected.

-Action: Director (Plg) LP & Zone-N

The Technical Committee placed on record appreciation for the contribution made in various meetings by Sh. R.K. Jain in his capacity as Commissioner (Plg) on account of his superannuation on 31.07.2015.

The meeting ended with thanks to the Chair.

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

To:

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

Draft Minutes of 7<sup>th</sup> Technical Committee meeting dated 24.07.2015



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

### Annexure -A

### List of participants of 7<sup>th</sup> meeting for the year 2015 of Technical Committee on 24.07.2015

#### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg), DDA
5. Commissioner (LM), DDA
6. Pr. Commissioner (LA & H), DDA
7. Chief Engineer (Rohini), DDA
8. Additional Chief Architect, HUPW/DDA
9. Addl. Commissioner (Plg) MPR&DC DDA
10. Addl. Commissioner (Plg) TB&C, DDA
11. Addl. Commissioner (Landscape), DDA
12. Addl. Commissioner (Plg)AP, DDA
13. Addl. Commissioner (Plg.) UE&LP, DDA
14. Director (Plg) MP, DDA
15. Director(Plg.) Zone D
16. Director (Plg) VC, Sectt, DDA
17. Director (Plg.) LP & Zone-N
18. OSD to V.C. DDA

#### **OTHER ORGANIZATION**

##### **S/Sh. /Ms.**

1. Shamsheer Singh, Chief. Town Planner MCD (South)
2. A.M. Athale, Chief. Architect, NDMC
3. Kumkum Wadhwa, Sr. Architect, CPWD
4. B. Vijaya Lakshmi, Architect, CPWD
5. Sushil Kumar, Dy. Architect, NDMC
6. Sudeep Roy, ATCP, TCPO, Ministry of Urban Development
7. M.P. Sharma, A.E.(L&DO)

*Draft Minutes of 7<sup>th</sup> Technical Committee meeting dated 24.07.2015*

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## 7<sup>th</sup> Technical Committee Meeting to be held on 24.07.2015

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2	36/15	Change of land use of an area measuring 7066sqm. from 'residential use' to state guest house" on plot no. 25-B, Akbar Road New Delhi. For constn. Of 2 <sup>nd</sup> guest house for Govt. of Gujrat <b>F20(6)/2015/MP</b>	
3.	37/2015	Review of provisions in master plan for Delhi-2021 for including a separate category for State Bhawan/State Guest House. <b>F20(9)2015/MP</b>	
4.	38/2015	Proposed Change of land use of an area measuring 3019.55sqm."Residential to "Government Use" (Govt. office) to construct a new office building of Registrar General and census Commissioner India, MHA, GOI at 2-A, Man Singh Road, New Delhi. <b>F20(03)2015/MP</b>	
5	39/2015	Planning Permission for grant of NOC for setting up of Petrol Pump site measuring 30x36(1080Sq.m.) on Khasra number 193/98, village Bawana, along Auchandi -Bawana Road as per the notification dated 27/09/2005 on "Regulations for setting up of petrol Pump on Private Land in the National Capital Territory of Delhi". <b>F7(09)2006/MP</b>	



## INDEX

### 7<sup>th</sup> Technical Committee Meeting to be held on 24.07.2015

S. NO.	ITEM NO.	SUBJECT	PAGE NO.
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3.	37/2015	Review of provisions in master plan for Delhi-2021 for including a separate category for State Bhawan/State Guest House. <b>F20(9)2015/MP</b>	7-16
4.	38/2015	Proposed Change of land use of an area measuring 3019.55sqm."Residential to "Government Use" (Govt. office) to construct a new office building of Registrar General and census Commissioner India, MHA, GOI at 2-A, Man Singh Road, New Delhi. <b>F20(03)2015/MP</b>	17-21
5	39/2015	Planning Permission for grant of NOC for setting up of Petrol Pump site measuring 30x36(1080Sq.m.) on Khasra number 193/98, village Bawana, along Auchandi -Bawana Road as per the notification dated 27/09/2005 on "Regulations for setting up of petrol Pump on Private Land in the National Capital Territory of Delhi". <b>F7(09)2006/MP</b>	22-27



ITEM No. 35/TC/2015  
38/c

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

F.1 (06) 2015/MP/ 212

Date: 30.06.2015

**Subject: Minutes of the 6<sup>th</sup> Technical Committee held on 26-06-2015**

The 6<sup>th</sup> meeting of Technical Committee was held under the Chairmanship of VC, DDA on 26.06.2015.

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

At the outset all the members of the Technical Committee and Special invitees have placed on record great appreciation for the guidance provided by the Vice Chairman, DDA throughout his tenure as a chairman of the Technical Committee.

**Item No.31/2015**

Confirmation of Minutes:

The minutes of the 5<sup>th</sup> Technical Committee meeting held on 05.06.2015 were circulated to all members. As no observations were received, the Minutes of the 05<sup>th</sup> Technical Committee meeting held on 05.06.2015 were confirmed as circulated.

F.1 (05) 2015/MP

**Item No. 32/2015**

**Draft modification related to Chapter on Industry in Master Plan for Delhi -2021 - Suggested by GNCTD**

**F17 (05)2007/MP**

The proposal was presented by Addl. Commissioner (Plg) MP. After detailed deliberation, the Technical Committee observed that in the existing industrial areas there is a need for upgradation of infrastructure. In view of this, the Technical Committee suggested following modifications in the agenda in para 7.7:

Sl.No	Proposals	Proposed Amendments/Modifications
1.	New industrial activity in the NCT of Delhi should be restricted to hi-tech areas, <i>these activities shall be permissible in existing industrial areas</i> as given below: -	New industrial activity in the NCT of Delhi should be restricted to hi-tech <i>and service based industries. These activities shall be permissible in existing industrial areas subject to the payment of infrastructure upgradation charges to be decided and re-covered by DSIIDC</i> as given below:
2.	8. Educational Services* a. Vocational Training Centre (ITI / Polytechnic / Vocational Training Institute / Management Institute / Teacher Training Institute for the AICTE / NCTE approved courses ( <del>diploma-level</del> ) as per AICTE / NCTE Norms.	8. Educational Services* a. Vocational Training Centre (ITI / Polytechnic / Vocational Training Institute / Management Institute / Teacher Training Institute for the AICTE / NCTE approved courses as per AICTE / NCTE Norms. (The above educational activities shall be allowed maximum upto the level of under graduate diploma courses.)

-Action: Director (Plg.) MP



Item No. 33/2015

Change of land use of land Measuring 1.14 ha from 'Recreational' use (P-2 District Park) to 'Utility' (U-3 Electricity, Sub Station) along 24 m Row road in Janakpuri, adjacent to Institutional Road for allotment of land to Delhi Transco Ltd. for setting up 220 KV Grid Station.

F.6 (17)/2014-MP

The proposal was presented by Director (Plg) Zone G. Addl. Commissioner (LS), DDA opined that such ESS sites should be located in the interior of the locality and not on the major roads. Delhi Transco Ltd informed that being a technical requirement, the site has to be on the major road.

After detailed deliberation, the proposal contained in the agenda Para 3.0 was recommended by the Technical Committee for further processing under Section 11-A of DD Act 1957 subject to condition that the tree cutting cost shall be borne by the Delhi Transco Ltd. with necessary approvals in this regard.

-Action: Director (Plg.) Zone -G, DDA  
& Delhi Transco Ltd.

Item No. 34/2015

Change of land use of Old Idgah Slaughter House.

