



**DELHI DEVELOPMENT AUTHORITY**  
**MASTER PLAN SECTION**  
 6<sup>th</sup> Floor, Vikas Minar  
 I.P. Estate, New Delhi - 110002

F.1 (02)/2018/MP/50

Date: 19.03.2018

**Subject: Minutes of the 2<sup>nd</sup> Technical Committee meeting of DDA for the year 2018 held on 28.02.2018.**

The 2<sup>nd</sup> Technical Committee meeting of DDA for the year 2018 was held under the chairmanship of V.C. DDA on Wednesday, 28.02.2018. The list of the participants is annexed as Annexure-I. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

*Rajesh Kumar Jain*  
 19/3/18  
 (Rajesh Kumar Jain)  
 Director (MP&DC)

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Plg.) UTTIPEC & GIS, DDA
13. Addl. Commr. (Landscape), DDA
14. Addl. Commr. (AP-1), DDA
15. Secretary, DUAC
16. Chief Town Planner, (SDMC, NDMC, EDMC)
17. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
18. Dy. Commr. of Police (Traffic) Delhi
19. Land & Development Officer, (L&DO)
20. Director Fire Service, GNCTD

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
06/2018	Confirmation of the 1 <sup>st</sup> Technical Committee meeting held on 30.01.2018 F1(01)/2018/MP	Since no observations/ comments were received, the minutes of the 1 <sup>st</sup> Technical Committee meeting held on 30.01.2018 were confirmed as circulated.	
07/2018	Action Taken Report of the decisions taken during the previous T.C. meetings.	The Action Taken Report of the decisions taken during the previous T.C. meetings was noted.	
08/2018	Proposal regarding proposed Change of Land Use of an area measuring 2540.911sqm from "Transportation" to "Residential" (4.5m wide strip required from 30M ROW, Vasundra Road) located at Trilok Puri, for rehabilitation of affected people by DMRC falling in Planning Zone-E.  F20(9)2016-MP	The proposal was presented by Chief Architect DMRC Ltd. After detailed deliberation, it was decided to conduct a joint site inspection with the officers of PWD, DMRC, and DDA. Based on the outcome the Agenda will be placed in the next Technical Committee meeting. The item was deferred till such time	<b>Action:</b> Director (Plg.) Zone-E

The meeting ended with the vote of thanks to the chair.

ANNEXURE-I

List of participants of 2<sup>nd</sup> meeting for the year 2018 of Technical Committee on 28.02.2018

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman
2. Engineer Member, DDA
3. Commissioner (Plg) DDA
4. Addl. Commr. (Landscape), DDA
5. Addl. Commr. (AP-I), DDA
6. Director (Plg)MP&DC
7. Director (UTTIPEC)
8. Dy. Director(Plg)MP
9. Dy. Director (UTTIPEC)
10. Dy. Director(Plg)MP

**OTHER ORGANIZATIONS**

1. Chief Architect ,DMRC
2. Chief Town Planner/SDMC
3. Chief Project Manager 17 , DMRC
4. Sr. Architect(HQ), CPWD
5. Chief Engineer/General, DMRC
6. Super tending Engineer(PWD),
7. Dy. Architect (HQ),CPWD
8. Divisional Officer, Delhi Fire Service
9. E.E.(PWD)
10. Asstt. Engineer, L&DO
11. Asstt.TCP(TCPO)
12. Manager/Lands DMRC

Change of land use of site measuring 8.83 acres ( 3.57 ha ) from "Residential" to "Public & Semi Public Facilities" ( PSP) at BCS Andheria More, New Delhi.

File No.F.3(46)2006/MP

1 BACKGROUND

- 1.1 122 battalion of CRPF was in possession of 22.08 acres of land on license fee basis since 1979. Out of this 2.53 acres was required by DDA for widening of road and 0.73 acres is earmarked for District park. Accordingly the balance land measuring 18.83 acres has been allotted on permanent basis to CRPF vide letter dated 12/08/2011 in file No.F.25(08)03/IL for construction of residence for CRPF personnel. CRPF has also been informed that 10 acres of land out of the above land allotted to them shall be transferred to NATGRID and accordingly both CRPF and NATGRID had been advised that 10 acres of land may be demarcated out of 18.83 acres and intimated to DDA. Thus 8.83 Acres of land was remaining with CRPF. The change of land use of land measuring 10 acres from "Residential" to "Government" for NATGRID has been processed under Section 11-A of DD Act,1957 and the notification was issued by MoUD vide S.O 2434 ( E ) dated 15/07/2016.
- 1.2 Commandant 122 BN CRPF vide letter dated 18.12.2017 has requested for change of land use from "Residential" to "Public & Semi-Public (PSP)". The allotment of land to CRPF was given for construction of residence for CRPF personnel. The land use of the site under reference is "Residential" as per MPD 2021 and approved Zonal Development Plan (ZDP) of Zone-J.
- 1.3 The layout plan of CRPF site measuring 8.83 acres (3.57 ha) was approved by 340<sup>th</sup> Screening Committee vide item No.69:2016 on 08/06/2016. (Annexure-A).

2.0 EXAMINATION

- 2.1 The commandant, CRPF vide letter dated 14.09.2017 had requested DDA that CRPF may be allowed to develop the Infrastructure under the Category of Public and Semi Public ( Govt. Premises ) for optimum use of FAR i.e. 300 on the allotted land to fulfil the Residential and Non-Residential Requirements. as per the earlier letter issued to CRPF, the residential plot – Group housing Norms mentioned in MPD-2021 Norms i.e 33.3% Ground Coverage, 200 FAR and parking 2 ECS /100 sq.m was conveyed vide letter dated 18/08/2017.
- 2.2 In response to CRPF letter dated 14/09/2017, the matter was examined and a letter issued vide this office letter No. F.3(46)/2006/MP dated 12/12/2017, in which it was mentioned that to avail 300 FAR it will require change of landuse from "Residential" to Public & Semi-Public (PSP) in which the condition stipulated as per the Table 13.10 of MPD 2021 will be



applicable. According to the Table under Category Police Lines District Office and Battalion, the Maximum Ground Coverage is 50% and FAR 300 with 2.0 ECS per 100 sqm Floor Area for parking. It is further elaborated as "Other Control" i) "Residential Use – Maximum upto 30% of permissible FAR can be utilized for residential activities. The activities permitted within residential component shall be as per Residential Plot – Group Housing." (Annexure –B).

### 3.0 Details of the proposal as per MOUD direction :

As per directions of Ministry of Urban Development, Govt. of India vide letter No. K-13011/3/2012/DDIB dated 7/4/2015, following is the status of the site under reference:-

Sr. No.	Information required	Status
i)	Whether the land is Govt. or Private and who is land owning Agency.	This is DDA acquired land. DD(NL) vide note dated 09/02/2018 has intimated that the land under reference has no court case.
ii)	On whose request the change of land use case or modification to MPD 2021 has been initiated?	As per the request letter dated 18/12/2017 received from Commandant -122 Bn, CRPF.
iii)	Whether a responsible officer from DDA (give details ) was deputed for inspection of site and copy of inspection report be provided.	Plain Table Survey has been conducted on 7/04/2010. Thereafter the matter was approved by the Screening Committee in June 2016.
iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	This land use changed to Public / Semi Public Facility will benefit to CRPF personnel.
v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	The proposal is in the interest of the Nation for security personnel.
vi)	What will the proposal's impact/implications on general public i.e. Law and Order.	The proposal is in the interest of the Nation for security personnel.
vii)	Whether any Court Cases are going on the land mentioned in proposal? Full details be attached.	As per report from NL Department dated 09/02/2018, there is no court case/litigation reported on these land.

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The para wise reply of the MoUD instruction dated 04/09/2015 is as under:

Sr. No.	Information required	Status
i	Background note indicating the current situation/provisions;	The background is detailed out in this Authority Agenda.
ii	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how?	Similar case of Change of Landuse from Residential to PSP for NATGRID for the land measuring 10 Acres at Andheria More. The notification was issued by MoUD vide S.O. 2434 (E) dated 15/07/2016.
iii	What were the specific recommendations of the Authority with regard to the proposal;	
iv	How and why the proposal was initiated;	Proposal was initiated on request received from Commandant 122 BN CRPF vide letter dated 18/12/2017 for the change of land use from Residential to Public and Semi Public, Facilities (PSP).
v	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Proposal was carefully examined in details.
vi	How are the expected short-term and long term outcomes if the proposal is approved and implemented?	The proposal will be in the interest for the Nation as CRPF being a national Security agency.
vii	How the proposal will benefit in the development and economic growth of the city;	This facility will benefit to the citizens of Delhi as well as nation.
viii	What are the provisions corresponding to the proposed policy/ changes in other metropolitan cities in India and other countries and if those provisions differ from the proposal then why are they not considered appropriate for Delhi.	Respective Development Authorities have their own sets of procedure. However, worldwide there is growing demand for Security personnel in Metropolitan cities.
ix	What will be the public purpose served by the proposed modification.	This utility facility will benefit to the citizens of Delhi as well as Nation.
x	What is the number of person/families/ households likely to be affected by the proposed policy;	This facility will benefit to the personnel of 122 BN CRPF.
xi	Whether the proposal is in consonance with existing plans laws, bye-laws, rules, etc	The proposal is in line with the procedure laid down as per DD Act 1957.
xii	Whether the implementation of the proposal will require changes in certain rules, provisions of Master PLAN, etc. and if yes, what action has been taken to bring about such changes;	The proposal is as per the procedure laid down in Delhi Development Authority Act, 1957.
xiii	Whether the department /organisation / ministry related with	Yes.

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	the proposal have been consulted and if yes, what were their views and how they were disposed;	
xiv	Whether the relevant guidelines /orders of DOP& T, Ministry of finance and other Nodal Ministry/department were taken in to account while preparing and examining the proposal and;	NA
xv	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Director (Plg.) AP-II Unauthorised Colonies Cell & Zone-J 12 <sup>th</sup> Floor, Vikas Minar, I.P. Estate New Delhi - 110002.

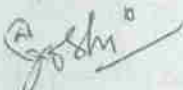
#### 4.0 PROPOSAL


The proposal is for change of landuse for land measuring 8.83 acres ( 3.57 ha) from "Residential Use" to Public & Semi-Public (PSP) (Govt. Use premises) . Refer plan at **Annexure -C**. Site u/r on ZDP is placed as Annexure -D.


Location	Land use as per MPD 2021	Proposed landuse.	Boundary of the site/area
Land at Andheria Mor, Village Mehrauli, New Delhi measuring 8.83 acres (3.57 ha) at BCS Andheria Mor allotted to CRPF.	"Residential Use"	Public & Semi-Public (Govt. Use premises).	North: NATGRID ("Govt.") & 24 mtr wide road. South: Others land "Residential" East: DDA land ("Residential") West: Others land & DDA land (Residential)

#### 5.0 RECOMMENDATION :

Proposal as given in Para-4 above is put up for consideration of Technical Committee and its further processing for change of land use under Section 11(A) of DD Act, 1957.

  
(DEEPAK JOSHI)  
Asstt., Director (Plg.) UC & J

  
(DURGANAND MINZ)  
Dy. Director (Plg.) UC & J

  
(SUDHIR KAIN)  
Director (Plg.) AP-II



LAID ON TABLE - 9 -

ANNEXURE - A

Item No. .... 69.2016

Screening Committee 34042

**Subject:-** Regarding carving out plot measuring 8.83 Acres for CRPF near Andheria More in Village Mehrauli in Planning Zone-J.

**File** No.F.3(46)2006/MP

**SYNOPSIS**

The proposal is for carving out of land for CRPF site measuring 8.83 Acres near Andheria More in Village Mehrauli in Planning Zone-J.

**1. BACKGROUND**

- 1.1 122 battalion of CRPF was in possession of 22.08 acres of land on license fee basis Since 1979. Out of this 2.53 Acres was required by DDA for widening of road and 0.73 acres is earmarked for District park. Accordingly the balance land measuring 18.83 Acres has been allotted on permanent basis to CRPF vide letter dated 12/08/2011 in file No.F.25(08)03/IL(Refer Annexure-I) for construction of residence for CRPF personnel. CRPF has also been informed that 10 Acres of land out of the above land allotted to them shall be transferred to NATGRID and accordingly both CRPF and NATGRID had been advised that 10 acres of land may be demarcated out of 18.83 acres and intimated to DDA. The process of change of land use of 10 acres of land from residential to institutional for NATGRID shall be processed only after details of the demarcated land are intimated to DDA.

The change of land use of land measuring 10 Acres from Residential to Institutional for NATGRID has been processed under Section 11(A) of DD Act and referred to MOUD dated 26/05/2015 (Refer Annexure-II). The final notification is awaited.

- 1.2 Commandant 122 BN CRPF vide letter dated 09/07/2014 and 04/1/2016. ( Refer Annexure-III ) has requested to Dy. Director (IL) for issuance of possession letter of 8.83 acres of land at Andheria More. In response, DD (IL) vide letter 15/03/2016 (Refer Annexure-IV) has requested to CRPF to depute representative to fix-up the date and time for handing /taking over of the possession of 8.83 acres of land and concerned IL file was forwarded to this office on 17/03/2016.

**2. EXAMINATION**

- 2.1 The allotment of land to CRPF was given for construction of Residence for CRPF personnel. The land use of the site under reference is "Residential" as per MPD 2021 and approved Zonal Development Plan (ZDP) of Zone-J (Annexure-V).



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2.2 A letter dated 19/04/2016 was sent to Dy. Director (NL), DDA with a request to provide status of the land DD(NL). DDA vide note dated 02/05/2016 has submitted the status of land stating clearly that the part land under reference is having court case vide no. WP (C) No 4345/2014 in the Hon'ble Supreme Court of India. The matter is still pending with the Hon'ble Supreme Court of India and required to be persuade by Legal Section (Refer Annexure-VI).

2.3 It is pertinent to mention here that as per approved plan approved by 324<sup>th</sup> Screening Committee meeting the road width is shown as 18 mtr whereas NATGRID has taken over the land measuring 10.0 acres out of the total land with CRPF after leaving road width as 24 mtr. The construction of additional road 18 mtr wide road from Mehrauli-Mahipalpur road to ILBS may also be taken up by Engineering Department concerned as per approved plan so that access to the land of CRPF, NATGRID and ILBS.

2.4 The Total Station Survey was provided by Ex. Engineer (SWD-4) according to which the plot area under possession of CRPF works out to be 9.72 Acres as shown in the TSS (Refer Flag-A).

2.5 In the past, 324<sup>th</sup> Screening Committee approved the access road with a width of 18.0 mtr from Mehrauli-Mahipalpur road to ILBS, whereas NATGRID has taken over the land measuring 10.0 acres out of the total land from CRPF, after leaving road width as 24.0 mtr instead of 18.0 mtr from Mehrauli-Mahipalpur road to ILBS. The construction of this proposed road of 24.0 mtr required to be taken up by Engineering Department so that better access to the land of CRPF, NATGRID and ILBS can be provided (Annexure-VII).

### 3. PROPOSAL

In view of above examination, following is proposed for consideration of Screening Committee:-

3.1 As requested by CRPF, the plot measuring 8.83 Acres is carved out on the TSS plan provided by Engineering Wing (SWD-4) after deducting the portion of the land under litigation (Refer Flag-B).

3.2 The road width of 18.0 mtr earlier approved by the 324<sup>th</sup> Screening Committee is proposed to be widened to 24.0 mtr for providing better access to CRPF, NATGRID and ILBS.

### 4. RECOMMENDATION:

The proposal as given in para 3 above is put up for the consideration of the Screening Committee.



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## 5. FOLLOW-UP ACTION

Once the proposal is considered and approved by the Screening Committee, same will be forwarded to the following offices for appropriate action at their end:-

- i) Chief Engineer (SZ) and Commissioner (LD), DDA for demarcation of the plot and handing over possession / allotment of the site.
- ii) PC (LM) DDA, for verifying the land status of the area under reference and inform to Commissioner (LD) before handing over the possession.
- iii) Chief Engineer (Electrical) for making provision of electrical services.
- iv) CLA for status of court related issues

*[Signature]*  
Asstt. Dir. (Plg.) UC & J

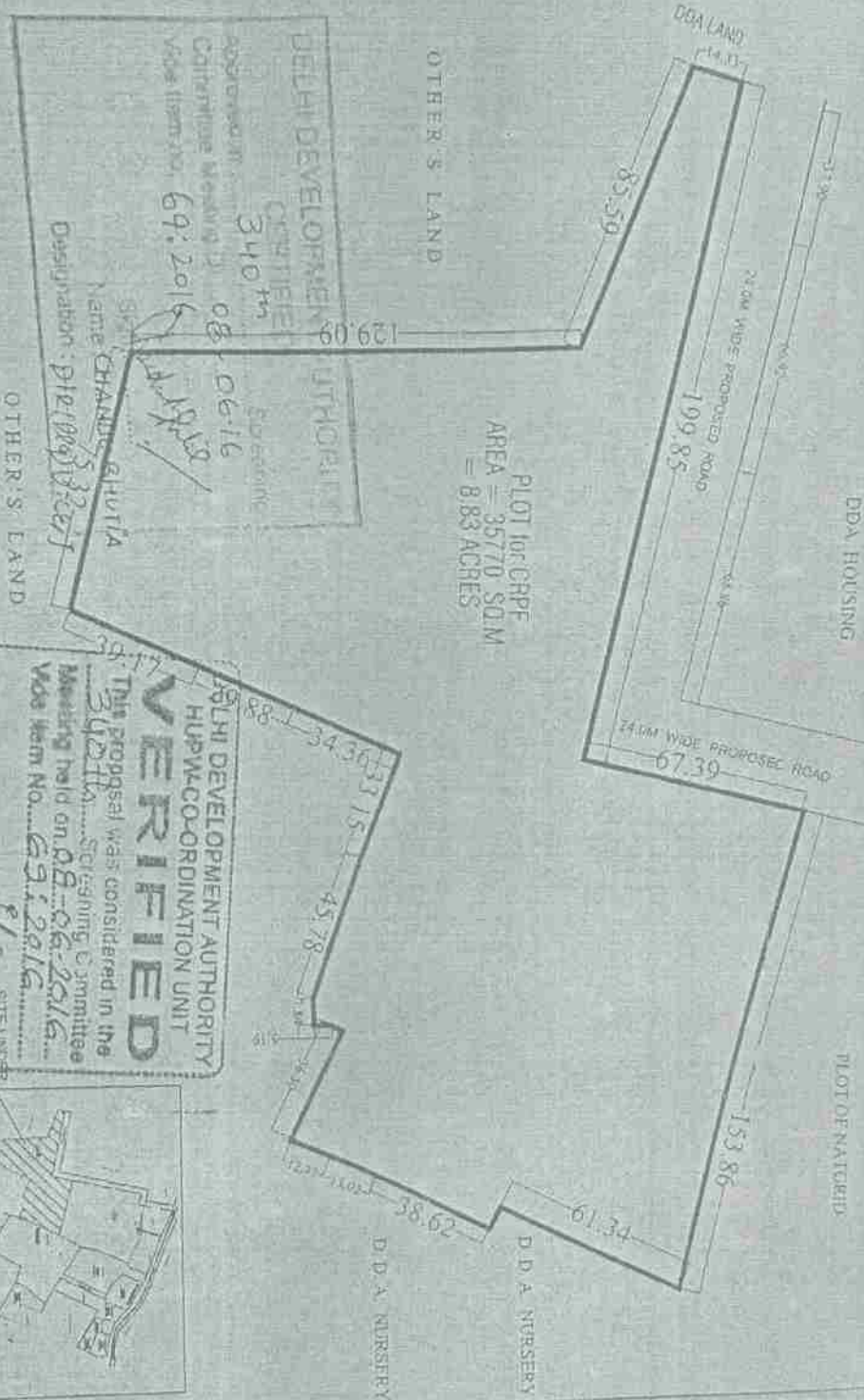
*[Signature]*  
Dy. Dir. (Plg.) UC&J

*[Signature]*  
Dir. (Plg.) UC&J

DELHI DEVELOPMENT AUTHORITY	
HUPW-CO-ORDINATION UNIT	
Approved in	340th
Committee Meeting	08.06.16
Vide item No.	69:2016
<i>[Signature]</i> CHANDU BHUTIA Designation: DIRECTOR (Plg.) UC&J	

DELHI DEVELOPMENT AUTHORITY	
HUPW-CO-ORDINATION UNIT	
Approved in	340th
Screening Committee Meeting	08.06.16
Vide item No.	69:2016
<i>[Signature]</i> Dy. Director (Arch.) Co-ord.	

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**DELHI DEVELOPMENT AUTHORITY**  
 CHARTERED  
 340th  
 08.06.16  
 69.2016  
 Designation: P1E/000/0333  
 Name: CHANDU GHUHA  
 OTHER'S LAND

**DELHI DEVELOPMENT AUTHORITY**  
 HUPW-CO-ORDINATION UNIT  
**VERIFIED**  
 This proposal was considered in the  
 340th  
 Meeting held on 08.06.2016  
 Vol. Item No. 69.2016  
 Dr. Director Planning Co-ord.  
 25.7.16  
 SITE UNDER  
 REFERENCE



**DELHI DEVELOPMENT AUTHORITY**  
 Urbanization Colony Cell and Zone  
 West Zone / DDA  
 AREA OF THE PLOT - 8.83 ACRES  
 BOUNDARIES  
 NORTH: PLOT OF NATCRID & DDA LAND  
 EAST: DDA LAND  
 SOUTH: OTHERS LAND  
 WEST: DDA LAND, OTHERS LAND

**NOTE**  
 1. THE PLAN IS PREPARED BASED ON THE TOTAL STATION SURVEY OF LAND AT ANDHERIA MORE IN VILLAGE MEHRALI, NEW DELHI, PROVIDED BY EX-ENG. SWD-4 DDA.  
 2. ALL DIMENSIONS ARE IN METERS.  
 3. THE ROAD WIDTH OF 18.0 MTR. EARLIER APPROVED BY THE 24TH SCREENING COMMITTEE MEETING IS PROPOSED TO BE WIDENED TO 24.0 MTR. FOR PROVIDING BETTER ACCESS TO CRPF NATCRID AND DDA.

4. Approved in 340th S.C. held on 08.06.2016 with subject of widening width of Road of 18.0m earlier approved in S.C. 340th. Proposed to be widened to 24.0m for providing access to CRPF, NATCRID & DDA.  
 File No. F-3 (45)/2006/MP

CARVING OF LAND MEASURING 8.83 ACRES FOR CRPF AT ANDHERIA MORE IN ZONE I NEW DELHI  
 25.7.16

20 Jan 2016  
 25.7.16



Dy No - 1644-Dir(Arch)Coordn. B

16.6.16

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**DELHI DEVELOPMENT AUTHORITY  
HOUSING AND URBAN PROJECTS WING  
OFFICE OF THE CHIEF ARCHITECT  
8<sup>th</sup> FLOOR, VIKAS MINAR**

No. Dy Dir(Arch)Coordn/HUPW/DDA/2016/99

Dated: 16/06/2016

Please find enclosed, the approved Minutes of the 340<sup>th</sup> Screening Committee Meeting held on 08.06.2016 at 11.00 am in the Conference hall, B-Block, Vikas Sadan. The minutes have been approved by the Vice Chairman, DDA.

Dy Dir(Arch)Coordn

Copy to:

1. OSD to VC, for the kind information of all latter
2. PS to VC
3. Finance Member DDA
4. Engineer Member, DDA
5. Principal Commissioner (L.I.) / LM
6. Commissioner (Plg)
7. Commissioner (LM)
8. Commissioner (L.I.)
9. Commissioner (Housing)
10. Chief Architect, DDA
11. Addl Chief Architect I (Socio/Culture)
12. Addl Chief Architect II (Sports)
13. Addl Chief Architect III (Housing I)
14. Addl Commr (Plg) AP & Building
15. Addl Commr (LS)

INVITEES

16. Chief Accounts Officer
17. Chief Engineer (Electrical)
18. Chief Engineer (Dwarka)
19. Chief Engineer (NZ)
20. Chief Engineer (Rohini)
21. Chief Engineer (SZ)
22. Chief Engineer (EZ)
23. Sr Architect (Housing II)
24. Sr Architect (Redevelopment)
25. Sr Architect (DUHF, Conservation & New Parks)
26. Sr Architect (Commercial)
27. Director (Bldg)
28. Director (LS)
29. Director (Plg) Dwarka & Rohini
30. Director (Plg) Zone A&B, C, F, G & H
31. Director (Plg) Zone D, E & O, J & UC
32. Director (Plg) Zone MP & DC
33. Director (Plg) NP & LP
34. Director (Plg) UTIPEC & GIS
35. Dir (Plg) VC Secretariate
36. Consultant (VC Secy)

Put up in the file.