F.3 (61)/2011) MP

The proposal was presented by Director (Plg) Zone A & B. The difference in existing landuse as mentioned by North DMC and Area Planning Wing of DDA was discussed.

Technical Committee decided that the landuse as per MPD-2021 (notified on 07.02.2007) and subsequent Zonal Development Plans supersedes the notification dated 12.01.2004. Thus the change of landuse to be processed *from 'Residential (Redevelopment)' to 'Transportation (Multi Level Parking)' for area measuring 33246 Sq. yards (2.779 Ha.). Accordingly the* Technical Committee recommended the above proposal for further processing under Section 11-A of DD Act 1957.

-Action: Director (Plg.) Zone -A&B

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

Minutes of 6<sup>th</sup> Technical Committee meeting dated 26.06.2015

- 3 -

11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Landscape), DDA
13. Addl. Commr.(Plg.) MP&MPR, DDA
14. Addl. Commr.(Plg.) TB&C, DDA
15. Addl. Commr.(Plg.) AP, DDA
16. Addl. Commr.(Plg.) UE&LP, DDA
17. Secretary, DUAC
18. Chief Town Planner, SDMC, NDMC, EDMC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)
22. Director Fire Service GNCTD

Annexure -A

List of participants of 06<sup>th</sup> meeting for the year 2015 of Technical Committee on  
26.06.2015

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner (Plg), DDA
4. Addl. Commissioner (Plg) MP&DC DDA
5. Addl. Commissioner (Plg) TB&C, DDA
6. Addl. Commissioner (Land Scape), DDA
7. Addl. Commissioner (Plg)AP, DDA
8. Director (Plg) MP, DDA
9. Director (Plg) VC, Sectt, DDA
10. Director(Plg.)C&G
11. Dy. Director(Plg.)C&G

**OTHER ORGANIZATION****S/Sh. /Ms.**

1. Sanjeev Ahuja, Managing Director DSIIDC
2. H.L. Malik, OSD, DSIIDC
3. Sudeep Roy, ATCP, TCPO, Ministry of Urban Development
4. Ravinder Soni , ACP/Traffic, Delhi Police
5. Y.K. Sachdeva Asstt. Manager, Delhi Transco Limited
6. A.K. Sharma, Director, DFS
7. Dr. G.C. Mishra, CFO, DFS
8. G.K. Rao, Architect, NDMC
9. Gopal Rastogi, B.O.(L&DO)
10. A.D. Biswas, Sr. Town Planner-I MCD(North)
11. P. Omesh, Sr. Town Planner MCD(North)
12. Ritu Kapila, Architect, CPWD
13. Dr. R. Gopinath, DCF (West)



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ITEM No. 35/TC/11

DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING WING  
AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub: Permissibility of Guest House in Residential use zone under sub-clause 8(2) of MPD-2021 in respect of plot No. 25-B, Akbar Road Delhi, measuring 7066 sq.m. (0.71 ha.), allotted to Government of Gujarat for construction of its second guest house at New Delhi.

File No. F.20 (06)2015/MP

1.0 BACKGROUND

1.1 Resident Commissioner, Government of Gujarat vide letters No. RC/Office/Land/2015/1609 dated 20.02.2015 & D.O. No. RC/Office/Land/2015/1747 dated 18.03.2015 had requested DDA to convey approval of change of land use from 'Residential' to 'Guest House' in respect of plot No. 25-B, Akbar Road Delhi, allotted to Government of Gujarat for construction of its second guest house at New Delhi. Subsequently, MoUD vide letter no. K-13011/4/2015-DD-I dated 25.03.2015 enclosing therewith a copy of L&DO letter dated 19.03.2015 & letter dated 20.02.2015 from Resident Commissioner, Government of Gujarat for examination and taking necessary action for change of land use, as may be required.

1.2 Thereafter, MoUD vide letter no. K-13011/4/2015-DD-I dated 11.05.2015 requested DDA to provide categorical response whether change of land use for running a guest house on the subject plot, is required or not along with the provisions of MPD-2021 applicable in this case. In response to this letter, DDA in continuation to its earlier letter dated 06.04.2015 communicated the following planning observations on 16.06.2015:

- i. "The plot under reference (i.e. 25-B, Akbar Road, New Delhi) falls within Lutyens' Bungalow Zone (LBZ), 1988 LBZ guidelines shall be applicable for any construction in LBZ.
- ii. As per SUB/CLAUSE 8(2) of MPD-2021 regarding Permission of Use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority), Guest houses are permitted in Residential use zone. The same shall be put up to the Technical Committee and Authority for consideration and approval under this clause.
- iii. Any change in activities of use premises will require modification in layout plan and will be dealt by the local body i.e. New Delhi Municipal Corporation (NDMC) being the area is under jurisdiction of NDMC in this case."

2.0 EXAMINATION

2.1 Government of Gujarat vide letter dated 20.02.2015 had stated that "MoUD (Land & Development Office), GOI has allotted a piece of land measuring 7,066 sq.m. at 25-B, Akbar Road, New Delhi to Government of Gujarat for construction of its Second Guest House at New Delhi. It is the condition in the L &DO allotment letter that the Government of Gujarat has to consult Delhi Development Authority for change of land use from 'Residential' to 'Guest House'. Government of Gujarat further requested DDA to convey its approval regarding change of land use from Residential' to 'Guest House'.

2.2 Land & Development office (L&DO) vide letter dated 02.01.2015 had allotted a piece of land measuring 7066 sqm. at 25-B, Akbar Road, New Delhi on 'as is where is basis' to the Government of Gujarat for construction of Second Guest House at New Delhi. (Location of the plot under reference is attached at Annexure-A)

2.3 The landuse of the plot under reference is 'Residential' as per MPD-2021.

2.4 MPD-2021 also provides for bungalow area the following:

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

2.5 As per SUB/CLAUSE 8(2) of MPD-2021 regarding Permission of Use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority), Guest houses are permitted in Residential use zone.

2.6 Presently, the site under reference (25-B, Akbar Road, New Delhi) is vacant. It was observed that there is one bungalow existing towards the South side and one modern building towards the Northern side. Also, this falls within Lutyens Bungalow Zone, 1988 LBZ guidelines shall be applicable for any construction in LBZ.

### 3.0 PROPOSAL

3.1 It is proposed that Guest House is permitted in Residential use zone under sub-clause 8(2) of MPD-2021 – "Permission of Use Premises in Use Zones (As part of approval of layout plan or as a case of special permission from the Authority)" therefore we have to seek permission from the Authority and thereafter modification in the layout plan will be taken up by the local body i.e New Delhi Municipal Council (NDMC) in this case.

### RECOMMENDATION:

The proposal as given in para 3.0 above, is put up to Technical Committee of DDA for consideration.



(SAKSHI WALIA)

ASSTT. DIR. (Pg.)  
Zone D



(I.P. PARATE)

Dir. (Pg.) Zone D



PLOT NO.

ANNEXURE - A

ROAD

GOVERNMENT BUNGALOW

AREA = 1.99 ACRES

PLOT NO 25B ALLOTTED TO GUJARAT GOVT. SHOWN THUS

7066 SQ. MTS.

TOT. AREA = 7066 SQ. MTS.

AREA = 2.4 ACRES

25B

25A

AREA = 0.58 ACRES.  
DHAREJANGA HOUSE

1-14  
7 HANDED OVER

TAKEN OVER

10/12/15  
B. K. J. P. H. O. C. A. I.  
D. A. C. I. C. A. I.

(Smt B. P. Singh)

overseen by

असहायक अभियन्ता-II Assistant Engineer-II  
भारत सरकार/Govt. of India  
शहरी विकास मंत्रालय/Min. of Urban Development  
भूमि एवं विकास कार्यालय/Land & Development Office  
निर्माण भवन, नई दिल्ली/Nirman Bhawan, New Delhi

E.O.  
D.O., NEW DELHI

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

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

#### 1.0 BACKGROUND

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

The representations received vide MoUD letter dated 02.03.2015 are from the following State Governments:

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

The State Government vide their respective representations has stated the following:

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

- 1.2 All the State Governments requested for the following:

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

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

#### 2.0 FOLLOW UP ACTION

- 2.1 The issue of inclusion of a separate category of State Bhawan/ State Guest House was discussed in the 4<sup>th</sup> Technical Committee meeting held on 19.05.2015 vide item no. 22/2015. The agenda and the minutes of the same is annexed as Annexure A.



Subsequently, a meeting was held in MoUD, Delhi Division on 14.07.2015 to review the status of creation of separate category and FAR for State Guest Houses in MPD-2021 wherein it has been decided to review the Development Control Norms which has been recommended by the 4<sup>th</sup> Technical Committee meeting held on 19.05.2015, as stated above.

The officers from DDA explained the proposal recommended by Technical Committee for the consideration of Authority especially for State Guest Houses. It was observed that due to the pressing demand by State government, the FAR-75 may not fulfill their demand. The provision related to urban design aspect (as per the provision of the approved Zonal Development Plan of Zone -D) was also discussed. The consensus view emerged that the height of building needs to be below 15m in order to maintain the skyline at the level below the tree studded character of the area. Thus, it was felt that the agenda may be modified to provide additional FAR within the low rise height i.e. 15m. in view of the provision in approved Zonal Development plan, this will be restricted only to State guest house owned by Government agencies and allotted by L &DO. This will not be emerged as precedence for adjoining areas.

### 3.0 Provisions in MPD-2021

#### Chapter 4 para 4.4.3 E.

Hostel/ Guest House/Lodging & Boarding House/Dharamshala

Minimum Plot size : 500 sq.m.

Maximum Ground Coverage : 30%

Maximum FAR : 120

Maximum height : 15m

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

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

### 3.1 Status of Zonal Development Plan (ZDP) of Zone 'D' as per MPD-2021

The draft ZDP of Zone 'D' (Excluding LBZ) as per MPD-2021 was placed before the Authority meeting vide item No. 172/2014 dated 12.12.2014 and following was decided:

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

The agenda item was not approved."

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

In the notified approved Zonal Development Plan of Zone 'D', following is stated for sub-zone D-13:

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

However, various State Governments vide their representations has conveyed that these respective Bhawans caters the accommodation requirement to the visiting dignitaries. The State Bhawans were constructed long back on the then requirements and available construction techniques. The space presently available with the Bhawans has become inadequate and there is an urgent need to have additional space/ rooms and other facilities.

It has been observed that most of the existing State guest houses are allotted by Land and Development Office (L &DO), MoUD, GOI for the accommodation requirements by the State Dignitaries/ officers during their transit movement to attend meetings and seminars organized by the Central Government and people's representatives from the State. As conveyed by the State Governments, there is an urgent need for additional space/ rooms and other facilities for which the provision of foreign mission (Ground Coverage-25% & FAR-75), as stated in para 2.4.1 above, may not fulfill the demand of the State Guest Houses.

### 4.0 EXAMINATION

The proposal was examined with respect to the location of the State Guest Houses falling in various Planning zones and the related Development Control norms. The detailed examination is as under:

- 4.1 As per the representations received from the various State governments, it is observed that most of the State Guest Houses are in Planning, Zone -D (New Delhi) and categorized as follows:

S.No.	Location of the State Guest Houses
<b>ZONE-D:</b>	
1.	Within Lutyens Bungalow Zone (LBZ)
2.	Towards the South-West of Rashtrapati Bhawan (sub-zone D-13)
<b>OTHER AREAS OF NCTD:</b>	
3.	Other than 1. & 2. in Zone-D and other areas of National Capital Territory of Delhi (NCTD)



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Existing provisions under MPD-2021/ approved Zonal Development plan of Zone-D prepared under MPD-2001 regarding Development Control Norms for Guest houses:

S.No.	Category	Ground Coverage	FAR	Height	Other controls
<b>ZONE-D</b>					
1.	Within Lutyens Bungalow Zone (LBZ)	Governed by 1988 LBZ guidelines and subsequent modification as issued by the Government of India time to time.			
2.	Towards the South-West of Rashtrapati Bhawan (sub-zone D-13)	25	75	14m	Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR
<b>OTHER AREAS OF NCTD:</b>					
3.	Other than 1. & 2. in Zone-D and other areas of NCTD	No specific norms for the State Guest houses in MPD-2021			

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

S.No.	Information asked by MOUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	Land is government and the land owning agency is Land & Development Office (L & DO).
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	The request as received from various State Governments, as stated in para 1.1 & 1.2 above.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	- Yes, the reconnaissance survey of was done and it was observed that most of the State Guest houses have maintained the low rise character in the sub-zone D-13 of New Delhi area.
4.	What is the public purpose proposed to be served by	The proposal is regarding the increased FAR and ground coverage of the State Guest Houses, as

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	modification of MPD and/ or change of land use?	the land is scarce in Delhi, this proposal will cater the accommodation as well as the related requirements of the State Governments.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	As such, no impact on present policies/plans. However, this will add to the physical infrastructure of State Bhawan/ State Guest House and will be taken care by the concerned local body.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	As such, no impact on general public.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	Not to our knowledge.

#### 4.0 PROPOSAL

A new use premises, State Guest Houses have to be added in para 4.4.3 of MPD-2021 as 'I.' under this para "CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES"

under this para - control for building/ buildings within residential premises


Para/ S.N	Existing Provision in MPD-2021	MPD-2021 Proposed Amendments/Modifications																																							
CHAPTER-4.0 SHELTER																																									
PARA 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES																																									
1.	No provision	<p>Para I. To be added after para H. "Studio Apartment"</p> <p>I. State Bhawan/ State Guest Houses</p> <table><tr><th rowspan="2">S.No.</th><th rowspan="2">Category</th><th colspan="3">Maximum</th><th rowspan="2">Other controls</th></tr><tr><th>Ground Coverage (%)</th><th>FAR</th><th>Height (m)</th></tr><tr><td colspan="6">Zone-D</td></tr><tr><td>1.</td><td>Within Lutyens Bungalow Zone (LBZ)</td><td colspan="4">Governed by 1988 LBZ guidelines and subsequent modification as issued by the Government of India time to time.</td></tr><tr><td>2.</td><td>Towards the South-West of Rashtrapati Bhawan (sub-zone D- 13)</td><td>50</td><td>150</td><td>15</td><td>a) Parking to be provided @ 2 ECS per 100 sq.m. of built up area.</td></tr><tr><td colspan="6">OTHER AREAS OF NCTD:</td></tr><tr><td>3.</td><td>Other than 1. &amp; 2. in Zone- D and other areas of NCTD.</td><td>50</td><td>200</td><td>No Restriction (subject to clearance from</td><td>a) Parking to be provided @ 2 ECS per 100 sq.m. of built up area.</td></tr></table>	S.No.	Category	Maximum			Other controls	Ground Coverage (%)	FAR	Height (m)	Zone-D						1.	Within Lutyens Bungalow Zone (LBZ)	Governed by 1988 LBZ guidelines and subsequent modification as issued by the Government of India time to time.				2.	Towards the South-West of Rashtrapati Bhawan (sub-zone D- 13)	50	150	15	a) Parking to be provided @ 2 ECS per 100 sq.m. of built up area.	OTHER AREAS OF NCTD:						3.	Other than 1. & 2. in Zone- D and other areas of NCTD.	50	200	No Restriction (subject to clearance from	a) Parking to be provided @ 2 ECS per 100 sq.m. of built up area.
S.No.	Category	Maximum			Other controls																																				
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OTHER AREAS OF NCTD:																																									
3.	Other than 1. & 2. in Zone- D and other areas of NCTD.	50	200	No Restriction (subject to clearance from	a) Parking to be provided @ 2 ECS per 100 sq.m. of built up area.																																				