*[Signature]*  
Dy. Dir.(Arch)Coordn

*[Signature]*  
17/6/16

*[Signature]*  
Dy Dir (Plg) Dwarka & Rohini  
AO (Plg) Zone J & UC

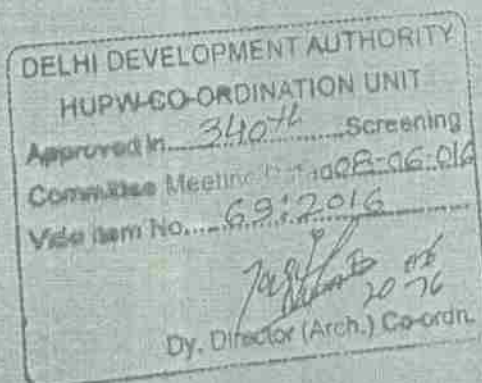


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Approved minutes of the 7-10th Screening Committee Meeting  
held on 08.06.2016 at 11.00AM in Vikas Minar

ITEMS LAID ON TABLE			
67-2016	Linking of green areas File No PA/AC/LS/2016/DDA/114	The proposal was presented by AC (LS) After detailed deliberation, the proposal as reflected in the agenda was approved with the condition that:- (i). Maintenance issues to be redressed before taking up the execution of the project. (ii). Little or no concretization to be permitted while detailing/executing the project.	Action: 1.AC (LS)
68-2016	Modification in standard design of Type-'D' Ware housing Plot of 300.0sq.m. P.V.C. Bazar, Tikri, Kalan Rohtak Road. File No. F20(12) 95-MP/Pt-1	The proposal was presented by Dy. Dir. (Plg.) L&N. After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: Dir. (Plg.) L&N Zone
69-2016	Regarding carving plot measuring 8.83 Acres for CRPF near Andheria More in Village Mehrauli in Planning Zone-J File No. F3(46)2006/MP	The proposal was presented by Dir. (Plg.) UC&J. After detailed deliberation, the proposal as reflected in the agenda was approved with the direction that CRPF shall leave the land for 24.0M R/W from their land.	Action: 1. Dir. (Plg.) UC&J 2. CE (SZ) 3. Comm. LD 4. PC (EM) 5. CE (Elect.) 6. CLA

The meeting ended with a vote of thanks to the Vice Chairman.  
This issues with the approval of Vice Chairman.



*[Signature]*  
Dy. Dir. (Arch.) Coordn.

MPD-2021 modified upto 31/03/2017

15	Media & News Agency including Media Training Centre	35%	150	26	<p>1. Upto 30% max. Permissible. FAR can be used for hostel accommodation for the students and residential use for essential staff.</p> <p>2. Parking standard @ 1.33 ECS / 100sqm of floor area. The areas earmarked for parking if misused liable to be municipalized/taken over by the authority.</p> <p>3. Other controls related to basement etc. are given in the Development Code chapter.]</p>
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### 13.5 SECURITY- POLICE

Law and order are increasingly becoming a matter of concern in Delhi. For maintenance of proper law and order, the security force must keep pace with the growth and development of an area. The main agency looking after security aspect in the city is Delhi Police. At present, there are 123 police stations, 80 police posts, 10 Delhi Armed Police battalions, 9 District offices of DCPs and 9 District Lines.

<sup>2</sup>[Table 13.10: Planning Standards & Development Controls for Public Semi-Public (Government Use Premises)]

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR <sup>2</sup>	Parking (ECS/ 100 Sq.m Floor Area)
1	Traffic and Police control room	As per requirement	<p>1. As per requirement on major road junctions/ stretches etc. as part of road right of way based on site feasibility.</p> <p>2. Maximum area = 25 sq m.</p>			N.A.
2	Police Outpost	As per requirement, Permissible in all use premises/ zone, and to be provided in schemes as per requirement.	Upto 150 sq.m	75	300	1.33
3	Police Post, Fire Post.	1.0 lakh	Upto 2500 sq.m	50	300	2.0
4	Police Station, Fire Station	2.5 lakh	Upto 1 Ha.	50	300	2.0

<sup>1</sup> Added vide S.O. 465(E) dated 15-02-2016

<sup>2</sup> Added vide S.O. 2790(E) dated 24-08-2016

5	Police Lines, District Office and Battalion	District / One for each administrative zone	Upto 1 Ha.	50	300	2.0
6	District Jail	25.0 lakh	Upto 2 Ha.	50	300	2.0
7	Police Training Institute / College, Fire Training Institute / College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

**Other Controls:**

- \*\* The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans
- i. Residential Use - Maximum up to 30% of permissible FAR can be utilized for residential activities. The activities permitted within residential component shall be as per Residential Plot - Group Housing.
- ii. Height - No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.
- iii. Other controls for setbacks, basement, services plans etc. as per Chapter 17.0 Development Code.
- iv. For intensive utilization of existing government buildings / land, as mentioned in para 8.2 following will be applicable in case of redevelopment:  
- Utilization of 10% of total permissible FAR for Commercial Uses to make the redevelopment process financially feasible.
- v. Use premises such as National Security Establishments and Disaster Management Units shall be permitted within the categories mentioned in above Table. ]

<sup>1</sup>[Table 13.11: Development Controls for Security (Police) Facilities]

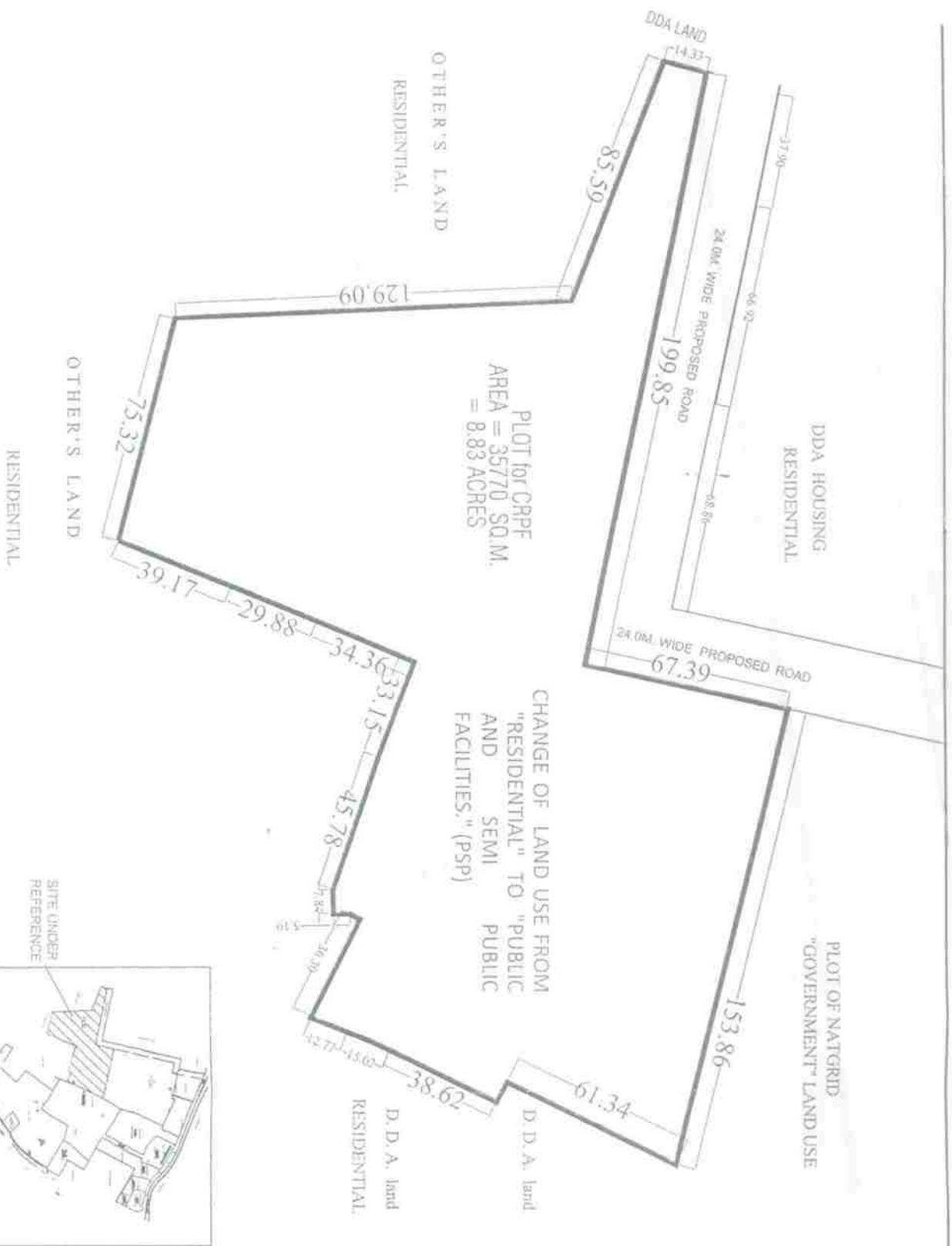
Sl. No.	Facility	Development Controls			Comments
		Permissible FAR	Max. Plot Area (sq. m)	Min. Plot Area (sq. m)	
1	Police Post	35%	150	15 m	1. Upto 30% of max. FAR can be utilized for residential use of essential staff <sup>2</sup> [(except Police Station which will be as per <sup>2</sup> of Notes below the Table).]
2	Police Station	30%	200 <sup>**</sup>	26 m	
3	District Office and Battalion	30%	Deleted	26 m	
4	Police Lines	Land Distribution: i) Administration 20% ii) Residential 30% iii) Sports & Facilities 10% iv) Open Spaces 40%			2. Parking standard @ 2.00 ECS / 100 sq m of floor area. 3. Additional space available in police station due to increased

<sup>1</sup> Deleted vide S.O. 2790(E) dated 24-08-2016



Annexure - 'C'

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LOCATION PLAN

DELHI DEVELOPMENT AUTHORITY  
Unauthorised Colony Cell and J Zone  
Vikas Miner, DDA

AREA OF THE PLOT = 8.83 ACRES:

BOUNDARIES:

- NORTH: NATGRID (Govt.) & 24 mtr wide road
- SOUTH: Other's land (Residential)
- EAST: DDA land (Residential)
- WEST: Other's Land & DDA land (Residential)

NOTE:

1. THE PLAN IS PREPARED BASED ON THE TOTAL STATION SURVEY OF LAND AT ANDHERIA MORE, IN VILLAGE MEHRALI NEW DELHI, PROVIDED BY EX. ENG-SWD-4 DDA.
2. ALL DIMENSION ARE IN METERS.
3. THE ROAD WIDTH OF 18.0 mtr EARLIER APPROVED BY THE 324th SCREENING COMMITTEE MEETING IS PROPOSED TO BE WIDENED TO 24.0 mtr IN 340th SCREENING COMMITTEE MEETING FOR BETTER ACCESS TO CRPF, NATGRID AND IBS.
4. The layout plan of CRPF site measuring 8.83 acres (3.57 ha) was approved by 340th Screening Committee vide item No.69/2016 on 08/06/2016.
5. The Commandant CRPF vide letter dated 14/09/2017 had requested that CRPF may be allowed to develop the Infrastructure under the Category of Public and Semi Public (Govt. Premises).

File No. F.3 (46)/2006/MP

Change of land use of site measuring 8.83 acres (3.57 ha) from "Residential to Public & Semi Public Facilities" (PSP) at BCS Andheria More for CRPF, New Delhi.

For File No. F.3 (46)/2006/MP  
For File No. F.3 (46)/2006/MP  
For File No. F.3 (46)/2006/MP



LAND USE

RESIDENTIAL	RECREATIONAL	PUBLIC AND SEMI PUBLIC	TRANSPORTATION	UTILITY
1. HIGH DENSITY RESIDENTIAL	1. PARKS AND RECREATION	1. GOVT. OFFICES	1. AIRPORTS	1. WATER SUPPLY
2. MEDIUM DENSITY RESIDENTIAL	2. SPORTS STADIUMS	2. GOVT. COLLEGES	2. RAILWAYS	2. SEWERAGE
3. LOW DENSITY RESIDENTIAL	3. GOLF COURSES	3. GOVT. HOSPITALS	3. ROADS	3. POWER
4. INDUSTRIAL	4. AMUSEMENT PARKS	4. GOVT. ENGINEERING COLLEGES	4. CANALS	4. TELECOM
5. COMMERCIAL	5. BOTANICAL GARDENS	5. GOVT. MEDICAL COLLEGES	5. BRIDGES	5. PETROLEUM
6. MIXED USE	6. ZOO	6. GOVT. LAW COLLEGE	6. TUNNELS	6. RAILWAY STATIONS
7. GOVT. OFFICES	7. MONUMENTS	7. GOVT. JUDICIAL COMPLEX	7. PORTS	7. AIRPORTS
8. GOVT. COLLEGES	8. MEMORIALS	8. GOVT. POLICE STATION	8. AIRCRAFT JETWAYS	8. HELIPADS
9. GOVT. HOSPITALS	9. MONUMENTS	9. GOVT. FIRE STATION	9. AIRCRAFT JETWAYS	9. HELIPADS
10. GOVT. ENGINEERING COLLEGES	10. MONUMENTS	10. GOVT. FIRE STATION	10. AIRCRAFT JETWAYS	10. HELIPADS
11. GOVT. MEDICAL COLLEGES	11. MONUMENTS	11. GOVT. FIRE STATION	11. AIRCRAFT JETWAYS	11. HELIPADS
12. GOVT. LAW COLLEGE	12. MONUMENTS	12. GOVT. FIRE STATION	12. AIRCRAFT JETWAYS	12. HELIPADS
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14. GOVT. FIRE STATION	14. MONUMENTS	14. GOVT. FIRE STATION	14. AIRCRAFT JETWAYS	14. HELIPADS
15. GOVT. FIRE STATION	15. MONUMENTS	15. GOVT. FIRE STATION	15. AIRCRAFT JETWAYS	15. HELIPADS

AGRICULTURAL AND WATER BODY

APPROVALS

1. URBAN ZONAL DEVELOPMENT PLAN 2008
2. URBAN ZONAL DEVELOPMENT PLAN 2008
3. URBAN ZONAL DEVELOPMENT PLAN 2008
4. URBAN ZONAL DEVELOPMENT PLAN 2008
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DELHI DEVELOPMENT AUTHORITY

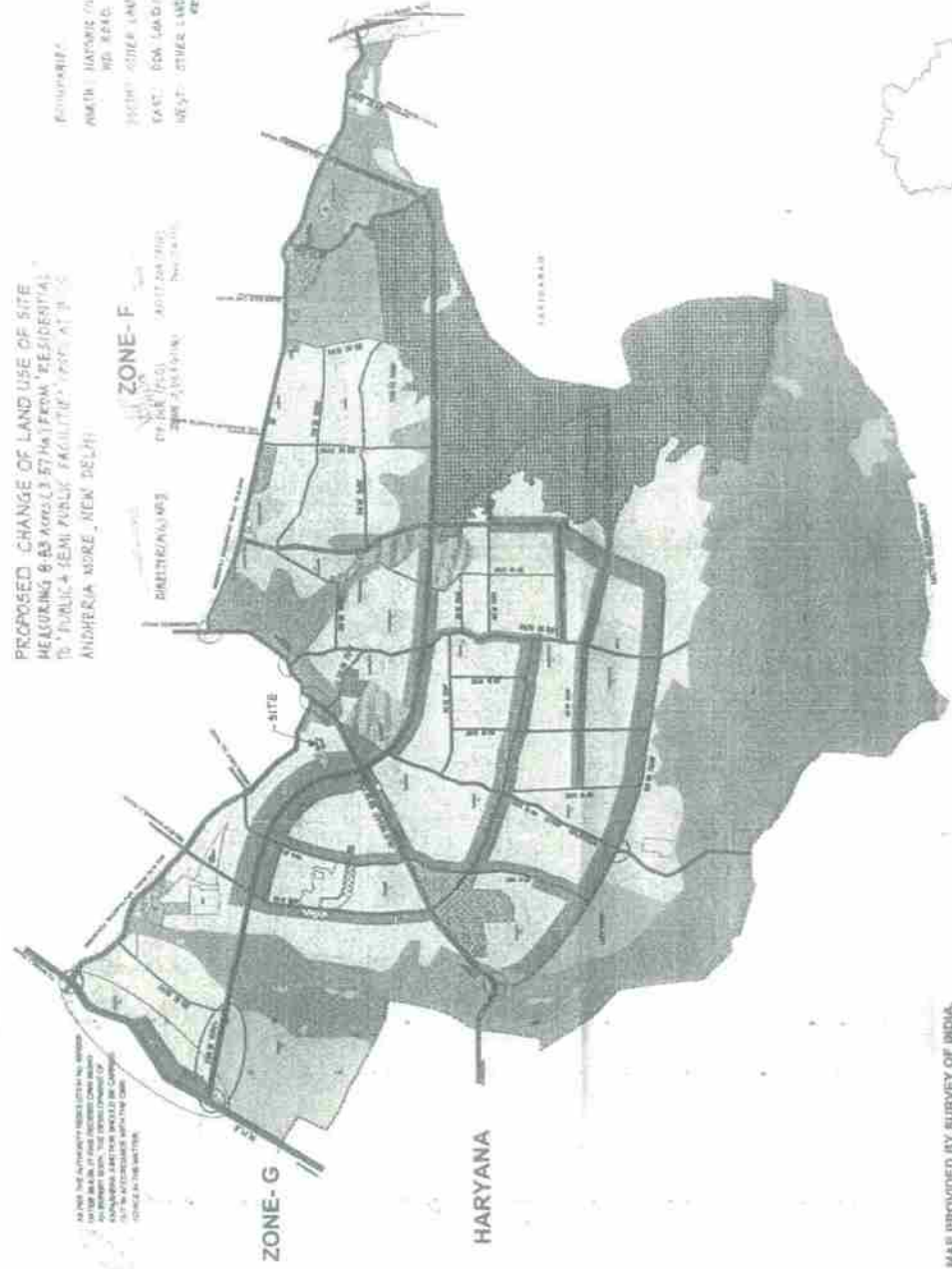
PROPOSED CHANGE OF LAND USE OF SITE  
MEASURING 8.45 KMS<sup>2</sup> FROM 'RESIDENTIAL'  
TO 'PUBLIC & SEMI PUBLIC FACILITIES' PER AT 19  
ANDHERA MORE, NEW DELHI

BOUNDARIES  
NORTH: NATIONAL HIGHWAY 4  
EAST: GOVT. LAND (RESIDENTIAL)  
WEST: OTHER LAND (RESIDENTIAL)  
SOUTH: OTHER LAND (RESIDENTIAL)

ZONE-F

ZONE-G

HARYANA



1. BASE MAP PROVIDED BY SURVEY OF INDIA.  
2. THIS BASEMAP / ZDP DO NOT INDICATE ANY  
PROPERTY OR OWNERSHIP OF LAND. ALL GROUND  
FEATURES ARE OUTCOME OF GROUND SURVEY  
3. BOUNDARY OF REGIONAL PARK AS PER MPO 2021

KEY PLAN

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

F.1 (03)/2018/MP/ 76

Date: 18.04.2018

MEETING NOTICE

The 3<sup>rd</sup> Technical Committee meeting of DDA for the year 2018 will be held under the Chairmanship of Vice Chairman, DDA on **19.04.2018, Thursday at 03.00 P.M** 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.

  
(Rajesh Kumar Jain)  
Director (MP&DC)

**To:**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Plg.) UTTIPEC & GIS, DDA
13. Addl. Commr. (Landscape), DDA
14. Addl. Commr. (AP-I), DDA
15. Secretary, DUAC
16. Chief Town Planner, (SDMC, NDMC, EDMC)
17. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
18. Dy. Commr. of Police (Traffic) Delhi
19. Land & Development Officer, (L&DO)
20. Director Fire Service, GNCTD

**Special Invitee:**

1. Director Building For item No.-12

INDEX

3<sup>rd</sup> Technical Committee Meeting to be held on 19.04.2018

SL. No.	ITEM NO.	SUBJECT	PAGE NO.
1	09/2018	Confirmation of the 2 <sup>nd</sup> Technical Committee meeting held on 28.02.2018 F1(02)/2018/MP	1-3
2	10/2018	Action Taken Report of the decisions taken during the previous T.C. meetings	4
3	11/2018	Change of land use of the site measuring 8.83acres (3.57ha) from "Residential" to "Public & Semi Public Facilities"(PSP) at BCS Andheria More, New Delhi. F3(46)/2006/MP	5-18
4	12/2018	Permissibility of Activities in Atriums in Commercial Centres. F.7(08)2018/Bldg.	19-46







DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
6<sup>th</sup> Floor, Vikas Minar  
I.P. Estate, New Delhi - 110002

F.1 (02)/2018/MP/50

Date: 19.03.2018

Subject: Minutes of the 2<sup>nd</sup> Technical Committee meeting of DDA for the year 2018 held on 28.02.2018.

The 2<sup>nd</sup> Technical Committee meeting of DDA for the year 2018 was held under the chairmanship of V.C. DDA on Wednesday, 28.02.2018. The list of the participants is annexed as Annexure-I. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

*Rajesh Kumar Jain*  
19/3/18  
(Rajesh Kumar Jain)  
Director (MP&DC)

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Plg.) UTIPEC & GIS, DDA
13. Addl. Commr. (Landscape), DDA
14. Addl. Commr. (AP-I), DDA
15. Secretary, DUAC
16. Chief Town Planner, (SDMC, NDMC, EDMC)
17. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
18. Dy. Commr. of Police (Traffic) Delhi
19. Land & Development Officer, (L&DO)
20. Director Fire Service, GNCTD

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
06/2018	Confirmation of the 1 <sup>st</sup> Technical Committee meeting held on 30.01.2018 F1(01)/2018/MP	Since no observations/comments were received, the minutes of the 1 <sup>st</sup> Technical Committee meeting held on 30.01.2018 were confirmed as circulated.	
07/2018	Action Taken Report of the decisions taken during the previous T.C. meetings.	The Action Taken Report of the decisions taken during the previous T.C. meetings was noted.	
08/2018	Proposal regarding proposed Change of Land Use of an area measuring 2540.911sqm from "Transportation" to "Residential" (4.5m wide strip required from 30M ROW, Vasundra Road) located at Trilok Puri, for rehabilitation of affected people by DMRC falling in Planning Zone-E.  F20(9)2016-MP	The proposal was presented by Chief Architect, DMRC Ltd. After detailed deliberation, it was decided to conduct a joint site inspection with the officers of PWD, DMRC, and DDA. Based on the outcome the Agenda will be placed in the next Technical Committee meeting. The item was deferred till such time	Action: Director (Plg.) Zone-E

The meeting ended with the vote of thanks to the chair.

List of participants of 2<sup>nd</sup> meeting for the year 2018 of Technical Committee on 28.02.2018

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman
2. Engineer Member, DDA
3. Commissioner (Plg) DDA
4. Addl. Commr. (Landscape), DDA
5. Addl. Commr. (AP-1), DDA
6. Director (Plg)MP&DC
7. Director (UTTIPEC)
8. Dy. Director(Plg)MP
9. Dy. Director (UTTIPEC)
10. Dy. Director(Plg)MP

**OTHER ORGANIZATIONS**

1. Chief Architect ,DMRC
2. Chief Town Planner/SDMC
3. Chief Project Manager 17 , DMRC
4. Sr. Architect(HQ), CPWD
5. Chief Engineer/General, DMRC
6. Super tending Engineer(PWD),
7. Dy. Architect (HQ),CPWD
8. Divisional Officer, Delhi Fire Service
9. E.E.(PWD)
10. Asstt. Engineer, L&DO
11. Asstt.TCP(TCPO)
12. Manager/Lands DMRC





ITEM NO: 10/T.C/2017:

ACTION TAKEN REPORT OF THE DECISIONS TAKEN DURING THE 2nd T.C.  
MEETINGS. (28.02.2018)

Agenda Item No.	Subject	Action Taken
08/2018	Regarding R&R at Trilokpuri-for line-7: Majlis Park-Shiv Vihar. - 'Reduction in ROW of Master Plan Road.' F20(9)2016-MP	Based on the decision of the Technical Committee, the agenda has been prepared for seeking approval of the Authority. - - -

Change of land use of site measuring 8.83 acres ( 3.57 ha ) from "Residential" to "Public & Semi Public Facilities" ( PSP) at BCS Andheria More, New Delhi.