						AAI/Fire Department and other statutory bodies)							
TABLE 4.3 USES/USE ACTIVITIES PERMITTED IN USE PREMISES:													
2.	No provision	State Bhawan/ State Guest Houses to be added after Studio Apartments											
		<table><tr><th>Use premises</th><th>Definition</th><th>Use/Use Activities Permitted</th></tr><tr><td>State Bhawan/ State Guest Houses</td><td>A premise for providing the short term/transit accommodation for the guests of State Government and Central Government.</td><td>Guest Room, Conference Halls, and related facilities, Government Offices/ Souvenir shops/ Restaurant</td></tr></table>						Use premises	Definition	Use/Use Activities Permitted	State Bhawan/ State Guest Houses	A premise for providing the short term/transit accommodation for the guests of State Government and Central Government.	Guest Room, Conference Halls, and related facilities, Government Offices/ Souvenir shops/ Restaurant
Use premises	Definition	Use/Use Activities Permitted											
State Bhawan/ State Guest Houses	A premise for providing the short term/transit accommodation for the guests of State Government and Central Government.	Guest Room, Conference Halls, and related facilities, Government Offices/ Souvenir shops/ Restaurant											

#### 5.0 Recommendation

Proposal as given in para 4.0 above is submitted for consideration of the Technical Committee under Section 11A of DD Act, 1957.

  
(Sakshi Walia)  
Asstt. Director (Plg.) Zone -D

(S PKaur)  
Dy. Director (Plg.) Zone-D

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

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115/c Minutes of the Technical Committee Meeting  
Held on 19.5.2015. ITEM NO. 22/TC/204.

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## ANNEXURE - A

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

File No. F.25 (09)2015/MP

1.0 Background

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

1.2 The representations received vide MOUD letter dated 02.03.2015 are from the following State Governments:

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

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

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

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



2.0 Examination

2.1 State Guest Houses located in Planning Zone-D

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

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

2.2 Provisions in MPD-2021

Hostel/ Guest House/Lodging & Boarding House/Dharamshal

Minimum Plot size : 500 sq.m.

Maximum Ground Coverage : 30%

Maximum FAR : 120

Maximum height : 15m

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

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

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

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

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

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

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

*Sudhanshu*

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

### 3.0 Other Issues.

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

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

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

The agenda item was not approved."



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

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

#### 4.0 Proposal

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

#### 4.4.3. CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES

##### i. State Guest Houses

Maximum Ground Coverage : 50%

Maximum FAR : 200

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

i. Parking to be provided @ 2 ECS per 100 sq.m. of built up area.

ii. These norms shall not be applicable for Guest House under Mixed Use Regulations.

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

i. Located in LBZ area, shall be governed by 1988 LBZ guidelines and subsequent modification as issued by the government from time to time.

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

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

Table 4.3: Uses/Use Activities permitted in use premises

Use premises	Definition	Use/Use Activities permitted in a
State Guest Houses	A premise providing temporary accommodation for State Government and Central Government.	Guest Rooms, Conference Hall, Watch and Waiting Hall, Restaurant (20 sqm), etc.

#### 5.0 Recommendation

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

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.

DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION

VERIFIED

Considered in Technical Committee  
Vide Item No. 22/1.2.015

22/1.2.015

Asstt. Director

Master Plan

DY. Director  
Master Plan

DECISION

DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING WING  
AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub: Proposed change of land use of an area measuring 3019.5 sqm. from 'Residential' to 'Government (Government Office)' to construct a new office building of Registrar General and Census Commissioner, India (RG&CCI) at 2-A Mansingh Road, New Delhi, falling in Planning, Zone-D.

File No. F.20 (03)2015/MP

1.0 Background

- 1.1 Registrar General & Census Commissioner, India (RG & CCI), Ministry of Home Affairs, Govt. of India vide D.O. No. D.31013/04/2011-GS dated 14.01.2015 has forwarded the D.O. letters dated 24.11.2014 & 06.01.2015 of Home Secretary, Govt. of India and requested DDA to initiate the process for change of land use from 'Residential' to 'Institutional'. In response to this, DDA sent a letter dated 07.04.2015 to RG & CCI to send the project report indicating proposed activities, area and boundary for examining the proposal with respect to proposed change of land use as per MPD-2021.
- 1.2 The office of Registrar General of India (RGI) vide letter dated 17.04.2015 sent the proposed activities, area, boundary description along with the location and survey plans and requested DDA to change the land use from 'Residential' to 'Government Office'. Further, DDA vide letter dated 19.05.2015 requested for the requisite information for further examination and para-wise reply to the MoUD letter dated 07.04.2015 with respect to the proposed change of land use.
- 1.3 Subsequently, MoUD vide letter No. K-13011/7/2015-DD-I dated 19.05.2015 requested DDA to examine the case for initiating action under Section 11A of DD Act, 1957 for the proposed change of land use.
- 1.4 In response to DDAs letter dated 19.05.2015, the office of RGI vide letter dated 10.06.2015 has sent the requisite information with respect to the proposed change of land use.

2.0 Examination

- 2.1 As per Ministry of Home Affairs (MHA) letter dated 14.01.2015, the office of the Registrar General & Census Commissioner, India Ministry of Home Affairs, 2/A, Mansingh Road is functioning in the barracks of Kota House Hutments for last 60 years. Presently, it is a single storey building which is very old and in a dilapidated condition. Further, the Government has decided to construct a new multi-storey building and the proposal has already been sanctioned by Ministry of Home Affairs, Government of India.
- 2.2 The plot under reference (i.e. 2-A, Mansingh Road, New Delhi) falls within the Lutyens' Bungalow Zone (LBZ) and outside the Central Vista area.
- 2.3 The land use of the plot under reference is 'Residential' as per MPD-2021.



- 2.4 L&DO vide letter 18.06.2015 has allotted the said plot under reference measuring an area of 3019.5 sq.m. (0.301 ha.) to Ministry of Home Affairs for construction of office of Registrar General and Census Commissioner at 2-A Mansingh Road, New Delhi on as is where is, basis.
- 2.5 As per table 8.2 of MPD-2021, the Development Control Norms for the 'Government Office' as per MPD-2021 area are as under:

Category	Ground Coverage (%)	FAR	Height (m)	Parking Standard ECS/100 sq.m. of floor area	Activities permitted
Integrated Office Complex	30	200	NR, subject to approval of AAI, Fire Department and other statutory bodies	1.8	Government Offices, Watch And Ward Residence/ Residential Maintenance Staff (Maximum 5% of FAR, Retail Shop Of Chemist, Book and stationery, Consumer Store, Canteen, Post Office, Bank Extension Counter etc. Public sector Undertaking/ Commercial Offices (restricted to 10% of the total floor area)

- 2.6 Following is the provision with respect to the existing barracks as per para 6.5 v) of the approved Zonal Development plan of Zone-D prepared under MPD-2001:

*"Large number of barracks are existing in a scattered manner on prime land all over the Bungalow Area. These pockets are likely to be redeveloped in future. Therefore, it is proposed that redevelopment of such pockets may be as per Master Plan/Zonal Plan proposals based on detailed urban form studies of each pocket."*

**2.7 JUSTIFICATION & PUBLIC PURPOSE TO BE MET THROUGH THIS PROPOSED CHANGE OF LAND USE**

The site under reference is the office of Registrar General & census Commissioner is operating for the last 60 years and is in a dilapidated barracks and beyond repairs. It has been decided by the Government of India to construct a multi-storey office building. This office will act as a Headquarter for 33 sub-ordinate offices i.e Directorate of Census operations located in various States and Union Territories. Over the years, there has been exponential growth in its activities while the space available has remained the space.

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

S.No.	Information as sought by MOUD, GOI vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	Land is government and Land & Development Office (L & DO) is the land owning agency..

2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	i. As per the request by Registrar General & Census Commissioner, India (RG & CCI), Ministry of Home Affairs, Govt. of India vide letter dated 14.01.2015 as stated in para 1.1 & 1.2, above.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Yes, the site under reference was inspected and following was observed: - The office of the Registrar General & Census Commissioner is functioning in the barracks of the Kota House Hutments. - This is a single storey building which is very old and in a dilapidated condition.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	This office will act as a Headquarter for 33 sub-ordinate offices i.e Directorate of Census operations located in various States and Union Territories. Over the years, there has been exponential growth in its activities while the space available has remained the space.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	Mostly site under reference is surrounded by Government offices. This proposal will have an additional impact on the physical infrastructure, which may be taken care by the concerned local body.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	The present premises will be utilized for official purpose and no adverse impact is anticipated.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	Not to our knowledge.

### 3.0 Proposal

3.1 As requested by Registrar General & Census Commissioner, India, MHA, GOI vide letter dated 14.01.2015 & MOUD, GOI vide letter dated 19.05.2015, following is proposed:

The proposed change of land use in respect of an area measuring 3019.5 sqm. from 'Residential' to 'Government (Government Office)' to construct a new office building of Registrar General and Census Commissioner at 2-A Mansingh Road, New Delhi, falling in Planning, Zone-D, may be changed under Section 11A of DD Act, 1957.



The boundary description of the same is as follows (Refer location map at Annexure 'A'):

Location	Area	Land use as per MPD-2021	Land use Changed to	Boundaries
1	2	3	4	5
Proposed office building of Registrar General and Census Commissioner, India, Ministry of Home Affairs, Government of India at 2-A Mansingh Road, New Delhi, falling in Planning, Zone-'D'	3019.5 sq.m. (0.301 ha.)	'Residential'	'Government (Government Office)'	North: Naval Officers Mess South: Existing Petrol Pump & Existing Road East: Office of the Ministry of Corporate Affairs & Shahjahan Road West: Mansingh Road

#### 4.0 Recommendation

Proposal as given in para 3.0 above may be considered by the Technical Committee so that the proposed change of land use may be processed further under Section 11A of DD Act, 1957.

*Sakshi*  
Asstt. Dir. (Pg.)  
Zone D

*J. Parate*  
(I.P. PARATE)  
Dir. (Pg.) Zone D

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Annexure - A

**BOUNDARIES:**

**NORTH: NAVAL**

**OFFICERS**

**MESS**

**SOUTH: EXISTING**

**PETROL PUMI**

**& EXISTING**

**ROAD**

**EAST: OFFICE OF**

**THE MINISTER**

**OF CORPORAT**

**AFFAIRS &**

**SHAHJAHAN**

**ROAD**

**WEST: MANSINGI**

**ROAD**

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**SITE PLAN OF KOTAH HOUSE**

NEW DELHI

AREA 7.87 ACS

REF: INDIA  
 1. AREA PROPOSED FOR ALLOTMENT TO U.P.S.C. AT - ABOUT 2.16 ACS  
 2. SHAHJAHAN ROAD (PORTION OF KOTAH HOUSE) SHOWN THUS  
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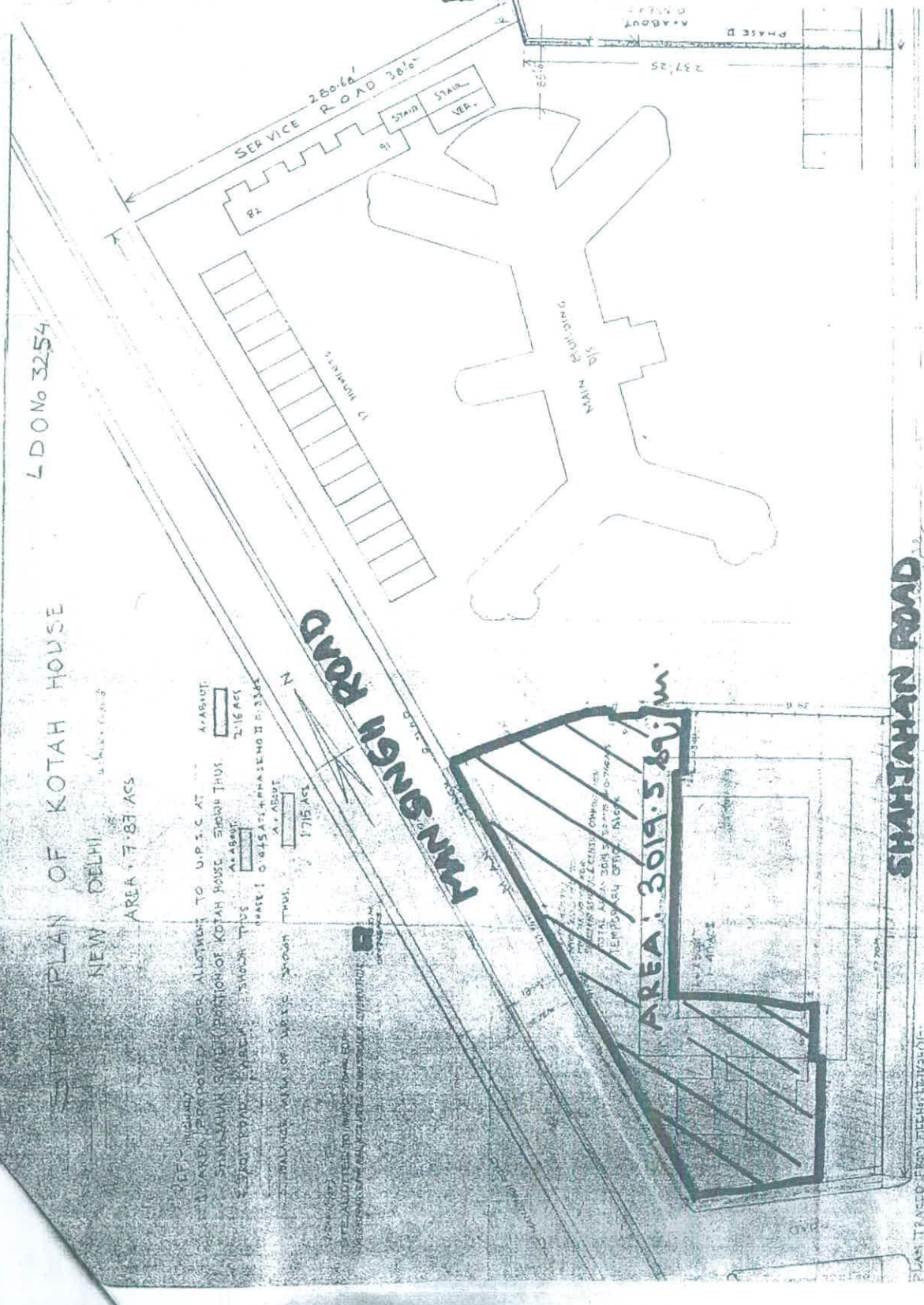
**SHAHJAHAN ROAD**