File No.F.3(46)2006/MP

1 BACKGROUND

- 1.1 122 battalion of CRPF was in possession of 22.08 acres of land on license fee basis since 1979. Out of this 2.53 acres was required by DDA for widening of road and 0.73 acres is earmarked for District park. Accordingly the balance land measuring 18.83 acres has been allotted on permanent basis to CRPF vide letter dated 12/08/2011 in file No.F.25(08)03/IL for construction of residence for CRPF personnel. CRPF has also been informed that 10 acres of land out of the above land allotted to them shall be transferred to NATGRID and accordingly both CRPF and NATGRID had been advised that 10 acres of land may be demarcated out of 18.83 acres and intimated to DDA. Thus 8.83 Acres of land was remaining with CRPF. The change of land use of land measuring 10 acres from "Residential" to "Government" for NATGRID has been processed under Section 11-A of DD Act, 1957 and the notification was issued by MoUD vide S.O 2434 ( E ) dated 15/07/2016.
- 1.2 Commandant 122 BN CRPF vide letter dated 18.12.2017 has requested for change of land use from "Residential" to "Public & Semi-Public (PSP)". The allotment of land to CRPF was given for construction of residence for CRPF personnel. The land use of the site under reference is "Residential" as per MPD 2021 and approved Zonal Development Plan (ZDP) of Zone-J.
- 1.3 The layout plan of CRPF site measuring 8.83 acres (3.57 ha) was approved by 340<sup>th</sup> Screening Committee vide Item No.69:2016 on 08/06/2016. (Annexure-A).

2.0 EXAMINATION

- 2.1 The commandant, CRPF vide letter dated 14.09.2017 had requested DDA that CRPF may be allowed to develop the Infrastructure under the Category of Public and Semi Public ( Govt. Premises ) for optimum use of FAR i.e. 300 on the allotted land to fulfil the Residential and Non-Residential Requirements. as per the earlier letter issued to CRPF, the residential plot - Group housing Norms mentioned in MPD-2021 Norms i.e 33.3% Ground Coverage, 200 FAR and parking 2 ECS /100 sq.m was conveyed vide letter dated 18/08/2017.
- 2.2 In response to CRPF letter dated 14/09/2017, the matter was examined and a letter issued vide this office letter No. F.3(46)/2006/MP dated 12/12/2017, in which it was mentioned that to avail 300 FAR it will require change of landuse from "Residential" to Public & Semi-Public (PSP) in which the condition stipulated as per the Table 13.10 of MPD 2021 will be



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applicable. According to the Table under Category Police Lines District Office and Battalion, the Maximum Ground Coverage is 50% and FAR 300 with 2.0 ECS per 100 sqm Floor Area for parking. It is further elaborated as "Other Control" i) "Residential Use – Maximum upto 30% of permissible FAR can be utilized for residential activities. The activities permitted within residential component shall be as per Residential Plot – Group Housing." (Annexure –B).

### 3.0 Details of the proposal as per MOUD direction :

As per directions of Ministry of Urban Development, Govt. of India vide letter No. K-13011/3/2012/DDIB dated 7/4/2015, following is the status of the site under reference:-

Sr. No.	Information required	Status
i)	Whether the land is Govt. or Private and who is land owning Agency.	This is DDA acquired land. DD(NL) vide note dated 09/02/2018 has intimated that the land under reference has no court case.
ii)	On whose request the change of land use case or modification to MPD 2021 has been initiated?	As per the request letter dated 18/12/2017 received from Commandant -122 Bn, CRPF.
iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and copy of inspection report be provided.	Plain Table Survey has been conducted on 7/04/2010. Thereafter the matter was approved by the Screening Committee in June 2016.
iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	This land use changed to Public / Semi Public Facility will benefit to CRPF personnel.
v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	The proposal is in the interest of the Nation for security personnel.
vi)	What will the proposal's impact/implications on general public i.e. Law and Order.	The proposal is in the interest of the Nation for security personnel.
vii)	Whether any Court Cases are going on the land mentioned in proposal? Full details be attached.	As per report from NL Department dated 09/02/2018, there is no court case/litigation reported on these land.

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The para wise reply of the MoUD instruction dated 04/09/2015 is as under:

Sr. No.	Information required	Status
i	Background note indicating the current situation/provisions;	The background is detailed out in this Authority Agenda.
ii	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how?	Similar case of Change of Landuse from Residential to PSP for NATGRID for the land measuring 10 Acres at Andheria More. The notification was issued by MoUD vide S.O 2434 (E) dated 15/07/2016.
iii	What were the specific recommendations of the Authority with regard to the proposal;	
iv	How and why the proposal was initiated ;	Proposal was initiated on request received from Commandant 122 BN CRPF vide letter dated 18/12/2017 for the change of land use from Residential to Public and Semi Public, Facilities (PSP).
v	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Proposal was carefully examined in details.
vi	How are the expected short-term and long term outcomes if the proposal is approved and implemented?	The proposal will be in the interest for the Nation as CRPF being a national Security agency.
vii	How the proposal will benefit in the development and economic growth of the city;	This facility will benefit to the citizens of Delhi as well as nation.
viii	What are the provisions corresponding to the proposed policy/ changes in other metropolitan cities in India and other countries and if those provisions differ from the proposal then why are they not considered appropriate for Delhi.	Respective Development Authorities have their own sets of procedure. However, worldwide there is growing demand for Security personnel in Metropolitan cities.
ix	What will be the public purpose served by the proposed modification.	This utility facility will benefit to the citizens of Delhi as well as Nation.
x	What is the number of person/families/ households likely to be affected by the proposed policy;	This facility will benefit to the personnel of 122 BN CRPF.
xi	Whether the proposal is in consonance with existing plans laws, bye-laws, rules, etc.	The proposal is in line with the procedure laid down as per DD Act 1957.
xii	Whether the implementation of the proposal will require changes in certain rules, provisions of Master PLAN, etc. and if yes, what action has been taken to bring about such changes;	The proposal is as per the procedure laid down in Delhi Development Authority Act. 1957.
xiii	Whether the department /organisation / ministry related with	Yes,

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	the proposal have been consulted and if yes, what were their views and how they were disposed;	
xiv	Whether the relevant guidelines /orders of DOP& T, Ministry of finance and other Nodal Ministry/department were taken in to account while preparing and examining the proposal and;	NA
xv	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Director (Fig.)AP-II Unauthorised Colonies Cell & Zone-J 12 <sup>th</sup> Floor, Vikas Minar, I.P.Estate New Delhi - 110002.


#### 4.0 PROPOSAL


The proposal is for change of landuse for land measuring 8.83 acres ( 3.57 ha) from "Residential Use" to Public & Semi-Public (PSP) (Govt. Use premises) . Refer plan at Annexure -C, Site u/r on ZDP is placed as Annexure -D.

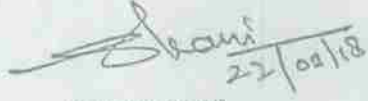
Location	Land use as per MPD 2021	Proposed landuse.	Boundary of the site/area
Land at Andheria Mor, Village Mehrauli, New Delhi measuring 8.83 acres (3.57 ha) at BCS Andheria Mor allotted to CRPF.	"Residential Use"	Public & Semi-Public (Govt. Use premises).	North: NATGRID ("Govt.") & 24 mtr wide road. South: Others land "Residential" East: DDA land ("Residential") West: Others land & DDA land (Residential)

#### 5.0 RECOMMENDATION :

Proposal as given in Para-4 above is put up for consideration of Technical Committee and its further processing for change of land use under Section 11(A) of DD Act, 1957.

  
(DEEPAK JOSHI)  
Asstt. Director (Plg.) UC & J

  
(DURGANAND MINZ)  
Dy. Director (Plg.) UC & J

  
(SUDHIR KAIN)  
Director (Plg.) AP-II



Item No. 69 of 2016  
Screening Committee 340th

Subject:- Regarding carving out plot measuring 8.83 Acres for CRPF near Andheria More in Village Mehrauli in Planning Zone-J.

File No.F.3(46)2006/MP

SYNOPSIS

The proposal is for carving out of land for CRPF site measuring 8.83 Acres near Andheria More in Village Mehrauli in Planning Zone-J.

1. BACKGROUND

- 1.1 122 battalion of CRPF was in possession of 22.08 acres of land on license fee basis Since 1979. Out of this 2.53 Acres was required by DDA for widening of road and 0.73 acres is earmarked for District park. Accordingly the balance land measuring 18.83 Acres has been allotted on permanent basis to CRPF vide letter dated 12/08/2011 in file No.F.25(08)03/IL(Refer Annexure-I) for construction of residence for CRPF personnel. CRPF has also been informed that 10 Acres of land out of the above land allotted to them shall be transferred to NATGRID and accordingly both CRPF and NATGRID had been advised that 10 acres of land may be demarcated out of 18.83 acres and intimated to DDA. The process of change of land use of 10 acres of land from residential to institutional for NATGRID shall be processed only after details of the demarcated land are intimated to DDA.

The change of land use of land measuring 10 Acres from Residential to Institutional for NATGRID has been processed under Section 11(A) of DD Act and referred to MOUD dated 26/05/2015 (Refer Annexure-II). The final notification is awaited.

- 1.2 Commandant 122 BN CRPF vide letter dated 09/07/2014 and 04/1/2016 (Refer Annexure-III) has requested to Dy. Director (IL) for issuance of possession letter of 8.83 acres of land at Andheria More. In response, DD (IL) vide letter 15/03/2016 (Refer Annexure-IV) has requested to CRPF to depute representative to fix-up the date and time for handing /taking over of the possession of 8.83 acres of land and concerned IL file was forwarded to this office on 17/03/2016.

2. EXAMINATION

- 2.1 The allotment of land to CRPF was given for construction of Residence for CRPF personnel. The land use of the site under reference is 'Residential' as per MPD 2021 and approved Zonal Development Plan (ZDP) of Zone-J (Annexure-V).



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2.2 A letter dated 19/04/2016 was sent to Dy. Director (NL): DDA with a request to provide status of the land DD(NL). DDA vide note dated 02/05/2016 has submitted the status of land stating clearly that the part land under reference is having court case vide no. WP (C) No.4345/2014 in the Hon'ble Supreme Court of India. The matter is still pending with the Hon'ble Supreme Court of India and required to be persuaded by Legal Section (Refer Annexure-VI).

2.3 It is pertinent to mention here that as per approved plan approved by 324<sup>th</sup> Screening Committee meeting the road width is shown as 18 mtr whereas NATGRID has taken over the land measuring 10.0 acres out of the total land with CRPF after leaving road width as 24 mtr. The construction of additional road 18 mtr wide road from Mehrauli-Mahipalpur road to ILBS may also be taken up by Engineering Department concerned as per approved plan so that access to the land of CRPF, NATGRID and ILBS.

2.4 The Total Station Survey was provided by Ex. Engineer (SWD-4) according to which the plot area under possession of CRPF works out to be 9.72 Acres as shown in the TSS (Refer Flag-A).

2.5 In the past, 324<sup>th</sup> Screening Committee approved the access road with a width of 18.0 mtr from Mehrauli-Mahipalpur road to ILBS, whereas NATGRID has taken over the land measuring 10.0 acres out of the total land from CRPF, after leaving road width as 24.0 mtr instead of 18.0 mtr from Mehrauli-Mahipalpur road to ILBS. The construction of this proposed road of 24.0 mtr required to be taken up by Engineering Department so that better access to the land of CRPF, NATGRID and ILBS can be provided (Annexure-VII).

### 3. PROPOSAL

In view of above examination, following is proposed for consideration of Screening Committee.

3.1 As requested by CRPF, the plot measuring 8.83 Acres is carved out on the TSS plan provided by Engineering Wing (SWD-4) after deducting the portion of the land under litigation (Refer Flag-B).

3.2 The road width of 18.0 mtr earlier approved by the 324<sup>th</sup> Screening Committee is proposed to be widened to 24.0 mtr for providing better access to CRPF, NATGRID and ILBS.

### 4. RECOMMENDATION :

The proposal as given in para 3 above is put up for the consideration of the Screening Committee.



## 5. FOLLOW-UP ACTION

Once the proposal is considered and approved by the Screening Committee, same will be forwarded to the following offices for appropriate action at their end:-

- i) Chief Engineer (SZ) and Commissioner (LD), DDA for demarcation of the plot and handing over possession / allotment of the site.
- ii) PC (LM) DDA, for verifying the land status of the area under reference and inform to Commissioner (LD) before handing over the possession.
- iii) Chief Engineer (Electrical) for making provision of electrical services.
- iv) CLA for status of court related issues.

Asstt. Dir. (Plg.) UC & J

Dy. Dir. (Plg.) UC&J

Dir. (Plg.) UC&J

DELHI DEVELOPMENT AUTHORITY	
HUPW-CO-ORDINATION UNIT	
Approved in	340th Screening
Committee Meeting	08.06.16
Vide Item No.	69:2016
CHANDU BHUT	
Designation DIRECTOR (Arch.) Co-ord.	

DELHI DEVELOPMENT AUTHORITY	
HUPW-CO-ORDINATION UNIT	
Approved in	340th Screening
Committee Meeting	08.06.16
Vide Item No.	69:2016
CHANDU BHUT	
Designation DIRECTOR (Arch.) Co-ord.	







Py No - 1044 - Dir (Arch) Coord. B. - 13 -

**DELHI DEVELOPMENT AUTHORITY**  
**HOUSING AND URBAN PROJECTS WING**  
**OFFICE OF THE CHIEF ARCHITECT**  
**8<sup>th</sup> FLOOR, VIKAS MINAR**

No. Dy. Dir. (Arch.) Coord. / HUPW/DDA/2016/99

Dated: 16/06/2016

Please find enclosed, the approved Minutes of the 340<sup>th</sup> Screening Committee Meeting held on 08.06.2016 at 11.00 am in the Conference hall, B-Block, Vikas Sadan. The minutes have been approved by the Vice Chairman, DDA.

Dy. Dir. (Arch.) Coord.

Copy to:

1. OSD to VC, for the kind information of the latter
2. PS to VC
3. Finance Member DDA
4. Engineer Member, DDA
5. Principal Commissioner-LB/LM
6. Commissioner (Pig)
7. Commissioner (LM)
8. Commissioner (LD)
9. Commissioner (Housing)
10. Chief Architect, DDA
11. Addl Chief Architect-I (Socio/Culture)
12. Addl Chief Architect-II (Sports)
13. Addl Chief Architect-III (Housing I)
14. Addl Commr (Pig) AP & Building
15. Addl Commr (LS)

INVITES

16. Chief Accounts Officer
17. Chief Engineer (Electrical)
18. Chief Engineer (Dwarka)
19. Chief Engineer (NZ)
20. Chief Engineer (Rohini)
21. Chief Engineer (SZ)
22. Chief Engineer (EZ)
23. Sr Architect (Housing II)
24. Sr Architect (Redevelopment)
25. Sr Architect (DUHF, Conservation & New Parks)
26. Sr Architect (Commercial)
27. Director (Bldg)
28. Director (LS)
29. Director (Pig) Dwarka & Rohini
30. Director (Pig) Zone A&B, C, F, G & H
31. Director (Pig) Zone D, E & O, J & VC
32. Director (Pig) Zone MP & DC
33. Director (Pig) NP & LP
34. Director (Pig) UTI, PEC & GIS
35. Dir. (Pig) VC Secretariate
36. Consultant (VC Secy)

*[Signature]*  
Dy. Dir. (Arch.) Coord.

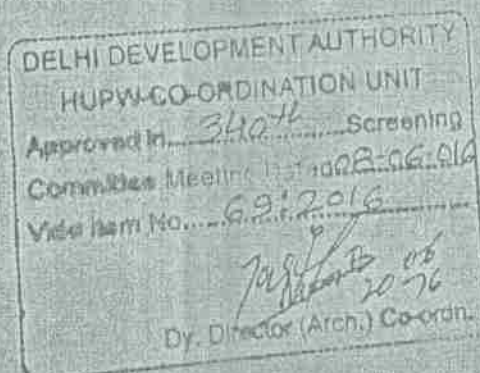


-14-

Approved minutes of the 7<sup>th</sup> Dtn Screening Committee Meeting  
held on 08.06.2016 at 11.00AM in Vikas Minar

ITEMS LAID ON TABLE			
67.2016	Linking of green areas File No. PA/AC/LS/2016/DDA/L4	The proposal was presented by AC (LS). After detailed deliberation, the proposal as reflected in the agenda was approved with the condition that: (i). Maintenance issues to be redressed before taking up the execution of the project. (ii). Little or no concretization to be permitted while detailing/executing the project.	Action: 1. AC (LS)
68.2016	Modification in standard design of Type-'D' Ware housing Plot of 300 Csq.m, P.V.C. Bazar, Tikri, Kalan Rontak Road. File No. F20(12) 95-MP/PL4	The proposal was presented by Dy. Dir. (Plg.) L&N. After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: Dir. (Plg.) L&N Zone
69.2016	Regarding carving plot measuring 8.83 Acres for CRPF near Andheria More in Village Mehrauli in Planning Zone-J File No. F3(46)2006/MP	The proposal was presented by Dir. (Plg.) UC&J. After detailed deliberation, the proposal as reflected in the agenda was approved with the direction that CRPF shall leave the land for 24.0M R/W from their land.	Action: 1. Dir. (Plg.) UC&J 2. CE (SZ) 3. Comm. LD 4. PC (TM) 5. CE (Elect.) 6. CLA

The meeting ended with a vote of thanks to the Vice Chairman.  
This issues with the approval of Vice Chairman.



Dy. Dir. (Arch.) Coordn.



15	Media & News Agency including Media Training Centre	35%	150	26	<p>1. Upto 30% max. Permissible FAR can be used for hostel accommodation for the students and residential use for essential staff.</p> <p>2. Parking standard @ 1.33 ECS / 100sqm of floor area. The areas earmarked for parking if misused liable to be municipalized/taken over by the authority.</p> <p>3. Other controls related to basement etc. are given in the Development Code chapter.]</p>
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### 13.5 SECURITY- POLICE

Law and order are increasingly becoming a matter of concern in Delhi. For maintenance of proper law and order, the security force must keep pace with the growth and development of an area. The main agency looking after security aspect in the city is Delhi Police. At present, there are 123 police stations, 80 police posts, 10 Delhi Armed Police battalions, 9 District offices of DCPs and 9 District Lines.

<sup>2</sup>[Table 13.10: Planning Standards & Development Controls for Public Semi-Public (Government Use Premises)]

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/ 100 Sq.m Floor Area)
1	Traffic and Police control room	As per requirement	1. As per requirement on major road junctions/ stretches etc. as part of road right of way based on site feasibility. 2. Maximum area = 25 sq m.			N.A.
2	Police Outpost	As per requirement, Permissible in all use premises/ zone, and to be provided in schemes as per requirement.	Upto 150 sq.m	75	300	1.33
3	Police Post, Fire Post.	1.0 lakh	Upto 2500 sq.m	50	300	2.0
4	Police Station, Fire Station	2.5 lakh	Upto 1 Ha.	50	300	2.0

<sup>1</sup> Added vide S.O. 465(E) dated 15-02-2016

<sup>2</sup> Added vide S.O. 2790(E) dated 24-08-2016

5	Police Lines, District Office and Battalion	District / One for each administrative zone	Upto 1 Ha.	50	300	2.0
6	District Jail	25.0 lakh	Upto 2 Ha.	50	300	2.0
7	Police Training Institute / College, Fire Training Institute / College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

**Other Controls:**

- \*\* The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans
- i. Residential Use – Maximum up to 30% of permissible FAR can be utilized for residential activities. The activities permitted within residential component shall be as per Residential Plot - Group Housing.
- ii. Height – No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.
- iii. Other controls for setbacks, basement, services plans etc. as per Chapter 17.0 Development Code.
- iv. For intensive utilization of existing government buildings / land, as mentioned in para 8.2 following will be applicable in case of redevelopment:  
- Utilization of 10% of total permissible FAR for Commercial Uses to make the redevelopment process financially feasible.
- v. Use premises such as National Security Establishments and Disaster Management Units shall be permitted within the categories mentioned in above Table. ]

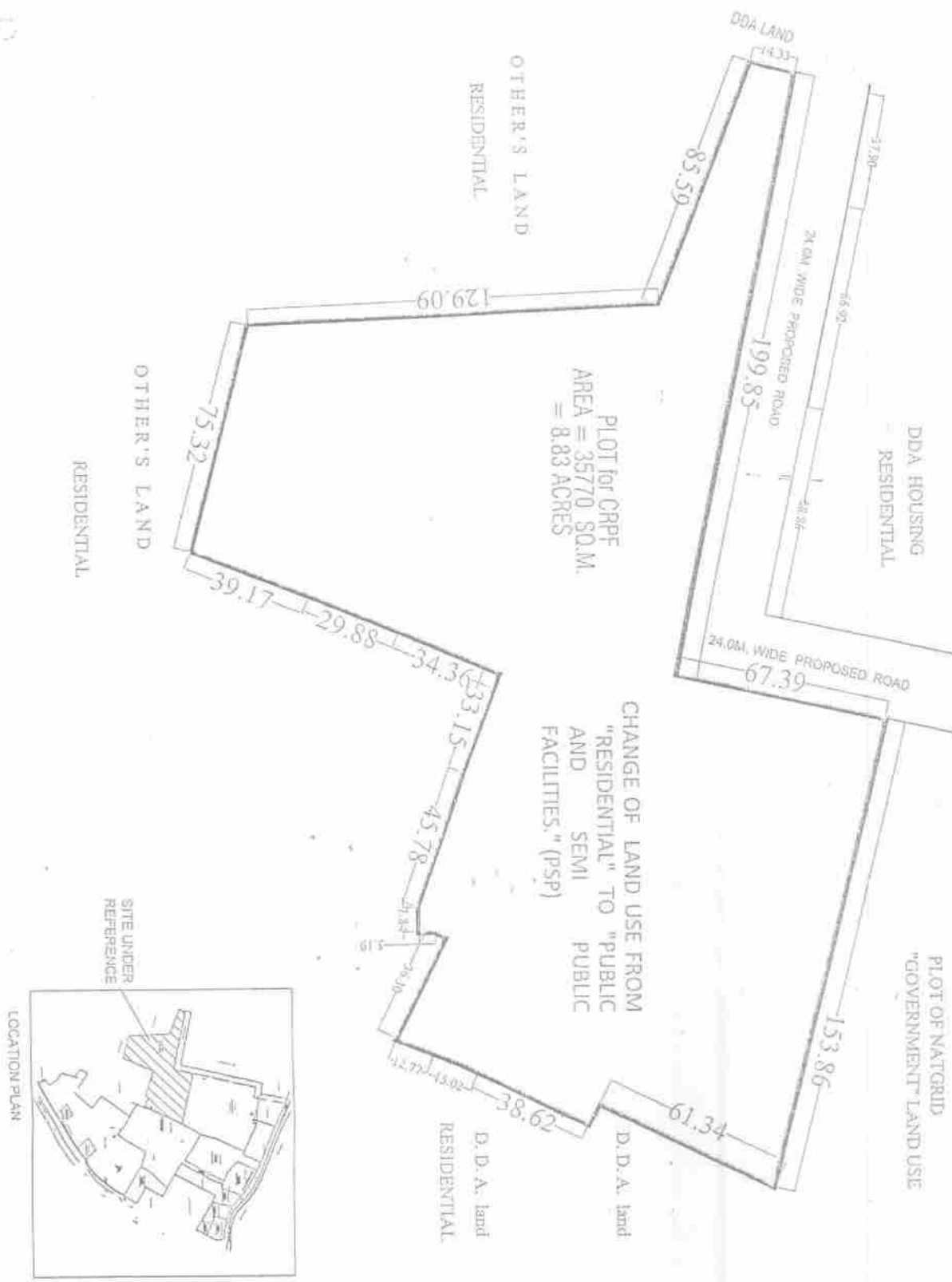
**<sup>1</sup>[Table 13.11: Development Controls for Security (Police) Facilities]**

		Setback	Height	Plot Ratio	
1	Police Post	25%	150	15 m.	1. Upto 30% of max. FAR can be utilized for residential use of essential staff <sup>2</sup> [(except Police Station which will as per <sup>2a</sup> of Notes below the Table).]
2	Police Station	30%	200	26 m.	
3	District Office and Battalion	<b>Deleted</b>		26 m.	
4	Police Lines	Land Distribution: i) Administration 20% ii) Residential 30% iii) Sports & Facilities 10% iv) Open Spaces 40%			2. Parking standard @ 2.00 ECS / 100 sq m of floor area. 3. Additional space available in police station due to increased

<sup>1</sup> Deleted vide S.O. 2790(E) dated 24-08-2016

Annexure - C

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AREA OF THE PLOT = 8.83 ACRES.

BOUNDARIES:

NORTH : NATGRID (Govt.) 5.24 mt wide road  
SOUTH : Other's land (Residential)  
EAST : DDA land (Residential)  
WEST : Other's Land & DDA land (Residential)

NOTE:

1. THE PLAN IS PREPARED BASED ON THE TOTAL STATION SURVEY OF LAND AT ANDHERIA MORE, IN VILLAGE MEHRALI NEW DELHI, PROVIDED BY EX. ENG-SWD-4 DDA.

2. ALL DIMENSION ARE IN METERS.

3. THE ROAD WIDTH OF 18.0 mt EARLIER APPROVED BY THE 324th SCREENING COMMITTEE MEETING IS PROPOSED TO BE WIDENED TO 24.0 mt IN 340TH SCREENING COMMITTEE MEETING FOR BETTER ACCESS TO CRPF, NATGRID AND IES.

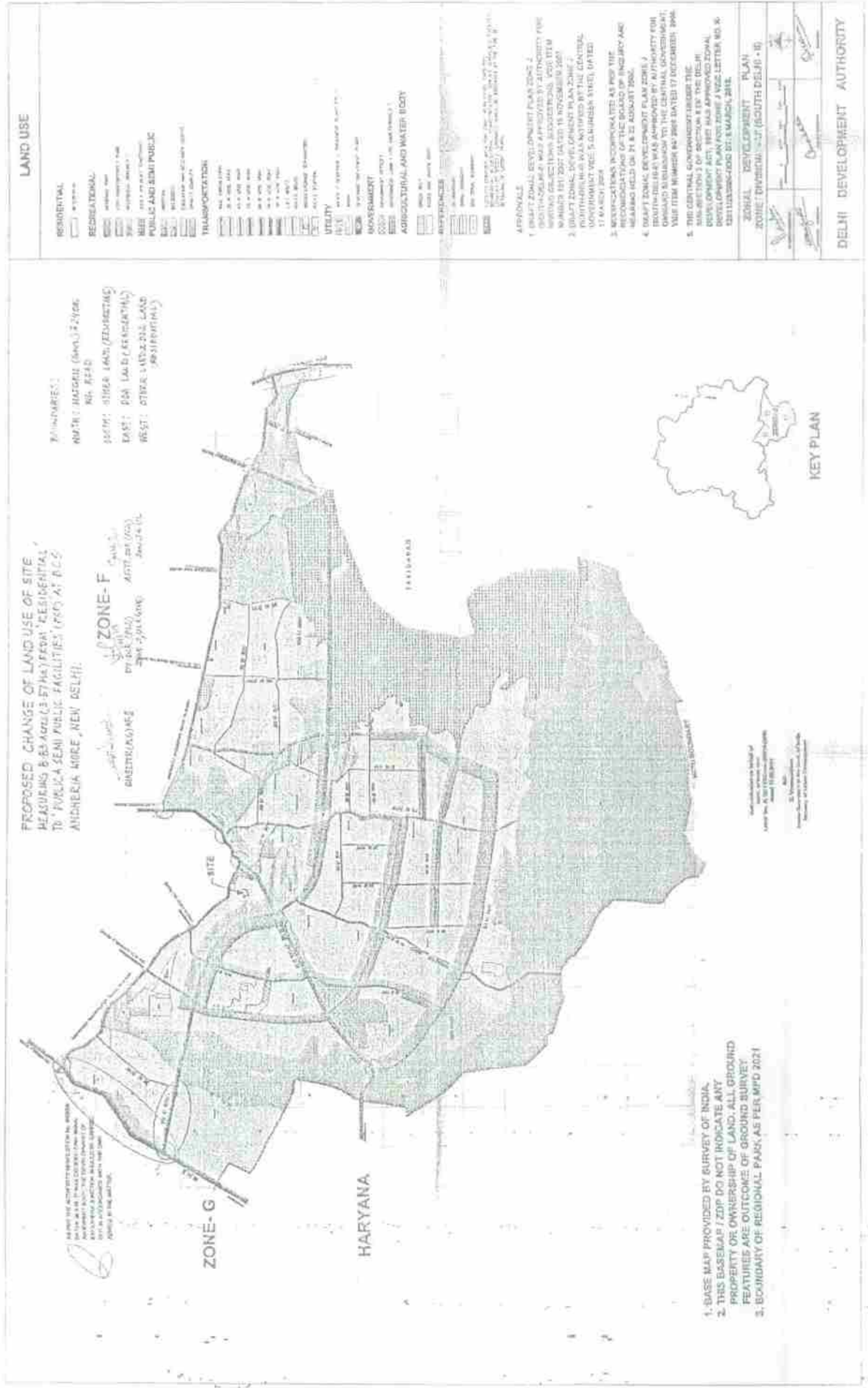
4. The layout plan of CRPF site measuring 8.83 acres (3.57 ha) was approved by 340th Screening Committee vide item No.89/2016 on 08/05/2016.

5. The Commandant, CRPF vide letter dated 14.09.2017 had requested that CRPF may be allowed to develop the infrastructure under the Category of Public and Semi Public (Govt. Premises) File No. F.3 (46)2006/MP

Change of land use of site measuring 8.83 acres ( 3.57 ha ) from "Residential" to "Public & Semi Public Facilities" ( PSP ) at BCS Andheria More for CRPF, New Delhi.

For CRPF use only  
For DDA use only  
For CRPF use only





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File No: F.7(08)2018/Bldg.

ITEM No. 12/TC/2018

Subject: Permissibility of Activities in Atriums in Commercial Centers

1.0 SYNOPSIS:

The Development on Commercial and Public & Semi Public Plot is regulated by assigned FAR and accordingly price of plot is determined by DDA whenever any plot is put up for auction. The construction of the plot also follows the principles of FAR as defined in the Master Plan/s. In other words, the disposal of plots to any Developer Entity (DE) and its subsequent development is entirely governed by pre-determined FAR specified in the Master Plan/s in vogue.

In case of Commercial properties, the permissible activities are defined in the hierarchy of Commercial areas in Table 5.1 of MPD-2021. The development control norms applicable to Convenient Shopping Centres, Local Shopping Centres, Commercial Centres, District centres and Hotels have been given in Table 5.4 of MPD-2021. Almost all the commercial schemes in Delhi since MPD-1962, MPD-2001 and MPD-2021 have been developed in an integrated manner as per provisions of these Master Plan/s.

In MPD 2021, the Table 5.5: Definitions and Activities permitted in Use premises is elaborate on the activities permitted in various use premises. But, the activities permitted in the space under Atrium were not specified, thereby leading to various legal cases. Moreover, the quantum of 25% of Atrium area attributed for counting towards permissible FAR in Table 5.4 - Development Controls- Commercial Centre, has become ineffectual for all new developments with the onset of Notification S.O. 3587(E) dated 14<sup>th</sup> November, 2017. Since the permissible activities and quantum of these activities in Atrium are not specified, there is need to establish the same in order to regulate in a uniform manner.

2.0 BACKGROUND:

2.1 An Affidavit [ANNEXURE - A] was submitted by the Director(Bldg) DDA to the Hon'ble High Court of Delhi in the matter of *JITENDER GUPTA vs GOVT OF NCT OF DELHI & ORS* vide Writ Petition WPC No. 5436/2017 wherein it was, inter alia, mentioned that:

(i) In view of the above situation as application in para 4(i), (ii), (iii) & (iv) above, it is submitted that the MPD-2021 provision as explained in Table 3.4 (V) regarding counting 25% of Atrium area towards FAR does not clearly state on the matter whether if the kiosks/stalls/Display areas can be installed or erected or permitted in atrium area.

(ii) The MPD-2021 provision is silent regarding permissibility or non-permissibility of activities in common areas/Atrium areas. Since the MPD-2021 is silent on these matters, these kiosks/stalls were counted in FAR (as sacrifice of purchased FAR) and sanctioned in earlier instances.

(iii) There is a need to remove the ambiguity in the MPD-2021 and draft out a crystal-clear guideline for permissible uses in the Atrium/common areas.

(iv) In order to do so, the matter is required to put-up to the Competent Authority of DDA to decide guidelines on permissibility of use activities in Atrium/Common areas.

In above point (i) 'Table 3.4' may be read as 'Table 5.4' which was mis-typed inadvertently in the affidavit submitted in court. This was also conveyed to the Sr. Standing Counsel of DDA to appraise the Hon'ble Court.

- 2.2 In the meanwhile, a Gazette Notification on MPD 2021 vide no. S.O. 3587(E) dated 14<sup>th</sup> November, 2017 was issued wherein the maximum ground coverage for all Commercial Centers in a) i. to v. of Table 5.4 has been enhanced to 50%. The para 2 of the Notification states: "the following additional notes to be added after (v):

vi) In case of Commercial Centres in a) i to v., the maximum Ground Coverage shall be inclusive of Atrium."- (ANNEXURE - B)

- 2.3 A representation was received from "PHD Chamber of Commerce and Industries" wherein they have sought clarification regarding the activities allowed in FAR and Non-FAR areas of the Atrium in all Commercial Buildings. In its representation, they have also submitted that The Unified Building Bye-Laws (UBBL) 2016 for Delhi the term "Atrium/Atria" has been defined in Clause 1.4.9 as the following :

"Atrium/Atria : It is partly/full enclosed space with a minimum double height which is partly / fully covered with light roofing / R.C.C. and could be constructed upon. In a building, there may be more than one atrium at ground or at any other level. Ground coverage and FAR to be as per MPD.

While Atrium / Atria have become the integral part of all modern buildings and are highly appreciated by occupants, users and general public in terms of their user-friendliness, vibrancy, grandeur and elegance, but it comes with a stipulation that only 25% of utilized Ground coverage of defined Atrium area, which is being counted towards permissible / usable / purchased FAR, gets entitled for use of all activities as stipulated in MPD 2021, Chapter 5.0: TRADE AND COMMERCE, Table 5.1.

.....Therefore our members are of the view that in Balance 75% of the Atrium area which is free from FAR portion of these large volumes of Atrium / Atria, the DE should also be allowed to use this area for allied commercial activities, such as exhibitions / short term display and sale of merchandise and public art etc. on temporary basis subject to compliance of all mandatory/statutory requirements of MPD and UBBL with clearance from various authorities such as Delhi Fire Services etc. This would allow DE to create and maintain the ambience and enrich the experience of general public. More so, these activities are done worldwide to enliven these public spaces to keep them relevant". -

(ANNEXURE - C)

3.0 EXAMINATION:

- 3.1 Earlier, provisions of MPD-2021, Table 5.4: Development Controls - Commercial Centres, in the "Other Controls: Maximum 10% additional ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage



for Atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR."

- 3.2 Subsequently, a Gazette Notification vide no. S.O. 3587(E) dated 14<sup>th</sup> November, 2017 was issued wherein the maximum ground coverage in MPD-2021 in Table 5.4 for a) Commercial Centers (i. to v.) has been enhanced to 50%. The para 2 of the Notification states: "the following additional notes to be added after (v):

vi) In case of Commercial Centres in a) i to v., the maximum Ground Coverage shall be inclusive of Atrium." (ANNEXURE - B)

- 3.3 The Master Plan Section, DDA as per their letter No. F 15 (10) 2013/MP/Pt-1/44 dated 15.03.2018 (ANNEXURE - D) have examined the issue & given their views as following:

"(a) As per notification dated 14.11.2017, the ground coverage on any plot in case of Commercial Centre is 50% and shall be inclusive of Atrium. As such the earlier provision given under Table 5.4 Development Control Norms of Commercial Centres in Chapter 5.0 of MPD-2021 stands superseded for all the new development and sanctioning of revised plans.

(b) In cases where the benefits as per earlier provisions of MPD-2021 for 10% additional ground coverage has been availed by any plot owner, the same shall be counted till any addition / alteration / redevelopment is being proposed in the building / development.

(c) Regarding percentage of area of Atrium towards Ground Coverage or whether same can be counted in FAR or not, the same shall be governed by the provisions given in the Unified Building Bye-Laws 2016.

(d) Further, permission of any activity within the Atrium on temporary and permanent basis is not a master plan issue. As such, it needs to be examined by the Building Section, DDA as per provisions in UBBL-2016 and other applicable rules / regulations, if any."

- 3.4 (a) As per "THE NEW OKHLA INDUSTRIAL DEVELOPMENT AREA BUILDING REGULATION, 2010" Chapter-III (General Requirements) Clause 24.4.1 (Other Provisions) Point 3 (Part ix) it has been stated that "Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage." (ANNEXURE - E)

(b) As per "THE HARYANA BUILDING CODE 2017" Chapter-1: Title & Definitions (1.2 Definitions) (Clause xli) it has been stated that "For the purpose of calculating FAR, cantilevered, permitted roof projections, lift room, mummy, balcony, basement or any floor if used for parking, services and storage, stilt area (unclosed) proposed to be used for parking / pedestrian plaza only, open staircase (without mummy), terrace with or without access, fire staircase, atrium, water tank, open courtyard of permitted size shall not be counted towards FAR." As per (Clause xlviii), it has been stated that "ground coverage" means built up area covered at ground level. For the purpose of calculating ground coverage area under shaft, chute, lift well and staircase shall be counted towards ground

coverage, provided that ventilation shaft area more than 3 sqm, fire staircase, Atrium and open courtyard of permitted size shall not be counted in ground coverage." (ANNEXURE - F)

- 3.5 The MPD-2021 and UBBL-2016 provisions are silent regarding permissibility or non-permissibility of activities in common areas/Atrium areas.
- 3.6 An Affidavit was submitted by DDA to the Hon'ble High Court of Delhi in the matter of *JITENDER GUPTA vs GOVT OF NCT OF DELHI & ORS* vide Writ Petition WPC No. 5436/2017 wherein it was, inter alia, mentioned that:

(i) In view of the above situation as application in para 4(i), (ii), (iii) & (iv) above, it is submitted that the MPD-2021 provision as explained in Table 3.4 (V) regarding counting 25% of Atrium area towards FAR does not clearly state on the matter whether if the kiosks/stalls/Display areas can be installed or erected or permitted in atrium area.

(ii) The MPD-2021 provision is silent regarding permissibility or non-permissibility of activities in common areas/Atrium areas. Since the MPD-2021 is silent on these matters, these kiosks/stalls were counted in FAR (as sacrifice of purchased FAR) and sanctioned in earlier instances.

(iii) There is a need to remove the ambiguity in the MPD-2021 and draft out a crystal-clear guideline for permissible uses in the Atrium/common areas.

(iv) In order to do so, the matter is required to put-up to the Competent Authority of DDA to decide guidelines on permissibility of use activities in Atrium/Common areas.

- 3.7 As per MPD-2021, Table 5.4: Development Controls - Commercial Centres, the utilisation of FAR accruing out of availing a atrium has been defined. But, it was not spelt what type of activities are permitted in the Atrium area, what will be the nature of the atrium area, or if some activities are permitted in the atrium area then - upto what extent the activities are permitted.

THE NEW OKHLA INDUSTRIAL DEVELOPMENT AREA BUILDING REGULATION, 2010 or THE HARYANA BUILDING CODE 2017 does not count the Atrium area in both FAR and Ground Coverage calculations. In NOIDA, wherever the Atrium area is used for some purposes, then that area is counted towards FAR calculations.

- 3.8 Table 5.4: Development Controls - Commercial Centres (a) Commercial Centres

Table A.

i. Convenience Centre/Local Centre/Local Level Commercial areas	Shopping Shopping Commercial	Max. 10% additional Ground Coverage shall be allowed for providing atrium only in LSC. [In case the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR].
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ii. Service Market	Maximum 10% additional ground coverage shall be allowed for providing atrium.
iii. Organised Informal Bazaar.	
iv. Community Centre/Non-hierarchical Commercial Centre	[In case the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR].
v. District Centre/Sub-Central Business District/Sub-City Level Commercial areas	Maximum 10% additional ground coverage for atrium. [In case the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR].

(b) Metropolitan City Centre/Central Business District

Table B:

i) Commercial Plot: Retail & Commerce Metropolitan City Centre i.e. Connaught Place & its Extension	<p>i) The size of the plot shall be as in the layout of commercial area and any sub-divisional of the plot in Connaught Place and its extension should not be permitted.</p> <p>ii) The development controls shall be in accordance with the comprehensive plan of the area to be reframed by the local body.</p> <p>iii) a) In case of Connaught Place, the existing height shall be maintained and FAR should be achieved by increasing proportionate ground coverage. b) No basement shall be permitted in middle circle of Connaught Place. c) Mandatory Architectural Controls shall be applicable. i) Ground coverage and FAR shall be calculated on the area of presently available plots. ii) The area shall be developed on the basis of comprehensive scheme.</p>
ii) Commercial Complex at Fire Brigade Lane and Janpath Lane	
(c) Hotel	i) Maximum 10% additional ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground



	coverage shall be counted towards FAR.
ii)	Maximum 20% of the FAR can be used for the Commercial offices, Retail & Service shops.
iii)	The enhanced FAR will be allowed subject to payment of charges to be prescribed/ notified by the Government.

3.8.1 The MPD 2021, Table 5.4 as mentioned above, provided a stipulation that 25% of the Atrium area of is being counted towards permissible / usable / purchased FAR, since additional Ground Coverage of 10% was allowed. In other words, the 25% of Atrium area remains unused or 25% of Atrium area remains deducted from the Total FAR. In addition, no mention was made for the kind of activities permitted under the Atrium.

3.8.2 Even though the concept of Atrium is new in Indian context, it is widely used in modern buildings that are predominantly governed by HVAC (Heating, Ventilation and Air Conditioning) and MEP (Mechanical, Electrical & Plumbing) services, which are mostly synchronized with service networks and intelligent Building models. To create and maintain these large volumes of spaces in Atrium / Atria inside a building involves a very high cost towards air-conditioning, security, high quality lighting and other special architectural features for it to become a radiant designed space for the convenience of public that uses these spaces,

3.8.3 Apart from being used as a movement space, the Atrium/ Atria acts as a space for social interaction, casual meeting points, a space for in prompt waiting area, space for light snacks, visual merchandising, short cultural/music/performance activity area etc. - thereby bringing in a sense of street like character in a controlled environment.

3.8.9 In many cases, because of lack of clarity in MPD 2021 on the use activities permitted in the Atrium area various contradictory scenarios occur:

- i) Whether it is permissible that in the Atrium area Kiosks, Vending Booths can be allowed subject to counting the area towards FAR calculation. In many earlier instances, DDA had done so.
- ii) If it is allowed, then what is the extent that the commercial activities can be allowed.
- iii) Wherever Show Cause Notices are issued, it becomes confusing to the sanctioning authorities whether 25% of the Atrium area can be allowed to operate in the Ground floor or in the Top Floors.
- iv) It was observed in many cases that (specifically in the matter of **JITENDER GUPTA vs GOVT OF NCT OF DELHI & ORS**) The Delhi Fire Services commented that the premise/building found duly maintained by the owner/occupier during the inspection. The DFS quoted as - "Para 3. The Select City Walk Mall and DLF Place Saket Mall, situated at Plot No. A3 & A4 respectively, of District. Centre Saket, Press Enclave Road, New Delhi-110017 were inspected by the concerned nominated Authority of this department on 28/08/2017 as directed by the Hon'ble Court and the fire prevention and fire safety measures as required and provided under Rule 33 of DFS rules 2010 in

both the premises/ building found duly maintained by the owner/ occupiers during the inspection. (Copy enclosed at G).

- 3.8.10 In view of the above, it becomes imperative that there is need to establish the character of the Atrium in terms of use activities permitted and the quantum of area for these permitted activities - both in FAR and Non - FAR areas.

- 3.9 However, as per MPD-2021, Table 5.5: Definitions and Activities Permitted in Use Premises, following activities are permitted:

Table 5.5 Definitions and Activities Permitted in Use Premises

Table C:

Use Premise	Definition	Activities permitted
Vending Booth	A premise in the form of booth for sale of commodities of daily needs either through a mechanical installation or otherwise.	Vending Booth

- 3.10 In MPD-2021, Table 13.2: Development Controls for Health Facilities under 1. Hospital/ tertiary Health Care Centre (Other Controls) at Point 5, following is stipulated:

*"Maximum 10% of the achieved FAR shall be free if utilized for waiting and reception area. However, this area shall be taken into account for the provision of Hospital parking as per norms" (ANNEXURE - H)*

- 3.11 As per the modifications in the UBBL-2016 (vide Gazette Notification dated 5<sup>th</sup> April, 2017) Clause 8.10 (i) Common Entrance Lobby / Lobby area with minimum double height cubic content in high-rise building/s shall be permitted free from FAR in all the floors and shall be counted only once in the Ground Coverage. Such entrance lobby/lobby area shall not exceed 3% of maximum permissible FAR. (ANNEXURE - I)

- 3.12 From the above, it is imperative that DDA has already in some cases approved Kiosks etc. in the Atrium by counting it towards FAR which is not clear in Gazette Notification No. S.O. 3587(E) dated 14.11.2017. So, in case where the purchased / usable / permissible FAR upto 25% has been counted in atrium FAR, the clarity is required on the activities allowed in such areas counted in FAR.

- 3.13 Hence, with regard to above subject matter, since there is a lack of clarity, it is required to be established that some limited commercial activities / uses of that commercial centre as per MPD-2021, may be permitted in 25% of the defined atrium area, which is counted towards the permissible / purchased / usable FAR, subject to compliance of all statutory norms of MPD-2021 / UBBL-2016 and clearance from Delhi Fire service and other statutory bodies for all the buildings sanctioned with a provision of Atrium.

However, in balance 75% of defined Atrium area which is free from FAR / not counted towards permissible / purchased / usable FAR cannot be utilized for any remunerative / commercial purposes. Further, in 10% of the Atrium area; the activities which are of non-commercial / non-remunerative purposes such as Waiting Areas / Public Seating/waiting areas for Senior citizens, Information Kiosks / Help Desks / Reception

Area, Exhibition / Open display of Public Arts etc. can be allowed, provided all statutory requirements for public safety and hygiene are adhered to.

4.0 PROPOSAL:

- 4.1 Activities which are open to atrium (not covered from the top) or activities in public view shall be permitted i.e. Vending Booth or allied / similar commercial activities, such as Kiosks, Café, Exhibition stalls/ Sale of Merchandise /Visual Merchandise/ Short Performances/ Short promotional activities/ Fashion-shows/ etc. subject to compliance of all mandatory/statutory requirements of MPD and UBBL 2016 with clearances from various statutory authorities such as Delhi Fire Services etc.; by paying fees and charges within the ambit of UBBL 2016.
- 4.2 For all these developments/activities in the Atrium area, the Developer Entity (DE) can utilize maximum 25% of the defined Atrium area towards FAR by pouring / counting the same from its permissible FAR for use of above mentioned activities allowed in the Atrium which shall be counted towards FAR.
- 4.3 In balance 75% of defined Atrium area which is free from FAR / not counted towards permissible / purchased / usable FAR cannot be utilized for any remunerative / commercial purposes. However, In these non-FAR area other non-commercial activities like Waiting Areas / Public Seating/ waiting areas for Senior citizens, Information Kiosks / Help Desks / Reception Area, Exhibition / Open display of Public Arts etc. may be permitted for public convenience upto maximum 10% of the Atrium area. Such areas if utilized as above shall be taken into account for the provision of parking as per norms.
- 4.4 All these developments/activities shall be subject to the approval of revised building plans from the concerned sanctioning authorities subject to all statutory clearances w.r.t. relevant provisions of Unified Building Bye Laws 2016, fire safety norms etc.
- 4.5 Public circulation / movement spaces shall be maintained as approved by the Fire Services Department.

5.0 RECOMMENDATION:

In view of Para 2.0 and 3.0 above, the Proposal at Para 4.0 is placed before the Technical Committee for consideration and approval.

Arch. Asst (Bldg.) C&I

Director (Bldg.)



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ANNEXURE (A)

IN THE HIGH COURT OF DELHI AT NEW DELHI

(CIVIL EXTRAORDINARY JURISDICTION)

WPC NO. 5436/2017

PUBLIC INTEREST LITIGATION

IN THE MATTER OF:

JITENDER GUPTA

...PETITIONER

VERSUS

GOVT. OF NCT OF DELHI & ORS.

...RESPONDENT

ADDITIONAL AFFIDAVIT ON BEHALF OF RESPONDENT NO.2 -  
DELHI DEVELOPMENT AUTHORITY

I, Surjit Taseadhar aged about 49 years S/o Sh. D. D. Taseadhar posted as Director (Bldg) Delhi Development Authority, having its office at 15A, Vikas Sadan New Delhi, do hereby solemnly affirm and declare as under :-

1. That I am fully acquainted with the facts of the case as gathered from the official records and competent in the official capacity to swear this additional affidavit on behalf of Respondent No.2-Delhi Development Authority.
2. In continuation of earlier status report dated 31.08.2017, the petitioner seeks to bring following additional facts to the notice of this Hon'ble Court.
3. Vide order dated 11.10.2017 this Hon'ble Court was pleased to let an inspection to be conducted at the premises of the respondent No. 5 by the officers of the respondent to access the facts on site. This Hon'ble Court was further to allow the Standing Counsel for the respondent and the petitioner to join such inspection in this regard. Pursuant to the order passed by the Hon'ble Court a detailed inspection was conducted which was undertaken in the presence of petitioner, Sh. Sanjeev Sabharwal Standing Counsel, DDA and some representative of the owners of the Mall Select City Walk at Saket.

4. During the inspection it was noticed that the Show Cause Notice for properties in District Centre Saket i.e. A-4, DLF Place, Saket Mall and A-3, Select City Walk Mall has already been served on 09.08.2017.