**AREA: 3019.58 sq. m.**

**SHAHJAHAN ROAD**

PLAN TRACED BY THE ENGINEER/D-3  
 AT PAGE NO. 128

DESIGNED BY	18/11/54
CHECKED BY	18/11/54
SIGNED BY	18/11/54
DATE	18/11/54





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ITEM No. 39/TC/2015

Subject: Planning Permission for grant of NOC for setting up of Petrol Pump site measuring 30m x 36m (1080.0 Sq.m.) on Khasra number 193/98, village Bawana, along Auchandi – Bawana Road as per the notification dated 27/09/2005 on "Regulations for setting up of Petrol Pump on Private Land in the National Capital Territory of Delhi".

(File No. F.7 (09)/2006/MP)

**A. Background:-**

- Chief Manager (Coordination) Indian Oil Corporation Ltd. (Asam Oil Division) vide letter dated 23/08/2005 requested Commissioner Land Disposal – DDA for Grant of No Objection Certificate (NOC) and Change of Landuse (CLU) for setting up of Petrol Pump on Private Land i.e. Khasra Number 193/3, Village Bawana, NCT, Delhi.
- The matter was discussed in various Technical Committee meetings and the case was either rejected or deferred due to want of information, accordingly permission could not be granted. The details are as under:-

Sr. No.	Technical Committee (Date and Item no.)	Decision given by the Technical Committee (TC)	Remarks
1	03/05/2006, Item No. 14/2006	Deferred - Due to non legible of agenda.	The decision was for this case.
2	03/07/2006 Item No. 32/2006	Deferred - TC desired, whether the 30m (Front) wide road has been indicated in the ZDP be examined and the case may be put up again.	Total 10 cases (including this case) were put up in this TC. Out of these 10 cases three (3) cases one in Narela & two in Dwarka were approved.
3	26/09/2006 Item No. 57/2006	Deferred – TC observed that the Policy of permitting Petrol Pumps on Private / Rural Lands is to be examined keeping in view that the Draft MPD 2021 has proposed most of the rural areas to be urbanized for which the Draft Zonal Plans are already under preparation. As such, the cases of Petrol Pumps sites should keep in view this aspect, so that these do not become impediments in Planned Development. Accordingly, the TC constituted a committee to consider the above issues and submit its report within one month.	Total 5 cases (including this case) were put up TC.
4	02/11/2006	A meeting of the Committee constitutes on 26/09/2006 by TC was held on 02/11/2006. In the said meeting it was decided that the policy for permitting the petrol pumps on private lands needs to be reviewed as part of Draft MPD – 2021 exercise.	Following points / recommendations were emerged during the meeting:- <ul style="list-style-type: none"> <li>Status of Zonal Development Plans to confirm the road ROW and landuse.</li> <li>Permissibility of Petrol Pumps in Green Belt.</li> <li>Plot size of Petrol Pump and distance of plot from road intersection.</li> <li>Obtaining of standard design of petrol pumps.</li> <li>Cases which do not qualify may be rejected at the level of CLD.</li> <li>Modalities for processing of applications.</li> </ul>
5	01/02/2007 Item No. 22/2007	Item was deferred.	Total 16 cases (including this case) were put up and all were deferred.
6	17/04/2007	CLA in file no. F7 (25)2006/MP has opinion that "We have to go by the new Master Plan provisions.	

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7	16/06/2008 Combined item no. 67 to 79/2008	Item was deferred. TC desired that it may be examined whether the provision of above cases confirms to the above proposal of the MPD 2021 or whether this provision can be kept aside in view of high court orders.	(excluding this case)
8	23/06/2008 Combined item no. 85 to 97 & 103 to 104/2008	Item was deferred as TC decided that all the petrol pump cases be examined comprehensively as per the notification permitting petrol pump in rural areas. These issues need to be examined and resubmitted to TC giving comparative analysis.	Total 15 cases (excluding this case) were put up and all were deferred.
9	07/07/2008 (Laid on Table)	Item was deferred and TC directed that item to be placed before the Sub-group constituted by the Technical Committee.	
10	14/08/2008 Item No. 125/2008	Deferred - TC decided that it may be enquired from various Oil Companies whether such Petrol Pumps are required in present context!	Placed as common item (excluding this case).
11	06/10/2008	A meeting was held under vice Chairman - DDA on 06/10/2008 in which it was decided that the cases be examined as per MPD - 2021/ ZDP provisions and put up to the next TC meeting to be held on 10/10/2008.	
12	10/10/2008 Item No. 160/08	There were 13 cases discussed in the meeting and all were rejected / deferred. The decision in the particular case is as follows: "As per MPD 2021 Fuel Station are permissible on Master Plan/Zonal Plan roads and shall not be permitted in the absence of an approved Zonal Plan of the area. The proposal therefore does not confirm to MPD 2021 provisions hence it is rejected".	Total 13 cases (including this case) were considered and rejected.
13	06/03/2009 Item No. 21/09	The item no. 21/09 was withdrawn as this was <u>not</u> covered under any <u>order of the Hon'ble Court</u> dated 21/05/2008.  However, After discussing the Petrol Pump cases individually the following conditions were also imposed which are to be fulfilled in all cases. Thereafter, the planning permissions is to be given individually. a) Director (Plg.) of each Zone need to be reconfirm that all cases are in conformity with stipulations of Regulations dated 27/09/2015 for setting up of Petrol Pumps on private land in NCTD. It also needs to be certified that all petrol pump cases discussed in the Technical Committee are at parity with three such cases which were earlier approved in T.C. meeting held on 03/07/2006. b) All Directors (Plg.) to confirm from SLO (Plg.) that all 13 Petrol Pumps discussed in the T.C. are the cases which have filed court cases in the Hon'ble High Court of Delhi & are part of the judgment given by Hon'ble High Court. c) Planning Permission be released to the Oil Companies once the above mentioned requirements have been considered by the concerned Director (Plg.) / SLO (Plg.).	Total 14 cases (including this case) were considered. Item no. 15/09 to 18/09, 22/09 to 28/09 were Approved and Item no. 19/09, 20/09 were rejected.

*Sushil*  
A. D. C. M. P. I.