- I. The Show Cause Notice to M/s Select Infrastructure Pvt. Ltd., Plot No. A-3, District Centre Saket includes the followings:
  - II. Twelve nos. of kiosks at Ground Floor in atrium area.
  - III. Nine nos. of kiosks have been installed at First Floor in atrium area. Covering of terrace measuring 15m X 7m with glass wall and high tensile roof membrane.
  - IV. Eight nos. of kiosks and three nos of Bank ATMs have been installed at second floor atrium area. Covering of terrace measuring 16m X 7.5 m with glass wall and roof sheeting.

2. The Show Cause Notice to M/s DLF Ltd. includes the following:

- I. One number kiosk installed unauthorisedly at Ground Floor in Atrium
- II. Two number kiosk installed unauthorisedly at First Floor in Atrium.
- III. One number kiosk installed unauthorisedly at second Floor in Atrium.

The compliances of the same by the property owners are yet to be done. However, M/s Select Infrastructure Pvt. Ltd. submitted a reply on 21<sup>st</sup> August 2017 stating that decorative set up of Kargil Divas was installed with due approval from Delhi Police, makeshift temporary movable/table set-up were installed. They requested for regularisation of Kiosk area by counting into FAR.

M/s DL Retail Developers Ltd. replied to the Show Cause Notice on 21<sup>st</sup> August 2017 stating that "these are duly approved kiosk from DDA Building Department and are also part of our Completion Certificate and are shown in Compliance Drawing issued vide dated 12.11.2012.

3. The site inspection was conducted on 28.09.2017. During the inspection, following are noted:
- 3.1 A few number of kiosks in the atrium area of ground floor, first floor and Second floor are erected and found to be operating against the approved completion/regularization plan in plot No. A-3, District Centre Saket (Select City Walk)
- 3.2 The number of kiosks are not available as same as approved in the completion plan of plot No. A-4, District Centre, Saket, DLF Place Mall.
- 3.3 Some areas are encroached at the connected bridge to the Cinema Complex in both the properties of A-3 & A-4.
- 3.4 The Master Plan 2021 under table 5.4 Development Control—Commercial Centre under the used premises of District Centre, it is specified as under:  
"In case the permissible additional ground coverage is utilized, 25 % of the utilized ground coverage shall be counted towards FAR".
4. During site inspection it is observed that the kiosks/stall are approved in atrium area by counting them FAR calculation.
- (i) In case of Plot No. A-4, DLF Place, the kiosks are approved in the completion plan by counting into FAR calculation. It was also noticed that the area of kiosk at A-4 DLF Place is more than what was approved.
- (ii.) In case of Plot No. A-3, Select City Mall, kiosk/stalls were not approved in completion plan, hence, not counted in FAR.
- (iii.) In general, the display of cars, motor bikes, high-end merchandise in atrium area or in the common area which do not affect the Delhi Fire Services requirements, are regular feature in commercial complexes/malls.
5. In view of the above situation as application in para 4(i),(ii),(iii) & (iv) above, it is submitted that the MPD-2021 provision as explained in Table 3.4 (V) regarding counting 25 % of Atrium area towards FAR does not clearly state on the matter whether if the kiosks/stalls/Display areas can be installed or erected or permitted in atrium area.



6. The MPD-2021 provision is silent regarding permissibly or non-permissibility of activities in common areas/Atrium areas. Since the MPD-2021 is silent on these matter, these kiosks/stalls were counted in FAR (as sacrifice of purchased FAR) and sanctioned in earlier instances.
7. There is a need to remove the ambiguity in the MPD-2021 and draft out a crystal clear guideline for permissible uses in the Atrium/common areas.
8. In order to do so, the matter is required to put to the Competent Authority of DDA for deciding guidelines on permissibility of use activities in Atrium/Common areas.

In view of the submissions made hereinabove & the facts and circumstances of the case it is most respectfully prayed that this Hon'ble Court may be pleased to pass an appropriate order.



DEPONENT

VERIFICATION:

Verified at Delhi on this of ...December 2017 that the contents of the above affidavit are true to my knowledge derived from the official records. No part of it is false and nothing material has been concealed there from.



DEPONENT

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(B)  
ANNEXURE B

MINISTRY OF HOUSING AND URBAN AFFAIRS  
(DELHI DIVISION)  
NOTIFICATION

New Delhi, the 14th November, 2017

S.O. 3587(E).—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as part of its Master Plan modification which were published in the Gazette of India, Extraordinary, as Public Notice vide S.O. No. 3645(E) dated 06.12.2016 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice.

2. Whereas, 3 (three) objections/suggestions received with regard to the proposed modifications within the stipulated time period of thirty days.

3. All the persons who filed objections/suggestions were invited to present their objections/suggestions before the Board of Enquiry & Hearing held on 14.02.2017.

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

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

MODIFICATION:

A	Chapter S: Trade & Commerce		
	Table 5.4: Development Controls—Commercial Centres		
	Use / Use Premises	Maximum Ground Coverage (%)	
Existing Provisions		Proposed Modification	
	a) Commercial Centres		
	i. Convenience Shopping Centre /Local Shopping Centre/ Local Level Commercial areas	40	50
	ii. Service Market	40	50
	iii. Organised Informal Bazaar	40	50
	iv. Community Centre/Non-hierarchical Commercial Centre	25	50
	v. District Centre/Sub-Central Business District/Sub-City Level Commercial areas	25	50
B	In the notes under Table 5.4, the following additional notes to be added after the note at serial no.(v):		
	vi) In case of Commercial Centres in a) i. to v., the maximum Ground Coverage shall be inclusive of Atrium.		
	vii) In case of integrated schemes of Commercial Centres, amalgamation and sub-division of the plots is permitted for activities as permitted in Table 5.1 of the respective hierarchy of commercial centres subject to payment of requisite charges as notified by the Competent Authority from time to time.		

[F. No. K-13011/12/2017-DD-I]

ANIL KUMAR, Under Secy.





ANNEXURE C

DR. RANJEET MEHTA  
PRINCIPAL DIRECTOR

PLAN-15-  
16<sup>th</sup> January 2018

Subject: - Clarification in respect of permissibility of activities in all Commercial Centers - Atrium

The PHD Chamber of Commerce and Industry established in 1905, is a proactive and dynamic multi-State apex organization working at grass root level and with strong national and international linkages. The Chamber serves 10 North Indian States and UT of Chandigarh. It has direct and indirect membership of about 45000 PHD Chamber acts as a catalyst in the promotion of industry, trade and entrepreneurship.

The PHD Chamber of Commerce and Industry has rigorously pursued through many public forums and raised the concern and interest of our members regarding delay in various policy matters inclusive of review of Master Plan for Delhi-2021 which are beneficial not only to the Real Estate Sector but public at large.

The Development on Commercial or Public/Semi-Public Plot is regulated by assigned FAR and accordingly price of plot is determined by DDA whenever any plot is put up for auction. In other words Developer Entity (DE) of such plots purchase the plot along with pre-determined FAR. In case of Commercial Development, activities & hierarchy of commercial areas have been designated specifying therein permitted commercial activities as given in table 5.1.

The development control norms applicable to Convenience Shopping Centre (CSC), Local shopping Centre (LSC), Community Centre (CC), District Centre (DC) & Hotel have been given in Table 5.4. All most all the commercial schemes in Delhi since MPD-1962, 2001 or MPD-2021 have been developed in integrated manner wherein in individual plot FAR also get assigned prior to auction of plot.

All activities permitted in MPD 2021 and as specified in Chapter 5.0 table 5.1 are permitted in these commercial centers provided these activities are within the permissible / purchased FAR. The Master Plan for Delhi (MPD) 2021 also has several provisions for encouraging activities in all commercial building in Delhi. One such enabling provision in Chapter 17: DEVELOPMENT CODE, clause 8(3), General Notes 5, stipulates as following:

*"In case of all the plots of size 1000 sq.m and above, except "Residential Plot - Plotted Housing", atrium will be permitted with stipulations - Maximum 10% additional ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR"*

The same stipulation has been provided for all categories of commercial centers in MPD 2021, Chapter 5.0: TRADE AND COMMERCE, Table 5.4: Development Controls - Commercial Centers.

Also, In Unified Building Bye-Laws (UBBL) 2016 for Delhi the term "Atrium/Atria" has been defined in Clause 1.4.9, as following:



"We Walk Our Talk"



PHD CHAMBER OF COMMERCE AND INDUSTRY

PHD House, 4/2 Sri Institutional Area, August Kranti Marg, New Delhi - 110 016 (India) Tel: +91-11-2686 3801/04, 49545454, 49545400  
Fax: +91-11-26009110/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47



*"Atrium/ Atria: It is partly/ fully enclosed space with a minimum double height which is partly/ fully covered with light roofing/ R.C.C. and could be constructed upon. In a building, there may be more than one atrium at ground or at any other level. Ground coverage and FAR to be as per MPD."*

While Atrium/Atria have become the integral part of all modern buildings and are highly appreciated by occupants, users and general public in terms of their user-friendliness, vibrancy, grandeur and elegance, but it comes with a stipulation that only 25% of utilized Ground coverage of defined Atrium area, which is being counted towards permissible/usable/ purchased FAR,, gets entitled for use of all activities as stipulated in MPD 2021, Chapter 5.0: TRADE AND COMMERCE, Table 5.1.

However, you may appreciate that to create and maintain these large volumes of spaces in Atrium/Atria inside a building involves a very high cost towards air-conditioning, security, high quality lighting and other special architectural features for it to become a radiant designed space for the convenience of public that uses these spaces.

Therefore our members are of the view that in balance 75% of the Atrium area which is free from FAR portion of these large volumes of Atrium/Atria, the DE should also be allowed to use this area for allied commercial activities, such as exhibitions / short term display and sale of merchandise and public art etc. on temporary basis subject to compliance of all mandatory/statutory requirements of MPD and UBBL with clearances from various authorities such as Delhi Fire Services etc.. This would allow DE to create and maintain the ambience and enrich the experience of general public. More so, these activities are done worldwide to enliven these public spaces to keep them relevant.

It would be pertinent to mention that the general perception is that commercial charges so collected are a big gain to the DE while in actual, the amounts so collected are so meager and insufficient that it would not even suffice for the cost of maintaining these spaces for public convenience.

DDA being the nodal agency for Master Plan and UBBL is requested to clarify the above so that a uniform approach with respect to the activities allowed in Commercial Centers is adopted by all the agencies across the city.

Your early action will be highly appreciated.

Yours sincerely,



( Dr. Ranjeet Mehta )

The Commissioner (Plg)  
Delhi Development Authority,  
Vikas Minar, ITO,  
New Delhi

CC to : The Vice Chairman  
Delhi Development Authority  
C Block, Vikas Sadan, INA  
New Delhi-110023

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दिल्ली विकास प्राधिकरण  
मुख्य योजना विभाग  
छठी मंजिल, विकास मिनार  
इ.प्र.एस्टेट, नई दिल्ली- 110002  
दूरभाष 23370507

ANNEXURE D

एफ 15(10) 2013/मु.यो /पार्ट-1/44

दिनांक: 15.03.2018

Sub.: Clarification in respect of permissibility of activities in all Commercial Centres - Atrium

Please refer to the note of Principal Director, PHD Chamber of Commerce and Industry, Delhi (original letter enclosed) wherein the clarification has been sought in respect of permissibility of activities in the Atrium in all Commercial Centres. It has further been requested that the Developer Entity (DE) should also be allowed to use this area for allied commercial activities, such as exhibitions / short term display and sale of merchandise and public art etc. on temporary basis subject to compliance of all mandatory / statutory requirements of MPD and UBBL with clearance from various authorities such as Delhi Fire Services etc. This would allow DE to create and maintain the ambience and enrich the experience of general public. More so, these activities are done worldwide to enliven these public spaces to keep them relevant. The matter has been examined and the following is submitted w.r.t the provisions of Atrium in MPD-2021:-

1. As per notification dated 14.11.2017, the ground coverage on any plot in case of Commercial Centre is 50% and shall be inclusive of Atrium. As such the earlier provision given under Table 5.4 Developments Control Norms of Commercial Centres in Chapter 5.0 of MPD 2021 stands superseded for all the new developments and sanctioning of revised plans.
2. In cases where the benefits as per earlier provisions of MPD-2021 for 10% addition ground coverage has been availed by any plot owner, the same shall be continued till any addition / alteration / redevelopment is being proposed in the building / development.
3. Regarding percentage of area of Atrium towards Ground Coverage or whether same can be counted in FAR or not, the same shall be governed by the provisions given in the Unified Building Bye-Laws, 2016.
4. Further, permission of any activity within the Atrium on temporary and permanent basis is not a master plan issue. As such it needs to be examined by the Building Section, DDA as per provisions in UBBL, 2016 and other applicable rules / regulations, if any.

Accordingly, the PUC may be submitted to the Building Section, DDA for examination and necessary action.

Encl: As above

A. Madan  
Planning Asstt(MP)  
15.03.2018

Dy. Director (Plg) MP

Director (Plg) MP

✓ Addl. Commr (Plg)

Commr (Plg)

Director (Building)

15/03/2018

15/3/18

15/3/18

15/3/18

दिल्ली विकास प्राधिकरण

**Uttar Pradesh Shasan  
Audyogik Vikas Anubhag-4**

In pursuance of the provisions of clause (3) of Article 348 of the Constitution, the Governor is pleased to order the publication of the following English translation of notification no 2213 /77-4-10-158N./85 dated 30 November, 2010

**Notification**

No- 2213 /77-4-10-158N./85

Lucknow : Dated : 30 November, 2010

In exercise of the powers under sub-section (2) of section 9 and section 19 of the Uttar Pradesh Industrial Area Development Act 1976 (U.P. Act no-6 of 1976) read with section 21 of the Uttar Pradesh General Clauses Act, 1904 (U.P. Act no-1 of 1904) and in supersession of notification no. 6435 /77-4-06-158N./85 dated December 05 of 2006, the New Okhla Industrial Development Authority hereby makes the following regulations with the prior approval of the State Government to regulate the erection of buildings within the New Okhla Industrial Development Area;

**THE NEW OKHLA INDUSTRIAL DEVELOPMENT  
AREA BUILDING REGULATION, 2010**

**CHAPTER -1**

**PRELIMINARY**

**1. Short title, commencement and application.**

- 1.1 These regulations may be called the New Okhla Industrial Development Area Building Regulations, 2010.
- 1.2 They shall come into force with effect from the date of their publication in *Gazette*.
- 1.3 Chapter I to IV shall apply to building activities within the urbanisable area and Chapter V, shall apply to the area designated for agricultural use by the Authority.
- 1.4 These regulations shall be applicable for New Okhla Industrial Development Area.
- 1.5 Chapter VI shall apply to the plots allotted to the farmers against their land acquisition (5% to 7% of the acquired land as per policy of the Authority)
- 1.6 The plots on which map has already been sanctioned and construction has already been started or completed, the allottee may be allowed to revise the same building plan or submit the new plan as per prevailing regulations for that part of building where construction has not started or any new addition required in building.
- 1.7 F.A.R., Ground coverage, setbacks and density as indicated in these regulations shall not be applicable in respect of those plots which were allotted on auction or tender basis and group housing prior to the coming into operation of these regulations. However the calculation of FAR and Ground Coverage in the new buildings in such plots shall be



- (3) **Floor Area Ratio shall not include:**
- (i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections.
  - (ii) Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:
    - (a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
    - (b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
    - (c) In plots bigger than 10000 sq mtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0 mtrs.
  - (iii) Basement, if put to any use other than mentioned above, shall be included in the FAR of the building.
  - (iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.
  - (v) Balconies (upto 1.5 metre width) free from FAR may be projected in open setbacks provided 6 mtrs. clear space is available for fire tender movement.
  - (vi) Other features as mentioned in Table 3.
  - (vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
  - (viii) Open ramps with no area enclosed below it of usable height. If used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.
  - (ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.
  - (x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.
  - (xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi level parking in plots bigger than 10000 sq mtrs (excluding green areas).
  - (xii) In multistorey buildings service floor may be allowed after 4 floors. Maximum of 3 service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 mtrs. from floor to bottom of the beam.
- (4) **15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage**
1. Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4m x 4.5m shall not be counted in Ground Coverage.

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(F)  
ANNEXURE F



# THE HARYANA BUILDING CODE

2017



Circulated vide PSTCP Memo No. Misc-138-A-Loose/7/5/2006-2TCP dated: 07/03/2017

HARYANA GOVERNMENT

- (including stilt), as per the requirements of the relevant **Form BR-V(A1)** (Please see **Appendix "A"**);
- (xxxv) "erection or re-erection of building" means and includes any material addition, alteration or enlargement of any building including sub-division of the existing covered area;
- (xxxvi) "exit" means a passage channel or means of egress from the building, its storey or floor to a street or, other open spaces;
- (xxxvii) "external wall" means an outer wall or vertical enclosure of any building not being a party wall, even though adjoining to a wall of another building and also includes a wall abutting on an interior open space of any building but shall not include an outer verandah wall;
- (xxxviii) "factory" shall have the same meaning as defined in the Factories Act, 1948 (Act LXIII of 1948);
- (xxxix) "flat" means a part of any property, intended to be used for residential purposes, including one or more rooms with enclosed spaces located on one or more floors, with direct exit to a common area leading to such streets or roads;
- (xl) "floor" means the lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor. The floor at ground level with direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor-1, with the next higher floor being termed as floor-2, and so on upwards.
- (xli) "floor area ratio (FAR)" mean a quotient obtained by dividing the multiple of the total covered area of all floors and hundred, by the area of plot i.e.

$$\text{FAR} = \frac{\text{total covered area} \times 100}{\text{plot area}};$$

For the purpose of calculating FAR, cantilevered, permitted roof projections, lift room, mumty, balcony, basement or any floor if used for parking, services and storage, stilt area (unenclosed) proposed to be used for parking/ pedestrian plaza only, open staircase (without mumty), terrace with or without access, fire staircase, atrium, water tank, open courtyard of permitted size shall not be counted towards FAR;

Provided, area under shaft, chutes, lift well and staircase from stilt to next floor shall be counted towards FAR only at once on ground floor:

Provided in case the ventilation shaft area is more than 3 square metres, it shall not be counted in FAR;



- (xlii) "form" means a form appended to this Code;
- (xliii) "footwear manufacturing industry" means the industrial units primarily engaged in the design, cutting, assembly and manufacturing of footwear from finished leather, fabric, rubber and their variants and shall include other similar products such as belts, purses, bags, suit-cases, brief cases etc. but shall not include the processing and tanning of leather and its variants;
- (xliv) "foundation" means a part of a structure which is below the lower most floor and which provides support for superstructure and which transmit load of the superstructure to the bearing surface;
- (xlv) "framed building" shall mean a building, the external walls of which are constructed of a frame of timber, iron, reinforced cement concrete or steel and such framing consisting of posts or columns and beams, filled in, wholly or partially covered with bricks, stones, iron plates or other materials and the stability of which depends upon such framing;
- (xlvi) "front" as applied to a building shall mean generally the portion facing the street from which it has access and in case of doubt as determined by the Competent Authority;
- (xlvii) "garage" shall mean a building or portion thereof used or intended to be used for shelter, storage or parking of a wheeled vehicle;
- (xlviii) "ground coverage" means built up area covered at ground level;  
For the purpose of calculating ground coverage area under shaft, chute, lift well and staircase shall be counted towards ground coverage:  
Provided ventilation shaft area more than 3 square metres, fire staircase, atrium and open courtyard of permitted size, shall not be counted in ground coverage;
- (xlix) "group housing" means a building designed and developed in the form of flats for residential purpose or any building ancillary to group housing;
- (I) "habitable room" means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, but not including bathrooms, water-closet compartments, laundries, serving and store pantries, corridors, cellars, attics, and spaces that are not used frequently or during extended periods.
- (II) "height" as applied to a building means vertical measurement of the building measured from the finished mean level of the street where such street exists or from the mean level of the ground adjoining the outside of the external walls to half the height of the roof in the case of sloping roofs and to the highest level of the building in case of building with flat roof, excluding the projected portions of munties, flues, ducts, building maintenance unit, machine room,

-40-

ANNEXURE 'G'

IN THE HIGH COURT OF DELHI AT NEW DELHI

W.P. (CIVIL) NO. 5436 OF 2017

IN THE MATTER OF:

JEETENDER GUPTA

.....PETITIONER

VERSUS

GOVERNMENT OF NCT OF

DELHI & ORS

.....RESPONDENTS

AFFIDAVIT ON BEHALF OF RESPONDENT NO. 3 - DELHI  
FIRE SERVICES

I, A.K. Malik S/o Dr. Brahma Prakash, R/o F-1, Safdarjung Fire Station, Jor Bagh, New Delhi, 110003 aged about 48 years, currently serving as Divisional Officer, Delhi Fire Services do hereby solemnly affirm and declare as under:

1. The Select City Walk Mall and DLF Place Saket Mall, situated at plot no. A-3 & A-4, of District Center Saket, Press Enclave Road, Saket, New Delhi-110017 were issued Fire



-41-

2

Safety Certificate under Rule 37 on 18/02/2015 (Annexure-'A') & 30 /10/2015 (Annexure-'B') respectively, which is valid for a period of 3 years under Rule 36, unless sooner cancelled from the date of issue.

2. Under Rule 38 of DFS Rules-2010, Liability to maintain fire safety measures is with occupier of the building/ premises, as the case may be, and he shall maintain the fire prevention and fire safety measures provided in the building or premises at all times in best repairs for use by the occupants or members of Fire Service or both in the event of an outbreak of fire.
3. The Select City Walk Mall and DLF Place Saket Mall, situated at plot no. A-3 & A-4 respectively, of District Center Saket, Press Enclave Road, Saket, New Delhi-110017 were inspected by the concern nominated authority of this department on 28/08/2017 as directed by the Hon'ble court and the Fire prevention and Fire Safety measures as required and provided under Rule 33 of DFS Rules-2010 in both the





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3

premise/building found duly maintained by the owners/occupiers during the inspection.

4. That the contents of the present affidavit are true and correct to my knowledge, derived on the basis of information from the official records.

  
DEPONENT



VERIFICATION: 09 OCT 2017

Verified at New Delhi on \_\_\_\_ day of October, 2017 that the contents of the above affidavit are true and correct and based upon the record maintained in the ordinary course of business.



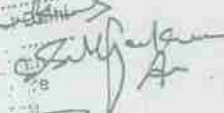
Identify the document/execution who has signed in my presence

09 OCT 2017

  
DEPONENT



ATTESTED  
NOTARY, DELHI

CERTIFIED THAT THE DEPONENT  
is AK -   
S B   
24.4.   
He is Public

-43-

(H)  
ANNEXURE H

MPD-2021 modified upto 31/07/2015

Draft for observation / discussion

3	Hospital G (101 to 200)	multi-level parking		subject to clearance from AAI, DFS, DMA, NMA and other statutory provisions.	coverage shall be counted toward FAR
4	Hospital D (upto 100)				4. Multi Level Podium parking shall be permissible to the extent of building envelope lines, free from FAR and ground coverage to facilitate ample parking in spaces, subject to structural safety. 5. Common areas such as waiting halls, reception and fire stair cases shall be allowed free from FAR. 6. Service floor of height 1.8m shall not be counted in FAR.]
[2]	Other Health Facilities a. i. Maternity Home ii. Nursing Home/ Polyclinic/ Dispensary b. i. Family Welfare Centre ii. Paediatric Centre iii. Geriatric Centre iv. Diagnostic Centre	30%	150	26 m	Parking standard @ 2.0 ECS/ 100 sqm of floor area.
[3]	a. Veterinary Hospital for pet animals and birds b. Dispensary for pet animals and birds	30% 35%	150 100	26 m 26 m	Parking standard @ 1.33 ECS/ 100 sqm of floor area. Parking standard @ 1.33 ECS/ 100 sqm of floor area.
[4]	a. Medical College b. Nursing and Paramedic Institute c. Veterinary Institute	As per norms of Medical Council of India / Regulatory Body			Parking standard @ 2 ECS/ 100 sqm of floor area.
		30%	150	26 m	
		As per the Veterinary Council of India / Ministry norms			

<sup>1</sup> Modified vide S.O. 3173(E) dated 12-12-2014

-44-

MPD-2021 modified upto 31/07/2015

Draft for observation / discussion

7	b. Dispensary for pet animals and birds	1 per 1.0 lakh	300 sq m.
	a. Medical College	1 per 10 lakh	As per norms of Medical Council of India / Regulatory Body (subject to availability of land)
	b. Nursing and Paramedic Institute	1 per 10 lakh	2000 sqm (Subject to Nursing Council of India / Ministry of Health norms).
	c. Veterinary Institute	As per requirement	As per the Veterinary Council of India / Ministry norms (subject to availability of land)

<sup>1</sup>[Note:

\* Size of hospital plot will be restricted up to 1.5 ha. in residential area, with preference to plot having three side open and having minimum 18m ROW on one side. Total floor area of the hospital shall be governed as per the total number of beds allowed in it.]