**B. Decision of Hon'ble Court:-**

The cases rejected by Technical Committee approached to Delhi high Court. The various orders are as under:-

- a) The cases which were deferred in the Technical Committee Meeting held on 10/10/2008 (excluding current case of Smt. Chander Meenakshi) approached Delhi High Court. Hon'ble Court vide order dated 21/05/2008 disposed of the application and directed that "Technical Committee to reconsider the cases of all these petitioners in paramateria with the cases of the three parties who were accorded approval under the said regulations to run the petrol pump. Let Technical Committee take the decision in their meeting, if the petitioners not being satisfied with the outcome of the decision of the Technical Committee then they would be at liberty to approach this Court again".
- b) Accordingly, all these cases were considered by the Technical Committee Meeting held on 06/03/2009 and approved the petrol pump cases (on the basis of notification dated 27/09/2005) covered under Court Order dated 21/05/2008. However, the current case was withdrawn vide item no. 21/2009 as this was not covered under any order of Hon'ble Court.
- c) The applicant vide WP(C) no. 376/2009 along with three other applicants / related cases (i.e. WP(C) no. 7820/2009, WP(C) no. 7921/2009 and WP(C) no. 8232/2009) filed a case against Delhi Development Authority.
- d) Hon'ble Double Bench High Court dismissed the Writ Petition vide order dated 23/03/2009 and vide order dated 12/10/2011 (LPA 169/2011). However, the Court granted the permission to appellants to re-apply to DDA for a sanction to set up a petrol pump as per MPD - 2021 and this will be the only benefit which could be granted to the appellant. In addition, DDA should immediately finalize the Urban Extension in the erstwhile Rural Zones i.e. Zone J, K, L, N & P i.e. the Zones envisaged vide Para 3.2 of the Master Plan.
- e) Hon'ble High Court vide order dated 18/07/2012 dismissed the current case again saying "it will be of no purpose to call upon the Technical Committee of DDA to examine the feasibility of granting permission to set up a commercial venture on the land in question which is admittedly in a Green Belt". However, as per the order permission has been granted to the petitioner to re-apply to DDA and ordering DDA to promptly consider the case.

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

**C. Follow up action to the Hon'ble court orders:-**

- 1) The applicant through its advocate /partner on 12/03/2012 re-applied DDA as a follow up of Hon'ble court order dated 12/10/2011. The application was rejected by DDA vide letter no. F. 7(09) 2006/MP dated 19/04/2012 by informing that "in the absence of any approved Layout Plan in DDA for the area under reference as prescribed in Clause - 12.12.1 of MPD - 2021 and as per prevailing policy of large scale acquisition development and disposal, the request for permission for setting up of petrol pump is rejected".
- 2) The applicant again requested DDA on 14/06/2012 & subsequently on 27/06/2012, to reconsider and review her request on following grounds:
  - In absence of any approved Layout Plan in DDA for Zone - N, still DDA is issuing the NOC to other Petrol Pumps of the same "N" Zone.
  - From 2005 to 2012 there is no acquisition of this khasra no. 193/8 up to till now.
  - Two petrol pumps i.e. BPCL Petrol Pump & IOC Petrol Pump (RN Petro Care) is already working after two plots from Khasra no. 193/8 on the same Poothkhurd - Bawana Road.
  - Reconsider and review the said application as per the direction of Hon'ble Delhi High Court order no. LPA 169/2011.
- 3) The applicant was informed vide letter no. F. 7 (9) / 2006/ MP / 308 dated 21/11/2012 informed that the request was earlier regretted vide letter dated 19/04/2012. In addition, it is further informed that as per MPD - 2021, "Petrol pumps are permissible in all Use Zones except in "Recreational Use Zone". Also it is stated in MPD - 2021 that "Fuel stations are permissible on Master Plan / Zonal Plan Roads and shall not be permitted in the absence of an approved Zonal Plan of the area". As the Zonal Development Plan of Zone - "N" has been approved by Govt. of India on 01/06/2010 and the site u/r as per it falls in "Recreational Use (Green)", the request for permission for setting up of Petrol Pump is regretted.
- 4) The applicant again applied on 12/02/2013 to DDA: The then Vice Chairman - DDA vide note dated 24/05/2013 directed to "further examined the TC agenda in light of High Court order in LPA 169/2011, Chander Meenakshi v/s DDA dated 12/10/2011". Further, on 10/06/2013 the then Vice



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Chairman – DDA directed that "If there is no prime fascia justification or court order, Technical Committee need not be considered."

- 5) The matter was discussed by Commissioner (Plg.) – DDA with the then Vice Chairman – DDA and as per the direction "the case may be examined keeping in view the observations of the Hon'ble LG-Delhi in a file bearing no. F. 7(28)2006/MP where Petrol Pump has been allowed in the privately owned land in village Puth Khurd. Accordingly, this file was forwarded to CLA-DDA on 20/06/2014 for appropriate legal opinion based on detailed examination.
- 6) Additional Secretary to LG-Delhi vide U.O. No. 100(3)14/RN/680/14881 dated 23/06/2014 addressed to Vice Chairman-DDA has forwarded a representation dated 19/06/2014 of Mrs. Chander Meenakshi regarding reconsideration, review of Planning Permission and Change of Landuse (CLU) for setting up of Petrol Pump. It is mentioned in the representation that, "the current mentioned case is not properly examined by DDA and if now the application is rejected, than rational on which permission to those two petrol pumps were given should be conveyed to applicant".
- 7) The applicant vide her application submitted that two other cases located in the nearby area were granted the Planning Permission and the Petrol Pumps are in operation. Whereas her case was rejected as she could not approach to the Hon'ble High Court along with the other applicants during the period of examination of the other 13 cases.

**D. Provision of Regulations notified on 27/09/2005, Master Plans for Delhi and Zonal Development Plan (ZDP) for Zone-"N" (North West Delhi – III):-**

**i. Master Plan for Delhi (MPD) – 2001:-**

The Master Plan for Delhi – 2001 was notified on 01/08/1990, in which there was no provision of setting up of petrol pump in Rural Use Zone.

**ii. Regulations notified on 27/09/2005:-**

"Regulations for setting up of Petrol Pump on Private Land in the National Capital Territory of Delhi" were notified on 27/09/2005 vide which petrol pump will be permitted on private lands which are not notified for acquisition nor under acquisition in urban areas (including Urban Extension areas) and in the Rural Use Zone.

Petrol Pump located on such Private Land shall be subjected to following norms and building standards:-

- It shall be located on roads of minimum 30m, right of way (as per master Plan / PWD / MCD / Revenue records).
- The use of the premises in the Petrol Pumps so sanctioned will be for use as filling/service stations.
- The land between the existing right of way boundary and the property line of the proposed retail outlet will be maintained as green buffer zone. No construction will be allowed in this area except approach roads to the retail outlet site.
- The plot size for such Petrol Pumps will be as per Master Plan with minimum of 30m x 36m and maximum of 33m x 45m in urban / urban extension areas and maximum of 60m x 45m in rural areas. In case plot is larger than the maximum size prescribed above, the development control norms i.e. FAR, Coverage etc. Shall be as applicable to the plot size of 33m x 45m only. The remaining area of the plot shall be maintained as open green space.
- The minimum distance of plot from the road intersections will be as follows:-

For minor roads having less than 30m R/W	:	50m
For major roads having R/W of ROW 30m or more	:	100m

Frontage of the plot should be not less than 30m.

**iii. Master Plan for Delhi (MPD) - 2021:-**

- a) Master Plan for Delhi – 2021 (MPD – 2021) notified on 07/02/2007 and the site under reference become part of urbanizable area and fall under Zone – "N" notified on 01/06/2010.
- b) Master Plan for Delhi – 2021 stipulated the norms for Petrol Pump & CNG Station in Chapter 12, Clause 12.12 which are as follows:-
- Petrol Pumps are permissible in all Use Zones except in Recreational Use Zone.
  - Fuel Stations are permissible on Master Plan / Zonal Plan roads and shall not be permitted in absence of an approved Zonal Plan of the area.