Table 13.2: Development Controls for Health Facilities

Sl. No.	Category	Ground Coverage	Maximum FAR	Height	Other Control
<sup>2</sup> [1]	<sup>3</sup> [Hospital A (501 & above)]	30% → additional 5% for multi-level parking (not to be included in FAR) Ground coverage to be decided by interse building to building distances as per Building Bye Laws and fire tender movement requirements, subject to a maximum 40% excluding 5% additional ground coverage for	200	37-m. No height restriction subject to clearance from AAI, DFS, DMA, NMA. NBC to process the proposed revision of NBC as soon as possible. Till the time the NBC is revised, Delhi Fire Services (DFS) may allow no restriction of height for health care facilities with commensurate fire and life safety measures,	1. Upto 15% of the permitted FAR can be utilized for residential use of essential staff. 2. Upto 10% of max. FAR to be kept for dormitory/ hostel for attendants of the patients, Crèche etc. 1. Upto 25% of the permitted FAR can be utilized for residential use of essential staff, dormitory/ hostel for attendants of the patients, Crèche etc. 3.2. Parking standard @ 2.0 ECS/100 Sqm of floor area. 3. Maximum 10% ground coverage shall be allowed for providing atrium*. In case, the permissible additional ground coverage for atrium is utilized 25% of the utilized ground
			a. RoW less than 24m		
			b. RoW 24M UP TO 30M		
			c. RoW 30M and above		
2	Hospital B (201 to 500)	Tertiary Health Care Centre	For plots falling under Influence Zones of MRTS/ Major Transport Corridors such as Metro and BRT Corridors, 50% more FAR should be available.		

<sup>1</sup> Added vide S.O. 2893(E) dated 23-09-2013

<sup>2</sup> Modified vide S.O. 3173(E) dated 12-12-2014

<sup>3</sup> Modified vide S.O. 2893(E) dated 23-09-2013



(I)  
ANNEXURE I

- 45 -
- i. Entrance Lobby/Lobby area with minimum double height cubic content in high-rise building/s shall be permitted free from FAR in all the floors and shall be counted only once in the Ground Coverage and FAR calculation. Such entrance lobby/lobby area shall not exceed 3% of maximum permissible FAR. See 7.17.2 (r).
  - j. Scissor staircase would be permitted provided all travel distance and fire norms are adhered to.
  - k. Multilevel car parking with car lifts would be permitted with adequate fire safety.
  - l. Two or more number of dwelling units, except EWS Housing, adjoining horizontally or vertically shall be allowed to integrate by way of providing a door of 1.5m max. width or with an internal staircase of 0.9m width and additional Lift without pit and machine room, subject to structural safety.
  - m. Podium(s)/Multistorey Podium with tower above shall be permitted within setback lines. The vehicular movement and parking shall be within the podium(s) and shall be free from FAR and Ground coverage calculations. The podium(s)/Multistorey podium shall be permitted subject to fire safety requirements of these bye laws. See 7.15.

- 46-
- b. The boilers shall be installed in a fire resisting room of four hours fire resistance rating, and this room shall be situated on the periphery of the basement. Catch pit shall be provided at the low level. Entry to this room may be provided with a composite door of two hour fire resistance.
  - c. The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the exterior.
  - d. Foam inlets shall be provided on the external walls of the building at the ground floor level to enable the fire services to use foam in case of fire.
  - e. The furnace oil tank for the boiler, if located in the adjoining room shall be separated by fire resisting wall of four hour rating. Entry to this room shall be provided with a composite door of two hour fire resistance. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.

#### 8.6 Helipad

For high-rise buildings above 200.0 m in height, helipad shall be provided.

#### 8.7 Structural Safety

As per provision made for structural safety in Chapter 9, Clause 9.1

#### 8.8 Disaster Management And Fire Safety

Refer Chapter no 9 of this document titled '*Provisions for Structural Safety, Natural Disaster, Fire and Building Services*'.

#### 8.9 Environment Protection and Preservation Plan

Refer Chapter no 10 of this document titled '*Provisions for Green Buildings*'.

#### 8.10 General features – free from FAR calculations

- a. Architectural feature on ground or any other floor including rooftops as approved by sanctioning Authority /concerned local body, Delhi Urban Art Commission and Delhi Fire Service.
- b. Architectural elements such as louvers, end wall projected upto 900mm, pergolas, other sunshade elements (referred in clause 7.1 of these bye laws) should be free from FAR and Ground Coverage.
- c. Any architectural roof top structures would also be permitted free of FAR, if not used for habitable or commercial purposes.
- d. Building elements such as sky bridges and landscape terraces which are meant for community purposes only shall be permitted free of FAR
- e. Services can be permitted on roofs/terraces with adequate screening for the same.
- f. Service floor/s shall not be counted in FAR where maximum 2.2m height at soffit level of beam and 2.7m height at soffit level of slab is permitted.
- g. Service area on habitable floors – like HVAC, MEP installations, Janitor Rooms, AHU Room, Electric room, LT Room, CCTV room or any other similar services shall be considered free from FAR.
- h. Atrium/ Atria at any floor (refer 1.4.9) shall be permitted in all high –rise buildings and commercial buildings (including low-rise). Atrium may be enclosed by light roofing or R.C.C as per development control norms provided in the MPD.



**DELHI DEVELOPMENT AUTHORITY**  
**MASTER PLAN SECTION**  
6<sup>th</sup> Floor, Vikas Minar  
I.P. Estate, New Delhi - 110002

F.1 (03)/2018/MP/ 85

Date: 03.05.2018

**Subject: Minutes of the 3<sup>rd</sup> Technical Committee meeting of DDA for the year 2018 held on 19.04.2018.**

The 3<sup>rd</sup> Technical Committee meeting of DDA for the year 2018 was held under the chairmanship of V.C. DDA on Thursday, 19.04.2018. The list of the participants is annexed as Annexure-I. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

  
31/5/18

(Rajesh Kumar Jain)  
**Director (MP&DC)**

To:

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



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11/2018	Change of land use of the site measuring 8.83acres (3.57ha) from "Residential" to "Public & Semi Public Facilities" (PSP) at BCS Andheria More, New Delhi. F3(46)/2006/MP	<p>The proposal was presented by Director (Plg.) UC&amp;J. After detailed deliberation, the proposal as contained in Para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957, subject to verification of land records, financial matters, as Chief Town Planner, SDMC placed same documents before the Technical Committee related to ownership of the land u/r.</p> <p>In view of the orders of the Hon'ble Supreme Court dated 06.03.2018 wherein the process of amendments in MPD-2021 has been stayed, it was opined that the further action in the matter shall be taken after the outcome of the orders of the Hon'ble Court.</p>	Action: Director (Plg.)UC&J
12/2018	Permissibility of Activities in Atriums in Commercial Centres. F.7(08)2018/Bldg.	<p>The proposal was presented by Director (Bldg.).</p> <ul style="list-style-type: none"> <li>- It was proposed that the maximum 25% of the FAR counted towards the atrium area may be allowed to be used for some activities and non-FAR areas for circulation /movement of visitors after leaving prescribed width of corridor to be kept open and free from all obstacles and conforming to UBBL-2016 and Fire norms.</li> <li>- During the discussion Chief Fire Officer, DFS raised some concerns</li> </ul>	Action: Director(B uilding)

		<p>that this may not be allowed.</p> <ul style="list-style-type: none"> <li>- It was brought to the notice of the Technical Committee that several plans have already been sanctioned by DDA and completion has been issued after obtaining NOC from the Delhi Fire Services showing the utilization of the atrium areas.</li> <li>- Moreover, while allowing vending booth and some allied commercial activities like Kiosks, Café etc in Atrium, the entire building has to be fire compliant. The Atrium area alone cannot be taken into consideration for fire compliance.</li> <li>- After detailed deliberations, the following was decided by the Technical Committee: <ul style="list-style-type: none"> <li>i) Delhi Fire Services to reconsider the proposal for the activities to be permitted in the atrium areas after leaving the circulation /movement areas for the visitor as mentioned above subject to the fire clearance and other statutory compliances keeping in view the new UBBL-2016 which promotes world class development.</li> <li>ii) Thereafter the proposal may accordingly be put up again before the Technical Committee.</li> </ul> </li> </ul>	
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The meeting ended with the vote of thanks to the chair.

## **ANNEXURE-I**

### **List of participants of 3<sup>rd</sup> meeting for the year 2018 of Technical Committee on 19.04.2018**

#### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commr. (LD)Coord.
4. Commissioner(Plg)
5. Addl. Chief Architect-I(SZ)
6. Addl. Commissioner(Landscape)
7. Sr. Architect, VC Sect.
8. Director(plg)MP&DC
9. Director (Plg)AP-II
10. Director (Plg)Bldg.
11. Director(Plg)Dwarka
12. Dy. Director(Plg)MP

#### **OTHER ORGANIZATIONS**

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2. Chief Architect, NDMC
3. Chief Fire Officer, Delhi Fire Service
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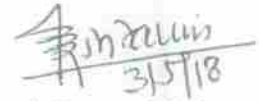
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6<sup>th</sup> Floor, Vikas Minar  
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**Director (MP&DC)**

To:

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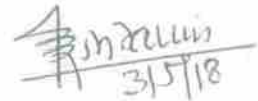
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4. Commissioner(Plg)
5. Addl. Chief Architect-I(SZ)
6. Addl. Commissioner(Landscape)
7. Sr. Architect, VC Sect.
8. Director(plg)MP&DC
9. Director (Plg)AP-II
10. Director (Plg)Bldg.
11. Director(Plg)Dwarka
12. Dy. Director(Plg)MP

#### **OTHER ORGANIZATIONS**

1. Chief Town Planner, SDMC
2. Chief Architect, NDMC
3. Chief Fire Officer, Delhi Fire Service
4. Divisional Officer, Delhi Fire Service
5. Asstt. Engineer-II, L&DO



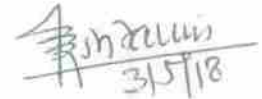
**DELHI DEVELOPMENT AUTHORITY**  
**MASTER PLAN SECTION**  
6<sup>th</sup> Floor, Vikas Minar  
I.P. Estate, New Delhi - 110002

F.1 (03)/2018/MP/ 85

Date: 03.05.2018

**Subject: Minutes of the 3<sup>rd</sup> Technical Committee meeting of DDA for the year 2018 held on 19.04.2018.**

The 3<sup>rd</sup> Technical Committee meeting of DDA for the year 2018 was held under the chairmanship of V.C. DDA on Thursday, 19.04.2018. The list of the participants is annexed as Annexure-I. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

  
31/5/18

(Rajesh Kumar Jain)  
**Director (MP&DC)**

To:

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



Agenda Item No.	Issue	Discussion / Recommendations	Remarks
09/2018	Confirmation of the 2nd Technical Committee meeting held on 28.02.2018 F1(02)/2018/MP	Since no observations/ comments were received, the minutes of the <b>2nd Technical Committee meeting held on 28.02.2018</b> were confirmed as circulated.	
10/2018	Action Taken Report of the decisions taken during the previous T.C. meetings.	The Action Taken Report of the decisions taken during the previous T.C. meetings was noted.	
11/2018	Change of land use of the site measuring 8.83acres (3.57ha) from "Residential" to "Public & Semi Public Facilities" (PSP) at BCS Andheria More, New Delhi. F3(46)/2006/MP	<p>The proposal was presented by Director (Plg.) UC&amp;J. After detailed deliberation, the proposal as contained in Para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957, subject to verification of land records, financial matters, as Chief Town Planner, SDMC placed same documents before the Technical Committee related to ownership of the land u/r.</p> <p>In view of the orders of the Hon'ble Supreme Court dated 06.03.2018 wherein the process of amendments in MPD-2021 has been stayed, it was opined that the further action in the matter shall be taken after the outcome of the orders of the Hon'ble Court.</p>	Action: Director (Plg.)UC&J
12/2018	Permissibility of Activities in Atriums in Commercial Centres. F.7(08)2018/Bldg.	<p>The proposal was presented by Director (Bldg.).</p> <ul style="list-style-type: none"> <li>- It was proposed that the maximum 25% of the FAR counted towards the atrium area may be allowed to be used for some activities and non-FAR areas for circulation /movement of visitors after leaving prescribed width of corridor to be kept open and free from all obstacles and conforming to UBBL-2016 and Fire norms.</li> <li>- During the discussion Chief Fire Officer, DFS raised some concerns</li> </ul>	Action: Director(B uilding)

		<p>that this may not be allowed.</p> <ul style="list-style-type: none"> <li>- It was brought to the notice of the Technical Committee that several plans have already been sanctioned by DDA and completion has been issued after obtaining NOC from the Delhi Fire Services showing the utilization of the atrium areas.</li> <li>- Moreover, while allowing vending booth and some allied commercial activities like Kiosks, Café etc in Atrium, the entire building has to be fire compliant. The Atrium area alone cannot be taken into consideration for fire compliance.</li> <li>- After detailed deliberations, the following was decided by the Technical Committee: <ul style="list-style-type: none"> <li>i) Delhi Fire Services to reconsider the proposal for the activities to be permitted in the atrium areas after leaving the circulation /movement areas for the visitor as mentioned above subject to the fire clearance and other statutory compliances keeping in view the new UBBL-2016 which promotes world class development.</li> <li>ii) Thereafter the proposal may accordingly be put up again before the Technical Committee.</li> </ul> </li> </ul>	
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The meeting ended with the vote of thanks to the chair.

## **ANNEXURE-I**

### **List of participants of 3<sup>rd</sup> meeting for the year 2018 of Technical Committee on 19.04.2018**

#### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commr. (LD)Coord.
4. Commissioner(Plg)
5. Addl. Chief Architect-I(SZ)
6. Addl. Commissioner(Landscape)
7. Sr. Architect, VC Sect.
8. Director(plg)MP&DC
9. Director (Plg)AP-II
10. Director (Plg)Bldg.
11. Director(Plg)Dwarka
12. Dy. Director(Plg)MP

#### **OTHER ORGANIZATIONS**

1. Chief Town Planner, SDMC
2. Chief Architect, NDMC
3. Chief Fire Officer, Delhi Fire Service
4. Divisional Officer, Delhi Fire Service
5. Asstt. Engineer-II, L&DO



# Minutes of the Technical Committee Meeting Held On 19.4.2018.

File No: F.7(08)2018/Bldg.

ITEM No. 12/TC/2018

Subject: Permissibility of Activities in Atriums in Commercial Centers

## 1.0 SYNOPSIS:

The Development on Commercial and Public & Semi Public Plot is regulated by assigned FAR and accordingly price of plot is determined by DDA whenever any plot is put up for auction. The construction of the plot also follows the principles of FAR as defined in the Master Plan/s. In other words, the disposal of plots to any Developer Entity (DE) and its subsequent development is entirely governed by pre-determined FAR specified in the Master Plan/s in vogue.

In case of Commercial properties, the permissible activities are defined in the hierarchy of Commercial areas in Table 5.1 of MPD-2021. The development control norms applicable to Convenient Shopping Centres, Local Shopping Centres, Commercial Centres, District centres and Hotels have been given in Table 5.4 of MPD-2021. Almost, all the commercial schemes in Delhi since MPD-1962, MPD-2001 and MPD-2021 have been developed in an integrated manner as per provisions of these Master Plan/s.

In MPD 2021, the Table 5.5: Definitions and Activities permitted in Use premises is elaborate on the activities permitted in various use premises. But, the activities permitted in the space under Atrium were not specified, thereby leading to various legal cases. Moreover, the quantum of 25% of Atrium area attributed for counting towards permissible FAR in Table 5.4 - Development Controls- Commercial Centre, has become ineffectual for all new developments with the onset of Notification S.O. 3587(E) dated 14<sup>th</sup> November, 2017. Since the permissible activities and quantum of these activities in Atrium are not specified, there is need to establish the same in order to regulate in a uniform manner

## 2.0 BACKGROUND:

2.1 An Affidavit [ANNEXURE - A] was submitted by the Director(Bldg) DDA to the Hon'ble High Court of Delhi in the matter of JITENDER GUPTA vs GOVT OF NCT OF DELHI & ORS vide Writ Petition WPC No. 5436/2017 wherein it was, inter alia, mentioned that:

(i) In view of the above situation as application in para 4(i), (ii), (iii) & (iv) above, it is submitted that the MPD-2021 provision as explained in Table 3.4 (V) regarding counting 25% of Atrium area towards FAR does not clearly state on the matter whether if the kiosks/stalls/Display areas can be installed or erected or permitted in atrium area.

(ii) The MPD-2021 provision is silent regarding permissibility or non-permissibility of activities in common areas/Atrium areas. Since the MPD-2021 is silent on these matters, these kiosks/stalls were counted in FAR (as sacrifice of purchased FAR) and sanctioned in earlier instances.

(iii) There is a need to remove the ambiguity in the MPD-2021 and draft out a crystal-clear guideline for permissible uses in the Atrium/common areas.

(iv) In order to do so, the matter is required to put-up to the Competent Authority of DDA to decide guidelines on permissibility of use activities in Atrium/Common areas.

In above point (i) 'Table 3.4' may be read as 'Table 5.4' which was mis-typed inadvertently in the affidavit submitted in court. This was also conveyed to the Sr. Standing Counsel of DDA to appraise the Hon'ble Court.

- 2.2 In the meanwhile, a Gazette Notification on MPD 2021 vide no. S.O. 3587(E) dated 14<sup>th</sup> November, 2017 was issued wherein the maximum ground coverage for all Commercial Centers in a) i. to v. of Table 5.4 has been enhanced to 50%. The para 2 of the Notification states: "the following additional notes to be added after (v):

vi) In case of Commercial Centres in a) i to v., the maximum Ground Coverage shall be inclusive of Atrium." - [ANNEXURE - B]

- 2.3 A representation was received from "PHD Chamber of Commerce and Industries" wherein they have sought clarification regarding the activities allowed in FAR and Non-FAR areas of the Atrium in all Commercial Buildings. In its representation, they have also submitted that The Unified Building Bye-Laws (UBBL) 2016 for Delhi the term "Atrium/Atria" has been defined in Clause 1.4.9 as the following :

"Atrium/Atria : It is partly/full enclosed space with a minimum double height which is partly / fully covered with light roofing / R.C.C. and could be constructed upon. In a building, there may be more than one atrium at ground or at any other level. Ground coverage and FAR to be as per MPD.

While Atrium / Atria have become the integral part of all modern buildings and are highly appreciated by occupants, users and general public in terms of their user-friendliness, vibrancy, grandeur and elegance, but it comes with a stipulation that only 25% of utilized Ground coverage of defined Atrium area, which is being counted towards permissible / usable / purchased FAR, gets entitled for use of all activities as stipulated in MPD 2021, Chapter 5.0: TRADE AND COMMERCE, Table 5.1.

.....Therefore our members are of the view that in Balance 75% of the Atrium area which is free from FAR portion of these large volumes of Atrium / Atria, the DE should also be allowed to use this area for allied commercial activities, such as exhibitions / short term display and sale of merchandise and public art etc. on temporary basis subject to compliance of all mandatory/statutory requirements of MPD and UBBL with clearance from various authorities such as Delhi Fire Services etc. This would allow DE to create and maintain the ambience and enrich the experience of general public. More so, these activities are done worldwide to enliven these public spaces to keep them relevant".

[ANNEXURE - C]

3.0 EXAMINATION:

- 3.1 Earlier, provisions of MPD-2021, Table 5.4: Development Controls - Commercial Centres, in the "Other Controls: Maximum 10% additional ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage

for Atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR."

- 3.2 Subsequently, a Gazette Notification vide no. S.O. 3587(E) dated 14<sup>th</sup> November, 2017 was issued wherein the maximum ground coverage in MPD-2021 in Table 5.4 for a) Commercial Centers (i. to v.) has been enhanced to 50%. The para 2 of the Notification states: "the following additional notes to be added after (v):

vi) In case of Commercial Centres in a) i to v., the maximum Ground Coverage shall be inclusive of Atrium."- (ANNEXURE - B)

- 3.3 The Master Plan Section, DDA as per their letter No. F 15 (10) 2013/MP/Pt-1/44 dated 15.03.2018 (ANNEXURE - D) have examined the issue & given their views as following:

- "(a) As per notification dated 14.11.2017, the ground coverage on any plot in case of Commercial Centre is 50% and shall be inclusive of Atrium. As such the earlier provision given under Table 5.4 Development Control Norms of Commercial Centres in Chapter 5.0 of MPD-2021 stands superseded for all the new development and sanctioning of revised plans.
- (b) In cases where the benefits as per earlier provisions of MPD-2021 for 10% additional ground coverage has been availed by any plot owner, the same shall be counted till any addition / alteration / redevelopment is being proposed in the building / development.
- (c) Regarding percentage of area of Atrium towards Ground Coverage or whether same can be counted in FAR or not, the same shall be governed by the provisions given in the Unified Building Bye-Laws 2016.
- (d) Further, permission of any activity within the Atrium on temporary and permanent basis is not a master plan issue. As such, it needs to be examined by the Building Section, DDA as per provisions in UBBL-2016 and other applicable rules / regulations, if any."

- 3.4 (a) As per "THE NEW OKHLA INDUSTRIAL DEVELOPMENT AREA BUILDING REGULATION, 2010" Chapter-III (General Requirements) Clause 24.4.1 (Other Provisions) Point 3 (Part ix) it has been stated that "Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage." (ANNEXURE - E)

(b) As per "THE HARYANA BUILDING CODE 2017" Chapter-1: Title & Definitions (1.2 Definitions) (Clause xli) it has been stated that "For the purpose of calculating FAR, cantilevered, permitted roof projections, lift room, mumty, balcony, basement or any floor if used for parking, services and storage, stilt area (unclosed) proposed to be used for parking / pedestrian plaza only, open staircase (without mumty), terrace with or without access, fire staircase, atrium, water tank, open courtyard of permitted size shall not be counted towards FAR." As per (Clause xlviii), it has been stated that "ground coverage" means built up area covered at ground level. For the purpose of calculating ground coverage area under shaft, chute, lift well and staircase shall be counted towards ground



coverage, provided that ventilation shaft area more than 3 sqm, fire staircase, Atrium and open courtyard of permitted size shall not be counted in ground coverage."

(ANNEXURE - F)

3.5 The MPD-2021 and UBBL-2016 provisions are silent regarding permissibility or non-permissibility of activities in common areas/Atrium areas.

3.6 An Affidavit was submitted by DDA to the Hon'ble High Court of Delhi in the matter of *JITENDER GUPTA vs GOVT OF NCT OF DELHI & ORS* vide Writ Petition WPC No. 5436/2017 wherein it was, inter alia, mentioned that:

(i) In view of the above situation as application in para 4(i), (ii), (iii) & (iv) above, it is submitted that the MPD-2021 provision as explained in Table 3.4 (V) regarding counting 25% of Atrium area towards FAR does not clearly state on the matter whether if the kiosks/stalls/Display areas can be installed or erected or permitted in atrium area.

(ii) The MPD-2021 provision is silent regarding permissibility or non-permissibility of activities in common areas/Atrium areas. Since the MPD-2021 is silent on these matters, these kiosks/stalls were counted in FAR (as sacrifice of purchased FAR) and sanctioned in earlier instances.

(iii) There is a need to remove the ambiguity in the MPD-2021 and draft out a crystal-clear guideline for permissible uses in the Atrium/common areas.

(iv) In order to do so, the matter is required to put-up to the Competent Authority of DDA to decide guidelines on permissibility of use activities in Atrium/Common areas.

3.7 As per MPD-2021, Table 5.4: Development Controls - Commercial Centres, the utilisation of FAR accruing out of availing a atrium has been defined. But, it was not spelt what type of activities are permitted in the Atrium area, what will be the nature of the atrium area, or if some activities are permitted in the atrium area then - upto what extent the activities are permitted.

THE NEW OKHLA INDUSTRIAL DEVELOPMENT AREA BUILDING REGULATION, 2010 or THE HARYANA BUILDING CODE 2017 does not count the Atrium area in both FAR and Ground Coverage calculations. In NOIDA, wherever the Atrium area is used for some purposes, then that area is counted towards FAR calculations.

3.8 Table 5.4: Development Controls - Commercial Centres (a) Commercial Centres

Table A.

1. Convenience Centre/Local Centre/Local Level Commercial areas	Shopping Shopping	Max. 10% additional Ground Coverage shall be allowed for providing atrium only in LSC. [In case the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR].
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ii. Service Market	Maximum 10% additional ground coverage shall be allowed for providing atrium.
iii. Organised Informal Bazaar.	
iv. Community Centre/Non-hierarchical Commercial Centre	[In case the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR].
v. District Centre/Sub-Central Business District/Sub-City Level Commercial areas	Maximum 10% additional ground coverage for atrium. [In case the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR].