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- At the time of preparation of Layout Plans of various Use Zones namely, Residential, Commercial, Industrial, Public and Semi Public Facilities and other areas, the location of fuel stations should be provided as per the Master Plan Norms mentioned in Table 12.6
  - Fuel stations shall be located on roads of minimum 30m ROW.
  - The plot size for fuel stations shall be minimum of 30m x 36m and maximum of 33m x 45m (75m x 40m for CNG mother station as per requirement).
  - The minimum distance of plot from the road intersections shall be as follows
 

For minor roads having less than 30m ROW	: 50m
For roads of ROW 30m or more	: 100m
- Frontage of plots should not be less than 30m.
- |                         |       |
|-------------------------|-------|
| Maximum Ground Coverage | : 20% |
| Maximum FAR             | : 40  |
| Maximum Height          | : 6m  |

iv. **Zonal Development Plan (ZDP) for Zone – "N" (North West Delhi - III):-**

- As per the Zonal Development Plan for Zone – "N" (North West Delhi – III) notified on 01/06/2010, "Petrol Pumps and CNG stations shall be provided as per norms and to be indicated while preparing the re-development, local area and layout plans. Approved motel and petrol pumps and CNG stations sites shall continue.
- Petrol Pumps are permissible in all Use Zones except in Recreational Use Zone. At the time of preparation of Layout Plans of various Use Zones namely, Residential, Commercial, Industrial, Public and Semi Public Facilities and other areas, the location of fuel stations should be provided as per the Master Plan Norms given in MPD – 2021.

*Sucha*  
*20 (M.P.25)*

**E. Examination:-**

- As per the Master Plan for Delhi – 2021, the site under reference forms part of urbanisable area of Zone – "N". As per the Zonal Development Plan for Zone – "N" (North West Delhi – III) notified by Ministry of Urban Development on 01/06/2010, the landuse of site under reference is partly "Recreational" and partly "Transportation" (affected in proposed 60m wide road) tentatively.
- At the time of said notification dated 27/09/2005 the site under reference was part of "Rural Area" as per MPD - 2001. The detail Layout Plan in Zone – "N" has not prepared as the entire land is privately owned land.
- As per the Zonal Development Plan for Zone – "N" (North West Delhi – III), the current site is the part of proposed 60m wide road and within the distance of 100m from proposed intersection.
- The details of three sites for which the Planning Permissions were requested in the year 2005 were prior to notification of MPD – 2021 and preparation of the Zonal Development Plans exercise are as follows:-

Site no.	Planning Permission Accorded in file	Landuse as per MPD – 2021 and ZDP for Zone – "N" (North West Delhi – III)	Landuse at the time of submission of application	Remarks
Site No. 1 BPCL, Operational	Accorded in file no. F(6)2006/MP dated 06/03/2009 vide item no. 24/09	Urbanisable Area as per MPD-2021  Recreational / Transportation (Proposed 60m R/W road) as per ZDP - N	Rural	As per the minutes of the meeting of 4 <sup>th</sup> Technical Committee Meeting held on 06/03/2009 "Proposal conforms to the regulations of 2005 for setting up petrol pump sites.
Site No. 2 IOC, Operational	Accorded in file no. F(28)2006/MP dated 06/03/2009 vide item no. 28/09	Urbanisable Area as per MPD-2021  Residential as per ZDP - N	Rural	
Site no. 3 Current Case	Not Accorded (Item no. 21/2009 was withdrawn)	Urbanisable Area as per MPD-2021  Recreational / Transportation (Proposed 60m R/W road) / PSP as per ZDP – N	Rural	


- v. Applicant of current case once again applied to Planning Department-DDA on 15/07/2014 and 16/07/2014. Again, on 18/09/2014 this specific case was forwarded to Vice Chairman – DDA by the then Additional Commissioner (Plg.) – DDA with the request to take a review by the Technical Committee, so that she may get equal justice along with others to whom the planning permission was accorded. Further, Commissioner (Plg.) – DDA on 07/10/2014 forwarded the request of Mrs. Chander Meenakshi to the then VC-DDA for consideration of her case by Technical Committee for permission of the Petrol Pump in the privately owned land similar to the other cases which were considered and approved by the Technical Committee – DDA.
- vi. However, the current case has already been disposed / dismissed by the Hon'ble Delhi High Court on 12/10/2011 & 18/07/2012 and Delhi Development Authority in the past similar request of the applicant dated 14/06/2012 & 27/06/2012 has been regretted vide letter dated 19/04/2012 & 21/11/2012 respectively.
- vii. Since, the request of the applicant of this specific case has already been dismissed / disposed of twice by the Hon'ble Court and also by DDA, however, with the approval of the then Vice Chairman – DDA, Technical Committee Agenda has been prepared for its consideration as part of the equal justice to all as mentioned in the note dated 18/09/2014 & 07/10/2014 of Commissioner (Plg.) – DDA
- viii. DDA vide letter no. F.7(09)2006/MP/133 dated 09/03/2015 informed Addl. Secretary to Hon'ble LG-Delhi that the current case is under examination and will be placed before Technical Committee (TC). DDA and the decision of TC will be informed accordingly.
- ix. Since, the applicant is requesting for issuing the planning permission for grant of NOC for setting up petrol pump on the basis of "Regulations for setting up of Petrol Pump on Private Land in the National Capital Territory of Delhi" notified on 27/09/2005, however Master Plan for Delhi – 2021 (incorporating modifications up to January 2014) is in force for development in Delhi. Accordingly, this may be seen whether the current case be considered on the basis of regulations dated 27/09/2005 for issuing the planning permission, however the current case has already been dismissed by the Hon'ble Delhi High Court saying "it will be of no purpose to call upon the Technical Committee of DDA to examine the feasibility of granting permission to set up a commercial venture on the land in question which is admittedly in a Green Belt".

#### F. Proposal:-


In view of the factual position explained above in various decisions of Technical Committee i.e. Para – "A", as per decision of Hon'ble Court i.e. Para – "B", in Para C (1), (3), (4), (5), (6) & (7), as per Para D (iii) (b) and as per the examination i.e. Para – "E", the matter is placed before Technical Committee for its appropriate decision.

  
(Ashwani Kumar)

Asstt. Director (Plg.)/LP/N

  
(Alka Arya)

Deputy Director (Plg.)/LP/N

  
(Rajesh Kumar Jain)  
Director (Plg.)/LP

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



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

F.1 (7)/2015/MP/237

Date 23.07.2015

**MEETING NOTICE**

The 7<sup>th</sup> Technical Committee meeting of DDA for the year 2015 will be held under the Chairmanship of Vice Chairman, DDA on Friday, 24.07.2015 at 09:30 AM in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan, INA, New Delhi 110023.

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



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

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg.), DDA *23/7/15*
5. Commissioner (LD), DDA
6. Commissioner (LM), DDA
7. Chief Planner, TCPO
- 8- Chief Architect, HUPW, DDA *23/7/15 at 4.30 PM*
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Landscape), DDA *23/7/15*
13. Addl. Commr. (Plg.) MPR&DC, DDA *23/7/15*
14. Addl. Commr. (Plg.) TB&C, DDA *23/7/15*
15. Addl. Commr. (Plg.) AP, DDA *23/7/15*
16. Addl. Commr. (Plg.) UE&LP, DDA *23/7/15*
17. Secretary, DUAC
18. Chief Town Planner, SDMC/NDMC/EDMC
19. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
20. Dy. Commr. of Police (Traffic) Delhi
21. Land & Development Officer, (L&DO)
22. Director Fire Service GNCTD

**N.O.O:**

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

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Handwritten signature and date 23/7/15

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