(b) Metropolitan City Centre/Central Business District

Table B:

i) Commercial Plot: Retail & Commerce Metropolitan City Centre i.e. Connaught Place & its Extension	<p>i) The size of the plot shall be as in the layout of commercial area and any sub-divisional of the plot in Connaught Place and its extension should not be permitted.</p> <p>ii) The development controls shall be in accordance with the comprehensive plan of the area to be reframed by the local body.</p> <p>iii) a) In case of Connaught Place, the existing height shall be maintained and FAR should be achieved by increasing proportionate ground coverage. b) No basement shall be permitted in middle circle of Connaught Place. c) Mandatory Architectural Controls shall be applicable. i) Ground coverage and FAR shall be calculated on the area of presently available plots. ii) The area shall be developed on the basis of comprehensive scheme.</p>
ii) Commercial Complex at Fire Brigade Lane and Janpath Lane	
(c) Hotel	i) Maximum 10% additional ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground

	coverage shall be counted towards FAR.
ii)	Maximum 20% of the FAR can be used for the Commercial offices, Retail & Service shops.
iii)	The enhanced FAR will be allowed subject to payment of charges to be prescribed/ notified by the Government.

3.8.1 The MPD 2021, Table 5.4 as mentioned above, provided a stipulation that 25% of the Atrium area of is being counted towards permissible / usable / purchased FAR, since additional Ground Coverage of 10% was allowed. In other words, the 25% of Atrium area remains unused or 25% of Atrium area remains deducted from the Total FAR. In addition, no mention was made for the kind of activities permitted under the Atrium.

3.8.2 Even though the concept of Atrium is new in Indian context, it is widely used in modern buildings that are predominantly governed by HVAC (Heating, Ventilation and Air Conditioning) and MEP (Mechanical, Electrical & Plumbing) services, which are mostly synchronized with service networks and Intelligent Building models. To create and maintain these large volumes of spaces in Atrium / Atria inside a building involves a very high cost towards air-conditioning, security, high quality lighting and other special architectural features for it to become a radiant designed space for the convenience of public that uses these spaces,

3.8.3 Apart from being used as a movement space, the Atrium/ Atria acts as a space for social interaction, casual meeting points, a space for in prompt waiting area, space for light snacks, visual merchandising, short cultural/music/performance activity area etc. - thereby bringing in a sense of street like character in a controlled environment.

3.8.9 In many cases, because of lack of clarity in MPD 2021 on the use activities permitted in the Atrium area various contradictory scenarios occur:

- i) Whether it is permissible that in the Atrium area Kiosks, Vending Booths can be allowed subject to counting the area towards FAR calculation. In many earlier instances, DDA had done so.
- ii) If it is allowed, then what is the extent that the commercial activities can be allowed.
- iii) Wherever Show Cause Notices are issued, it becomes confusing to the sanctioning authorities whether 25% of the Atrium area can be allowed to operate in the Ground floor or in the Top Floors.
- iv) It was observed in many cases that (specifically in the matter of **JITENDER GUPTA vs GOVT OF NCT OF DELHI & ORS**) The Delhi Fire Services commented that the premise/building found duly maintained by the owner/occupier during the inspection. The DFS quoted as - "Para 3. The Select City Walk Mall and DLF Place Saket Mall, situated at Plot No. A3 & A4 respectively, of District. Centre Saket, Press Enclave Road, New Delhi-110017 were inspected by the concerned nominated Authority of this department on 28/08/2017 as directed by the Hon'ble Court and the fire prevention and fire safety measures as required and provided under Rule 33 of DFS rules 2010 in



both the premises/ building found duly maintained by the owner/ occupiers during the inspection. (Copy enclosed at G).

- 3.8.10 In view of the above, it becomes imperative that there is need to establish the character of the Atrium in terms of use activities permitted and the quantum of area for these permitted activities - both in FAR and Non - FAR areas.
- 3.9 However, as per MPD-2021, Table 5.5: Definitions and Activities Permitted in Use Premises, following activities are permitted:

Table 5.5 Definitions and Activities Permitted in Use Premises

Table C:

Use Premise	Definition	Activities permitted
Vending Booth	A premise in the form of booth for sale of commodities of daily needs either through a mechanical installation or otherwise.	Vending Booth

- 3.10 In MPD-2021, Table 13.2: Development Controls for Health Facilities under 1. Hospital/ tertiary Health Care Centre (Other Controls) at Point 5, following is stipulated:

*"Maximum 10% of the achieved FAR shall be free if utilized for waiting and reception area. However, this area shall be taken into account for the provision of Hospital parking as per norms" (ANNEXURE - H)*

- 3.11 As per the modifications in the UBBL-2016 (vide Gazette Notification dated 5<sup>th</sup> April, 2017) **Clause 8.10 (i) Common Entrance Lobby / Lobby area** with minimum double height cubic content in high-rise building/s shall be permitted **free from FAR** in all the floors and shall be counted only once in the Ground Coverage. Such entrance lobby/lobby area shall not exceed 3% of maximum permissible FAR. (ANNEXURE - I)

- 3.12 From the above, it is imperative that DDA has already in some cases approved Kiosks etc. in the Atrium by counting it towards FAR which is not clear in Gazette Notification No. S.O. 3587(E) dated 14.11.2017. So, in case where the purchased / usable / permissible FAR upto 25% has been counted in atrium FAR, the clarity is required on the activities allowed in such areas counted in FAR.

- 3.13 Hence, with regard to above subject matter, since there is a lack of clarity, it is required to be established that some limited commercial activities / uses of that commercial centre as per MPD-2021, may be permitted in 25% of the defined atrium area, which is counted towards the permissible / purchased / usable FAR, subject to compliance of all statutory norms of MPD-2021 / UBBL-2016 and clearance from Delhi Fire service and other statutory bodies for all the buildings sanctioned with a provision of Atrium.

However, in balance 75% of defined Atrium area which is free from FAR / not counted towards permissible / purchased / usable FAR cannot be utilized for any remunerative / commercial purposes. Further, in 10% of the Atrium area; the activities which are of non-commercial / non-remunerative purposes such as Waiting Areas / Public Seating/waiting areas for Senior citizens, Information Kiosks / Help Desks / Reception

Area, Exhibition / Open display of Public Arts etc. can be allowed, provided all statutory requirements for public safety and hygiene are adhered to.

#### 4.0 PROPOSAL:

- 4.1 Activities which are open to atrium (not covered from the top) or activities in public view shall be permitted i.e. Vending Booth or allied / similar commercial activities, such as Kiosks, Café, Exhibition stalls/ Sale of Merchandise /Visual Merchandise/ Short Performances/ Short promotional activities/ Fashion-shows/ etc. subject to compliance of all mandatory/statutory requirements of MPD and UBBL 2016 with clearances from various statutory authorities such as Delhi Fire Services etc.; by paying fees and charges within the ambit of UBBL 2016.
- 4.2 For all these developments/activities in the Atrium area, the Developer Entity (DE) can utilize maximum 25% of the defined Atrium area towards FAR by pouring / counting the same from its permissible FAR for use of above mentioned activities allowed in the Atrium which shall be counted towards FAR.
- 4.3 In balance 75% of defined Atrium area which is free from FAR / not counted towards permissible / purchased / usable FAR cannot be utilized for any remunerative / commercial purposes. However, In these non-FAR area other non-commercial activities like Waiting Areas / Public Seating/ waiting areas for Senior citizens, Information Kiosks / Help Desks / Reception Area, Exhibition / Open display of Public Arts etc. may be permitted for public convenience upto maximum 10% of the Atrium area. Such areas if utilized as above shall be taken into account for the provision of parking as per norms.
- 4.4 All these developments/activities shall be subject to the approval of revised building plans from the concerned sanctioning authorities subject to all statutory clearances w.r.t. relevant provisions of Unified Building Bye Laws 2016, fire safety norms etc.
- 4.5 Public circulation / movement spaces shall be maintained as approved by the Fire Services Department.

#### 5.0 RECOMMENDATION:

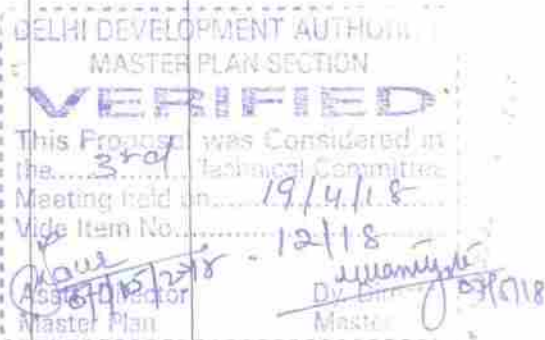
In view of Para 2.0 and 3.0 above, the Proposal at Para 4.0 is placed before the Technical Committee for consideration and approval.

Arch. Asst (Bldg.) C&I

Director (Bldg.)

# " DECISION "

12/2018	Permissibility of Activities in Atriums in Commercial Centres. F.7(08)2018/Bldg.	<p>The proposal was presented by Director (Bldg.).</p> <ul style="list-style-type: none"> <li>- It was proposed that the maximum 25% of the FAR counted towards the atrium area may be allowed to be used for some activities and non-FAR areas for circulation /movement of visitors after leaving prescribed width of corridor to be kept open and free from all obstacles and conforming to UBBL-2016 and Fire norms.</li> <li>- During the discussion Chief Fire Officer, DFS raised some concerns that this may not be allowed.</li> </ul>	Action: Director(Building)
		<ul style="list-style-type: none"> <li>- It was brought to the notice of the Technical Committee that several plans have already been sanctioned by DDA and completion has been issued after obtaining NOC from the Delhi Fire Services showing the utilization of the atrium areas.</li> <li>- Moreover, while allowing vending booth and some allied commercial activities like Kiosks, Café etc in Atrium, the entire building has to be fire compliant. The Atrium area alone cannot be taken into consideration for fire compliance.</li> <li>- After detailed deliberations, the following was decided by the Technical Committee:               <ol style="list-style-type: none"> <li>Delhi Fire Services to reconsider the proposal for the activities to be permitted in the atrium areas after leaving the circulation /movement areas for the visitor as mentioned above subject to the fire clearance and other statutory compliances keeping in view the new UBBL-2016 which promotes world class development.</li> <li>Thereafter the proposal may accordingly be put up again before the Technical Committee.</li> </ol> </li> </ul>	





- 27 -

ANNEXURE (A)

IN THE HIGH COURT OF DELHI AT NEW DELHI  
(CIVIL EXTRAORDINARY JURISDICTION)

WPC NO. 5436/2017

PUBLIC INTEREST LITIGATION

IN THE MATTER OF:

JITENDER GUPTA

...PETITIONER

VERSUS

GOVT. OF NCT OF DELHI & ORS.

....RESPONDENT

ADDITIONAL AFFIDAVIT ON BEHALF OF RESPONDENT NO.2 -  
DELHI DEVELOPMENT AUTHORITY

I, Surajit Isadhara aged about 49 years S/o Sh: D. D. Isadhara posted as Director (Bldg) Delhi Development Authority, having its office at IDA, Vikas Sadan New Delhi, do hereby solemnly affirm and declare as under :-

1. That I am fully acquainted with the facts of the case as gathered from the official records and competent in the official capacity to swear this additional affidavit on behalf of Respondent No.2-Delhi Development Authority.
2. In continuation of earlier status report dated 31.08.2017, the petitioner seeks to bring following additional facts to the notice of this Hon'ble Court.
3. Vide order dated 11.10.2017 this Hon'ble Court was please to let an inspection to be conducted at the premises of the respondent No. 5 by the officers of the respondent to access the facts on site. This Hon'ble Court was further to allow the Standing Counsel for the respondent and the petitioner to join such inspection in this regard. Pursuant to the order passed by the Hon'ble Court a detailed inspection was conducted which was under taken in the presence of petitioner, Sh. Sanjeev Sabharwal Standing Counsel, DDA and some representative of the owners of the Mall Select City Walk at Saket.

4. During the inspection it was noticed that the Show Cause Notice for properties in District Centre Saket i.e. A-4, DLF Place, Saket Mall and A-3, Select City Walk Mall has already been served on 09.08.2017.

- I. The Show Cause Notice to M/s Select Infrastructure Pvt. Ltd., Plot No. A-3, District Centre Saket includes the followings:
  - II. Twelve nos. of kiosks at Ground Floor in atrium area.
  - III. Nine nos. of kiosks have been installed at First Floor in atrium area. Covering of terrace measuring 15m X 7m with glass wall and high tensile roof membrane.
  - IV. Eight nos. of kiosks and three nos of Bank ATMs have been installed at second floor atrium area. Covering of terrace measuring 16m X 7.5 m with glass wall and roof sheeting.

2. The Show Cause Notice to M/s DLF Ltd. includes the following:

- I. One number kiosk installed unauthorisedly at Ground Floor in Atrium
- II. Two number kiosk installed unauthorisedly at First Floor in Atrium.
- III. One number kiosk installed unauthorisedly at second Floor in Atrium.

The compliances of the same by the property owners are yet to be done. However, M/s Select Infrastructure Pvt. Ltd. submitted a reply on 21<sup>st</sup> August 2017 stating that decorative set up of Kargil Divas was installed with due approval from Delhi Police, makeshift temporary movable/table set-up were installed. They requested for regularisation of Kiosk area by counting into FAR.

M/s DL Retail Developers Ltd. replied to the Show Cause Notice on 21<sup>st</sup> August 2017 stating that "these are duly approved kiosk from DDA Building Department and are also part our Completion Certificate and are shown in Compliance Drawing issued vide dated 12.11.2012.

3. The site inspection was conducted on 28.09.2017. During the inspection, following are noted:

3.1 A few number of kiosks in the atrium area of ground floor, first floor and second floor are erected and found to be operating against the approved completion/regularization plan in plot No. A-3, District Centre Saket (Select City Walk)

3.2 The number of kiosks are not available as same as approved in the completion plan of plot No. A-4, District Centre, Saket, DLF Place Mall.

3.3 Some areas are encroached at the connected bridge to the Cinema Complex in both the properties of A-3 & A-4.

3.4 The Master Plan 2021 under table 5.4 Development Control—Commercial Centre under the used premises of District Centre, it is specified as under:

"In case the permissible additional ground coverage is utilized, 25 % of the utilized ground coverage shall be counted towards FAR".

4. During site inspection it is observed that the kiosks/stall are approved in atrium area by counting them FAR calculation.

(i) In case of Plot No. A-4, DLF Place, the kiosks are approved in the completion plan by counting into FAR calculation. It was also noticed that the area of kiosk at A-4 DLF Place is more than what was approved.

(ii.) In case of Plot No. A-3, Select City Mall, kiosk/stalls were not approved in completion plan, hence, not counted in FAR.

(iii.) In general, the display of cars, motor bikes, high-end merchandise in atrium area or in the common area which do not affect the Delhi Fire Services requirements, are regular feature in commercial complexes/malls.

5. In view of the above situation as application in para 4(i),(ii),(iii) & (iv) above, it is submitted that the MPD-2021 provision as explained in Table 3.4 (V) regarding counting 25 % of Atrium area towards FAR does not clearly state on the matter whether if the kiosks/stalls/Display areas can be installed or erected or permitted in atrium area.



6. The MPD-2021 provision is silent regarding permissibility or non-permissibility of activities in common areas/Atrium areas. Since the MPD-2021 is silent on these matter, these kiosks/stalls were counted in FAR (as sacrifice of purchased FAR) and sanctioned in earlier instances.
7. There is a need to remove the ambiguity in the MPD-2021 and draft out a crystal clear guideline for permissible uses in the Atrium/common areas.
8. In order to do so, the matter is required to put to the Competent Authority of DDA for deciding guidelines on permissibility of use activities in Atrium/Common areas.

In view of the submissions made hereinabove & the facts and circumstances of the case it is most respectfully prayed that this Hon'ble Court may be pleased to pass an appropriate order.



DEPONENT

VERIFICATION:

Verified at Delhi on this of ... December 2017 that the contents of the above affidavit are true to my knowledge derived from the official records. No part of it is false and nothing material has been concealed there from.



DEPONENT

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ANNEXURE B

MINISTRY OF HOUSING AND URBAN AFFAIRS  
(DELHI DIVISION)

NOTIFICATION

New Delhi, the 14th November, 2017

S.O. 3587(E).—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as part of its Master Plan modification which were published in the Gazette of India, Extraordinary, as Public Notice vide S.O. No. 3646(E) dated 05.12.2016 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice.

2. Whereas, 3 (three) objections/suggestions received with regard to the proposed modifications within the stipulated time period of thirty days.

3. All the persons who filed objections/suggestions were invited to present their objections/suggestions before the Board of Enquiry & Hearing held on 14.02.2017.

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

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

MODIFICATION:

A	Chapter 5: Trade & Commerce		
	Table 5.4: Development Controls—Commercial Centres		
	Use / Use Premises	Maximum Ground Coverage (%)	
		Existing Provisions	Proposed Modification
a) Commercial Centres			
i. Convenience Shopping Centre /Local Shopping Centre/ Local Level Commercial areas		40	50
ii. Service Market		40	50
iii. Organised Informal Bazaar		40	50
iv. Community Centre/Non-hierarchical Commercial Centre		25	50
v. District Centre/Sub-Central Business District/Sub-City Level Commercial areas		25	50
B	In the notes under Table 5.4, the following additional notes to be added after the note at serial no.(v):		
	vi) In case of Commercial Centres in a) i. to v., the maximum Ground Coverage shall be inclusive of Atrium.		
	vii) In case of integrated schemes of Commercial Centres, amalgamation and sub-division of the plots is permitted for activities as permitted in Table 5.1 of the respective hierarchy of commercial centres subject to payment of requisite charges as notified by the Competent Authority from time to time.		

[F. No. K-13011/12/2017-DD-I]

ANIL KUMAR, Under Secy.





ANNEXURE C

DR. RANJEET MEHTA  
PRINCIPAL DIRECTOR

PLAN-15-  
16<sup>th</sup> January 2018

Subject: - Clarification in respect of permissibility of activities in all Commercial Centers -- Atrium

The PHD Chamber of Commerce and Industry established in 1905, is a proactive and dynamic multi-State apex organization working at grass root level and with strong national and international linkages. The Chamber serves 10 North Indian States and UT of Chandigarh. It has direct and indirect membership of about 45000. PHD Chamber acts as a catalyst in the promotion of industry, trade and entrepreneurship.

The PHD Chamber of Commerce and Industry has rigorously pursued through many public forums and raised the concern and interest of our members regarding delay in various policy matters inclusive of review of Master Plan for Delhi-2021 which are beneficial not only to the Real Estate Sector but public at large.

The Development on Commercial or Public/Semi-Public Plot is regulated by assigned FAR and accordingly price of plot is determined by DDA whenever any plot is put up for auction. In other words Developer Entity (DE) of such plots purchase the plot along with pre-determined FAR. In case of Commercial Development, activities & hierarchy of commercial areas have been designated specifying therein permitted commercial activities as given in table 5.1.

The development control norms applicable to Convenience Shopping Centre (CSC), Local shopping Centre (LSC), Community Centre (CC), District Centre (DC) & Hotel have been given in Table 5.4. All most all the commercial schemes in Delhi since MPD-1962, 2001 or MPD-2021 have been developed in Integrated manner wherein in individual plot FAR also get assigned prior to auction of plot.

All activities permitted in MPD 2021 and as specified in Chapter 5.0 table 5.1 are permitted in these commercial centers provided these activities are within the permissible /purchased FAR. The Master Plan for Delhi (MPD) 2021 also has several provisions for encouraging activities in all commercial building in Delhi. One such enabling provision in Chapter 17: DEVELOPMENT CODE, clause 8(3), General Notes 5, stipulates as following:

*"In case of all the plots of size 1000 sq.m and above, except Residential Plot -- Plotted Housing, atrium will be permitted with stipulations -- Maximum 10% additional ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR"*

The same stipulation has been provided for all categories of commercial centers in MPD 2021, Chapter 5.0: TRADE AND COMMERCE, Table 5.4: Development Controls -- Commercial Centers.

Also, In Unified Building Bye-Laws (UBBL) 2016 for Delhi the term "Atrium/Atria" has been defined in Clause 1.4.9, as following:



"We Walk Our Talk"



PHD CHAMBER OF COMMERCE AND INDUSTRY

PHD House, 4/2 Sri Institutional Area, August Kranti Marg, New Delhi - 110 016 (India) • Tel: +91-11-2686 3801-04, 49545454, 49545400.  
Fax: +91-11-2686 3801-04, 49545400



*"Atrium/ Atria: It is partly/ fully enclosed space with a minimum double height which is partly/ fully covered with light roofing/ R.C.C. and could be constructed upon. In a building, there may be more than one atrium at ground or at any other level. Ground coverage and FAR to be as per MPD."*

While Atrium/Atria have become the integral part of all modern buildings and are highly appreciated by occupants, users and general public in terms of their user-friendliness, vibrancy, grandeur and elegance, but it comes with a stipulation that only 25% of utilized Ground coverage of defined Atrium area, which is being counted towards permissible/usable/ purchased FAR,, gets entitled for use of all activities as stipulated in MPD 2021, Chapter 5.0: TRADE AND COMMERCE, Table 5.1.

However, you may appreciate that to create and maintain these large volumes of spaces in Atrium/Atria inside a building involves a very high cost towards air-conditioning, security, high quality lighting and other special architectural features for it to become a radiant designed space for the convenience of public that uses these spaces.

Therefore our members are of the view that in balance 75% of the Atrium area which is free from FAR portion of these large volumes of Atrium/Atria, the DE should also be allowed to use this area for allied commercial activities, such as exhibitions / short term display and sale of merchandise and public art etc. on temporary basis subject to compliance of all mandatory/statutory requirements of MPD and UBBL with clearances from various authorities such as Delhi Fire Services etc.. This would allow DE to create and maintain the ambiance and enrich the experience of general public. More so, these activities are done worldwide to enliven these public spaces to keep them relevant.

It would be pertinent to mention that the general perception is that commercial charges so collected are a big gain to the DE while in actual, the amounts so collected are so meager and insufficient that it would not even suffice for the cost of maintaining these spaces for public convenience.

DDA being the nodal agency for Master Plan and UBBL is requested to clarify the above so that a uniform approach with respect to the activities allowed in Commercial Centers is adopted by all the agencies across the city.

Your early action will be highly appreciated.

Yours sincerely,



( Dr. Ranjeet Mehta )

The Commissioner (Plg)  
Delhi Development Authority,  
Vikas Minar, ITO,  
New Delhi

CC to: The Vice Chairman  
Delhi Development Authority  
C Block, Vikas Sadan, INA  
New Delhi-110023

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ANNEXURE D



दिल्ली विकास प्राधिकरण  
मुख्य योजना विभाग  
छठी मंजिल, विकास भवन  
इ.प्र.एस्टेट, नई दिल्ली- 110002  
दूरभाष 23370507

एफ 15(10) 2013/मु.सो /पार्ट-1 /44

दिनांक: 15.03.2018

Sub.: Clarification in respect of permissibility of activities in all Commercial Centres - Atrium

Please refer to the note of Principal Director, PHD Chamber of Commerce and Industry, Delhi (original letter enclosed) wherein the clarification has been sought in respect of permissibility of activities in the Atrium in all Commercial Centres. It has further been requested that the Developer Entity (DE) should also be allowed to use this area for allied commercial activities, such as exhibitions / short term display and sale of merchandise and public art etc. on temporary basis subject to compliance of all mandatory / statutory requirements of MPD and UBBL with clearance from various authorities such as Delhi Fire Services etc. This would allow DE to create and maintain the ambience and enrich the experience of general public. More so, these activities are done worldwide to enliven these public spaces to keep them relevant. The matter has been examined and the following is submitted w.r.t the provisions of Atrium in MPD-2021:-

1. As per notification dated 14.11.2017, the ground coverage on any plot in case of Commercial Centre is 50% and shall be inclusive of Atrium. As such the earlier provision given under Table 5.4 Developments Control Norms of Commercial Centres in Chapter 5.0 of MPD 2021 stands superseded for all the new developments and sanctioning of revised plans.
2. In cases where the benefits as per earlier provisions of MPD-2021 for 10% addition ground coverage has been availed by any plot owner, the same shall be continued till any addition / alteration / redevelopment is being proposed in the building / development.
3. Regarding percentage of area of Atrium towards Ground Coverage or whether same can be counted in FAR or not, the same shall be governed by the provisions given in the Unified Building Bye-Laws, 2016.
4. Further, permission of any activity within the Atrium on temporary and permanent basis is not a master plan issue. As such it needs to be examined by the Building Section, DDA as per provisions in UBBL, 2016 and other applicable rules / regulations, if any.

Accordingly, the PUC may be submitted to the Building Section, DDA for examination and necessary action.

A. Madan  
Planning Asstt (MP)  
15.03.2018

Encl: As above

Dy. Director (Plg) MP 15/03/2018

Director (Plg) MP 15/3/18

✓ Addl. Commr (Plg) 15/3/18

Commr (Plg) 15/3/18

Director (Building)

दिल्ली विकास प्राधिकरण

**Uttar Pradesh Shasan  
Audyogik Vikas Anubhag-4**

In pursuance of the provisions of clause (3) of Article 348 of the Constitution, the Governor is pleased to order the publication of the following English translation of notification no. 2213 /77-4-10-158N./85 dated 30 November, 2010

**Notification**

No- 2213 /77-4-10-158N./85

Lucknow : Dated : 30 November, 2010

In exercise of the powers under sub-section (2) of section 9 and section 19 of the Uttar Pradesh Industrial Area Development Act 1976 (U.P. Act no-6 of 1976) read with section 21 of the Uttar Pradesh General Clauses Act, 1904 (U.P. Act no-1 of 1904) and in supersession of notification no. 6435 /77-4-06-158N./85 dated December 05 of 2006, the New Okhla Industrial Development Authority hereby makes the following regulations with the prior approval of the State Government to regulate the erection of buildings within the New Okhla Industrial Development Area;

**THE NEW OKHLA INDUSTRIAL DEVELOPMENT  
AREA BUILDING REGULATION, 2010**

**CHAPTER -1**

**PRELIMINARY**

**1. Short title, commencement and application.**

- 1.1 These regulations may be called the New Okhla Industrial Development Area Building Regulations, 2010.
- 1.2 They shall come into force with effect from the date of their publication in *Gazette*.
- 1.3 Chapter I to IV shall apply to building activities within the urbanisable area and Chapter V, shall apply to the area designated for agricultural use by the Authority.
- 1.4 These regulations shall be applicable for New Okhla Industrial Development Area.
- 1.5 Chapter VI shall apply to the plots allotted to the farmers against their land acquisition (5% to 7% of the acquired land as per policy of the Authority)
- 1.6 The plots on which map has already been sanctioned and construction has already been started or completed, the allottee may be allowed to revise the same building plan or submit the new plan as per prevailing regulations for that part of building where construction has not started or any new addition required in building.
- 1.7 F.A.R., Ground coverage, setbacks and density as indicated in these regulations shall not be applicable in respect of those plots which were allotted on auction or tender basis and group housing prior to the coming into operation of these regulations. However the calculation of FAR and Ground Coverage in the new buildings in such plots shall be



**(3) Floor Area Ratio shall not include:**

- (i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections.
- (ii) Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:
  - (a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
  - (b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
  - (c) In plots bigger than 10000 sq mtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0 mtrs.
- (iii) Basement, if put to any use other than mentioned above, shall be included in the FAR of the building.
- (iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.
- (v) Balconies (upto 1.5 metre width) free from FAR may be projected in open setbacks provided 6 mtrs. clear space is available for fire tender movement.
- (vi) Other features as mentioned in Table 3.
- (vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- (viii) Open ramps with no area enclosed below it of usable height. If used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.
- (ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.
- (x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.
- (xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi level parking in plots bigger than 10000 sq mtrs (excluding green areas).
- (xii) In multistorey buildings service floor may be allowed after 4 floors. Maximum of 3 service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 mtrs. from floor to bottom of the beam.

**(4) 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage**

1. Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4m x 4.5m shall not be counted in Ground Coverage.

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(F)  
ANNEXURE F.



# THE HARYANA BUILDING CODE

2017



Circulated vide PSTCP Memo No. Misc-138-A-Loose/7/5/2006-2TCP dated: 07/03/2017

HARYANA GOVERNMENT

- (including stilt), as per the requirements of the relevant **Form BR-V(A1)** (Please see **Appendix "A"**);
- (xxxv) "erection or re-erection of building" means and includes any material addition, alteration or enlargement of any building including sub-division of the existing covered area;
- (xxxvi) "exit" means a passage channel or means of egress from the building, its storey or floor to a street or, other open spaces;
- (xxxvii) "external wall" means an outer wall or vertical enclosure of any building not being a party wall, even though adjoining to a wall of another building and also includes a wall abutting on an interior open space of any building but shall not include an outer verandah wall;
- (xxxviii) "factory" shall have the same meaning as defined in the Factories Act, 1948 (Act LXIII of 1948);
- (xxxix) "flat" means a part of any property, intended to be used for residential purposes, including one or more rooms with enclosed spaces located on one or more floors, with direct exit to a common area leading to such streets or roads;
- (xl) "floor" means the lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor. The floor at ground level with direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor-1, with the next higher floor being termed as floor-2, and so on upwards.
- (xli) "floor area ratio (FAR)" mean a quotient obtained by dividing the multiple of

$$\text{FAR} = \frac{\text{total covered area} \times 100}{\text{plot area}};$$

For the purpose of calculating FAR, cantilevered, permitted roof projections, lift room, mumty, balcony, basement or any floor if used for parking, services and storage, stilt area (unenclosed) proposed to be used for parking/ pedestrian plaza only, open staircase (without mumty), terrace with or without access, fire staircase, atrium, water tank, open courtyard of permitted size shall not be counted towards FAR;

Provided, area under shaft, chutes, lift well and staircase from stilt to next floor shall be counted towards FAR only at once on ground floor;

Provided in case the ventilation shaft area is more than 3 square metres, it shall not be counted in FAR;



- (xlii) "form" means a form appended to this Code;
- (xliii) "footwear manufacturing industry" means the industrial units primarily engaged in the design, cutting, assembly and manufacturing of footwear from finished leather, fabric, rubber and their variants and shall include other similar products such as belts, purses, bags, suit-cases, brief cases etc. but shall not include the processing and tanning of leather and its variants;
- (xliv) "foundation" means a part of a structure which is below the lower most floor and which provides support for superstructure and which transmit load of the superstructure to the bearing surface;
- (xlv) "framed building" shall mean a building, the external walls of which are constructed of a frame of timber, iron, reinforced cement concrete or steel and such framing consisting of posts or columns and beams, filled in, wholly or partially covered with bricks, stones, iron plates or other materials and the stability of which depends upon such framing;
- (xlvi) "front" as applied to a building shall mean generally the portion facing the street from which it has access and in case of doubt as determined by the Competent Authority;
- (xlvii) "garage" shall mean a building or portion thereof used or intended to be used for shelter, storage or parking of a wheeled vehicle;
- (xlviii) "ground coverage" means built up area covered at ground level:  
For the purpose of calculating ground coverage area under shaft, chute, lift well and staircase shall be counted towards ground coverage:  
Provided ventilation shaft area more than 3 square metres, fire staircase, atrium and open courtyard of permitted size, shall not be counted in ground coverage;
- (xlix) "group housing" means a building designed and developed in the form of flats for residential purpose or any building ancillary to group housing;
- (I) "habitable room" means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, but not including bathrooms, water-closet compartments, laundries, serving and store pantries, corridors, cellars, attics, and spaces that are not used frequently or during extended periods.
- (II) "height" as applied to a building means vertical measurement of the building measured from the finished mean level of the street where such street exists or from the mean level of the ground adjoining the outside of the external walls to half the height of the roof in the case of sloping roofs and to the highest level of the building in case of building with flat roof, excluding the projected portions of munties, flues, ducts, building maintenance unit, machine room,

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ANNEXURE 'G'

IN THE HIGH COURT OF DELHI AT NEW DELHI

W.P. (CIVIL) NO. 5436 OF 2017

IN THE MATTER OF:

JEETENDER GUPTA

.....PETITIONER

VERSUS

GOVERNMENT OF NCT OF

DELHI & ORS

.....RESPONDENTS

AFFIDAVIT ON BEHALF OF RESPONDENT NO. 3 - DELHI  
FIRE SERVICES

I, A.K. Malik S/o Dr. Brahma Prakash, R/o F-1, Safdarjung Fire Station, Jor Bagh, New Delhi, 110003 aged about 48 years, currently serving as Divisional Officer, Delhi Fire Services do hereby solemnly affirm and declare as under:

1. The Select City Walk Mall and DLF Place Saket Mall, situated at plot no. A-3 & A-4, of District Center Saket, Press Enclave Road, Saket, New Delhi-110017 were issued Fire



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Safety Certificate under Rule 37 on 18/02/2015 (Annexure-'A') & 30 /10/2015 (Annexure-'B') respectively, which is valid for a period of 3 years under Rule 36, unless sooner cancelled from the date of issue.

2. Under Rule 38 of DFS Rules-2010, Liability to maintain fire safety measures is with occupier of the building/ premises, as the case may be, and he shall maintain the fire prevention and fire safety measures provided in the building or premises at all times in best repairs for use by the occupants or members of Fire Service or both in the event of an outbreak of fire.
3. The Select City Walk Mall and DLF Place Saket Mall, situated at plot no. A-3 & A-4 respectively, of District Center Saket, Press Enclave Road, Saket, New Delhi-110017 were inspected by the concern nominated authority of this department on 28/08/2017 as directed by the Hon'ble court and the Fire prevention and Fire Safety measures as required and provided under Rule 33 of DFS Rules-2010 in both the





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3

premise/building found duly maintained by the owners/occupiers during the inspection.


4. That the contents of the present affidavit are true and correct to my knowledge, derived on the basis of information from the official records.

  
DEPONENT

VERIFICATION:

09 OCT 2017

Verified at New Delhi on \_\_\_\_ day of October, 2017 that the contents of the above affidavit are true and correct and based upon the record maintained in the ordinary course of business.

  
I certify the above/execute  
who has signed in my presence

09 OCT 2017



  
DEPONENT

ATTESTED  
NOTARY, DELHI

CERTIFIED THAT THE DEPONENT

AK -   
S B   
244.   
Heads, Public

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(H)  
ANNEXURE 'H'

MPD-2021 modified upto 31/07/2015

Draft for observation / discussion

3	Hospital G (101 to 200)	multi-level parking		subject to clearance from AAI, DFS, DMA, NMA and other statutory provisions.	coverage shall be counted toward FAR
4	Hospital D (upto 100)				4. Multi Level Podium parking shall be permissible to the extent of building envelope lines, free from FAR and ground coverage to facilitate ample parking in spaces, subject to structural safety. 5. Common areas such as waiting halls, reception and fire stair cases shall be allowed free from FAR. 6. Service floor of height 1.8m shall not be counted in FAR.]
[2]	Other Health Facilities a. i. Maternity Home ii. Nursing Home/ Polyclinic/ Dispensary b. i. Family Welfare Centre ii. Paediatric Centre iii. Geriatric Centre iv. Diagnostic Centre	30%	150	26 m	Parking standard @ 2.0 ECS/ 100 sqm of floor area.
[3]	a. Veterinary Hospital for pet animals and birds b. Dispensary for pet animals and birds	30% 35%	150 100	26 m 26 m	Parking standard @ 1.33 ECS/ 100 sqm of floor area. Parking standard @ 1.33 ECS/ 100 sqm of floor area.
[4]	a. Medical College b. Nursing and Paramedic Institute c. Veterinary Institute	As per norms of Medical Council of India / Regulatory Body			Parking standard @ 2 ECS/ 100 sqm of floor area.
		As per the Veterinary Council of India / Ministry norms			

<sup>1</sup> Modified vide S.O. 3173(E) dated 12-12-2014

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MPD-2021 modified upto 31/07/2015

Draft for observation / discussion

7	b. Dispensary for pet animals and birds	1 per 1.0 lakh	300 sq m.
	a. Medical College	1 per 10 lakh	As per norms of Medical Council of India / Regulatory Body (subject to availability of land)
	b. Nursing and Paramedic Institute	1 per 10 lakh	2000 sqm (Subject to Nursing Council of India / Ministry of Health norms).
	c. Veterinary Institute	As per requirement	As per the Veterinary Council of India / Ministry norms (subject to availability of land)

<sup>1</sup>[Note:

\* Size of hospital plot will be restricted up to 1.5 ha. in residential area, with preference to plot having three side open and having minimum 18m ROW on one side. Total floor area of the hospital shall be governed as per the total number of beds allowed in it.]

Table 13.2: Development Controls for Health Facilities

Sl. No.	Category	Maximum			Other Controls
		Ground Coverage	FAR	Height	
[1]	Hospital A (501 & above)	30% → additional 5% for multi-level parking (not to be included in FAR) Ground coverage to be decided by interse building to building distances as per Building Bye Laws and fire tender movement requirements, subject to a maximum 40% excluding 5% additional ground coverage for	200 FAR on plot facing ROW should be subject to NOC from all concerned agencies depending on locations shall be as under. a. RoW less than 24m 250 b. RoW 24M UP TO 30M 300 c. RoW 30M and above 375 For plots falling under Influence Zones of MRTS/ Major Transport Corridors such as Metro and BRT Corridors, 50% more FAR should be available.	37-m: No height restriction subject to clearance from AAI, DFS, DMA, NMA. NBC to process the proposed revision of NBC as soon as possible. Till the time the NBC is revised, Delhi Fire Services (DFS) may allow no restriction of height for health care facilities with commensurate fire and life safety measures,	1. Upto 15% of the permitted FAR can be utilized for residential use of essential staff. 2. Upto 10% of max. FAR to be kept for dormitory/ hostel for attendants of the patients, Crèche etc. 1. Upto 25% of the permitted FAR can be utilized for residential use of essential staff, dormitory/ hostel for attendants of the patients, Crèche etc. 3.2. Parking standard @ 2.0 ECS/100 Sqm of floor area. 3. Maximum 10% ground coverage shall be allowed for providing atrium*. In case, the permissible additional ground coverage for atrium is utilized 25% of the utilized ground
	2 Hospital B (201 to 500)	Tertiary Health Care Centre			

<sup>1</sup> Added vide S.O. 2893(E) dated 23-09-2013

<sup>2</sup> Modified vide S.O. 3173(E) dated 12-12-2014

<sup>3</sup> Modified vide S.O. 2893(E) dated 23-09-2013



(I)  
ANNEXURE I

- 45-
- i. Entrance Lobby/Lobby area with minimum double height cubic content in high-rise building/s shall be permitted free from FAR in all the floors and shall be counted only once in the Ground Coverage and FAR calculation. Such entrance lobby/lobby area shall not exceed 3% of maximum permissible FAR. See 7.17.2 (r).
  - j. Scissor staircase would be permitted provided all travel distance and fire norms are adhered to.
  - k. Multilevel car parking with car lifts would be permitted with adequate fire safety.
  - l. Two or more number of dwelling units, except EWS Housing, adjoining horizontally or vertically shall be allowed to integrate by way of providing a door of 1.5m max. width or with an internal staircase of 0.9m width and additional Lift without pit and machine room, subject to structural safety.
  - m. Podium(s)/Multistorey Podium with tower above shall be permitted within setback lines. The vehicular movement and parking shall be within the podium(s) and shall be free from FAR and Ground coverage calculations. The podium(s)/Multistorey podium shall be permitted subject to fire safety requirements of these bye laws. See 7.15.

- 46-
- b. The boilers shall be installed in a fire resisting room of four hours fire resistance rating, and this room shall be situated on the periphery of the basement. Catch pit shall be provided at the low level. Entry to this room may be provided with a composite door of two hour fire resistance.
  - c. The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the exterior.
  - d. Foam inlets shall be provided on the external walls of the building at the ground floor level to enable the fire services to use foam in case of fire.
  - e. The furnace oil tank for the boiler, if located in the adjoining room shall be separated by fire resisting wall of four hour rating. Entry to this room shall be provided with a composite door of two hour fire resistance. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.

#### 8.6 Helipad

For high-rise buildings above 200.0 m in height, helipad shall be provided.

#### 8.7 Structural Safety

As per provision made for structural safety in Chapter 9, Clause 9.1

#### 8.8 Disaster Management And Fire Safety

Refer Chapter no 9 of this document titled '*Provisions for Structural Safety, Natural Disaster, Fire and Building Services*'.

#### 8.9 Environment Protection and Preservation Plan

Refer Chapter no 10 of this document titled '*Provisions for Green Buildings*'.

#### 8.10 General features – free from FAR calculations

- a. Architectural feature on ground or any other floor including rooftops as approved by sanctioning Authority /concerned local body, Delhi Urban Art Commission and Delhi Fire Service.
- b. Architectural elements such as louvers, end wall projected upto 900mm, pergolas, other sunshade elements (referred in clause 7.1 of these bye laws) should be free from FAR and Ground Coverage.
- c. Any architectural roof top structures would also be permitted free of FAR, if not used for habitable or commercial purposes.
- d. Building elements such as sky bridges and landscape terraces which are meant for community purposes only shall be permitted free of FAR
- e. Services can be permitted on roofs/terraces with adequate screening for the same.
- f. Service floor/s shall not be counted in FAR where maximum 2.2m height at soffit level of beam and 3.7m height at soffit level of slab is permitted.
- g. Service area on habitable floors – like HVAC, MEP installations, Janitor Rooms, AHU Room, Electric room, LT Room, CCTV room or any other similar services shall be considered free from FAR.
- h. Atrium/ Atria at any floor (refer 1.4.9) shall be permitted in all high –rise buildings and commercial buildings (including low-rise). Atrium may be enclosed by light roofing or R.C.C as per development control norms provided in the MPD.

# Minutes of the Technical Committee Meeting No. 11/TC/2018 Held on 19.4.2018.

Change of land use of site measuring 8.83 acres ( 3.57 ha ) from "Residential" to "Public & Semi Public Facilities" ( PSP) at BCS Andheria More, New Delhi.

File No.F.3(46)2006/MP

## 1 BACKGROUND

1.1 122 battalion of CRPF was in possession of 22.08 acres of land on license fee basis since 1979. Out of this 2.53 acres was required by DDA for widening of road and 0.73 acres is earmarked for District park. Accordingly the balance land measuring 18.83 acres has been allotted on permanent basis to CRPF vide letter dated 12/08/2011 in file No.F.25(08)03/IL for construction of residence for CRPF personnel. CRPF has also been informed that 10 acres of land out of the above land allotted to them shall be transferred to NATGRID and accordingly both CRPF and NATGRID had been advised that 10 acres of land may be demarcated out of 18.83 acres and intimated to DDA. Thus 8.83 Acres of land was remaining with CRPF. The change of land use of land measuring 10 acres from "Residential" to "Government" for NATGRID has been processed under Section 11-A of DD Act, 1957 and the notification was issued by MoUD vide S.O 2434 ( E ) dated 15/07/2016.

1.2 Commandant 122 BN CRPF vide letter dated 18.12.2017 has requested for change of land use from "Residential" to "Public & Semi-Public (PSP)". The allotment of land to CRPF was given for construction of residence for CRPF personnel. The land use of the site under reference is "Residential" as per MPD 2021 and approved Zonal Development Plan (ZDP) of Zone-J.

1.3 The layout plan of CRPF site measuring 8.83 acres (3.57 ha) was approved by 340<sup>th</sup> Screening Committee vide Item No.69/2016 on 08/06/2016. (Annexure-A).

## 2.0 EXAMINATION

2.1 The commandant, CRPF vide letter dated 14.09.2017 had requested DDA that CRPF may be allowed to develop the Infrastructure under the Category of Public and Semi Public ( Govt. Premises ) for optimum use of FAR i.e. 300 on the allotted land to fulfil the Residential and Non-Residential Requirements. as per the earlier letter issued to CRPF, the residential plot - Group housing Norms mentioned in MPD-2021 Norms i.e 33.3% Ground Coverage, 200 FAR and parking 2 ECS /100 sq.m was conveyed vide letter dated 18/08/2017.

2.2 In response to CRPF letter dated 14/09/2017, the matter was examined and a letter issued vide this office letter No. F.3(46)/2006/MP dated 12/12/2017, in which it was mentioned that to avail 300 FAR it will require change of landuse from "Residential" to Public & Semi-Public (PSP) in which the condition stipulated as per the Table 13.10 of MPD 2021 will be



applicable. According to the Table under Category Police Lines District Office and Battalion, the Maximum Ground Coverage is 50% and FAR 300 with 2.0 ECS per 100 sqm Floor Area for parking. It is further elaborated as "Other Control" i) "Residential Use – Maximum upto 30% of permissible FAR can be utilized for residential activities. The activities permitted within residential component shall be as per Residential Plot – Group Housing." (Annexure –B).

### 3.0 Details of the proposal as per MOUD direction :

As per directions of Ministry of Urban Development, Govt. of India vide letter No. K-13011/3/2012/DDIB dated 7/4/2015, following is the status of the site under reference:-

Sr. No.	Information required	Status
i)	Whether the land is Govt. or Private and who is land owning Agency.	This is DDA acquired land. DD(NL) vide note dated 09/02/2018 has intimated that the land under reference has no court case.
ii)	On whose request the change of land use case or modification to MPD 2021 has been initiated?	As per the request letter dated 18/12/2017 received from Commandant-122 Bn, CRPF.
iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and copy of inspection report be provided.	Plain Table Survey has been conducted on 7/04/2010. Thereafter the matter was approved by the Screening Committee in June 2016.
iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	This land use changed to Public / Semi Public Facility will benefit to CRPF personnel.
v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	The proposal is in the interest of the Nation for security personnel.
vi)	What will the proposal's impact/implications on general public i.e. Law and Order.	The proposal is in the interest of the Nation for security personnel.
vii)	Whether any Court Cases are going on the land mentioned in proposal? Full details be attached.	As per report from NL Department dated 09/02/2018, there is no court case/litigation reported on these land.

→ 7 ←

The para wise reply of the MoUD instruction dated 04/09/2015 is as under:

Sr. No.	Information required	Status
i	Background note indicating the current situation/provisions;	The background is detailed out in this Authority Agenda.
ii	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how?	Similar case of Change of Landuse from Residential to PSP for NATGRID for the land measuring 10 Acres at Andherla More. The notification was issued by MoUD vide S.O. 2434 (E) dated 15/07/2016.
iii	What were the specific recommendations of the Authority with regard to the proposal;	
iv	How and why the proposal was initiated ;	Proposal was initiated on request received from Commandant 122 BN CRPF vide letter dated 18/12/2017 for the change of land use from Residential to Public and Semi Public, Facilities (PSP).
v	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Proposal was carefully examined in details.
vi	How are the expected short-term and long term outcomes if the proposal is approved and implemented?	The proposal will be in the interest for the Nation as CRPF being a national Security agency.
vii	How the proposal will benefit in the development and economic growth of the city;	This facility will benefit to the citizens of Delhi as well as nation.
viii	What are the provisions corresponding to the proposed policy/ changes in other metropolitan cities in India and other countries and if those provisions differ from the proposal then why are they not considered appropriate for Delhi.	Respective Development Authorities have their own sets of procedure. However, worldwide there is growing demand for Security personnel in Metropolitan cities.
ix	What will be the public purpose served by the proposed modification.	This utility facility will benefit to the citizens of Delhi as well as Nation.
x	What is the number of person/families/ households likely to be affected by the proposed policy;	This facility will benefit to the personnel of 122 BN CRPF.
xi	Whether the proposal is in consonance with existing plans, laws, bye-laws, rules, etc	The proposal is in line with the procedure laid down as per DD Act 1957.
xii	Whether the implementation of the proposal will require changes in certain rules, provisions of Master PLAN, etc. and if yes, what action has been taken to bring about such changes;	The proposal is as per the procedure laid down in Delhi Development Authority Act, 1957.
xiii	Whether the department /organisation / ministry related with	Yes,



	the proposal have been consulted and if yes, what were their views and how they were disposed	
xiv	Whether the relevant guidelines/orders of DOP & T, Ministry of finance and other Nodal Ministry/department were taken in to account while preparing and examining the proposal and;	NA
xv	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Director (Plg.) AP-II Unauthorised Colonies Cell & Zone-J 12 <sup>th</sup> Floor, Vikas Minar, I.P. Estate New Delhi - 110002.

#### 4.0 PROPOSAL


The proposal is for change of landuse for land measuring 8.83 acres ( 3.57 ha) from "Residential Use" to Public & Semi-Public (PSP) (Govt. Use premises). Refer plan at Annexure -C. Site u/r on ZDP is placed as Annexure -D.

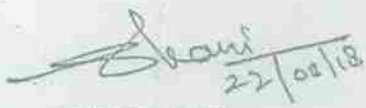
Location	Land use as per MPD 2021	Proposed landuse.	Boundary of the site/area
Land at Andheria Mor, Village Mehrauli, New Delhi measuring 8.83 acres (3.57 ha) at BCS Andheria Mor allotted to CRPF.	"Residential Use"	Public & Semi-Public (Govt. Use premises).	North: NATGRID ("Govt.") & 24 mtr wide road. South: Others land "Residential" East: DDA land ("Residential") West: Others land & DDA land (Residential)

#### 5.0 RECOMMENDATION :

Proposal as given in Para-4 above is put up for consideration of Technical Committee and its further processing for change of land use under Section 11(A) of DD Act, 1957.

  
(DEEPAK JOSHI)  
Asstt. Director (Plg.) UC & J

  
(DURGANAND MINZ)  
Dy. Director (Plg.) UC & J

  
(SUDHIR KAIN)  
Director (Plg.) AP-II

Next page



# " DECISION "

11/2018	Change of land use of the site measuring 8.83 acres (3.57ha) from "Residential" to "Public & Semi Public Facilities" (PSP) at BCS Andheria More, New Delhi. F3(46)/2006/MP	The proposal was presented by Director (Plg.) UC&J. After detailed deliberation, the proposal as contained in Para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957, subject to verification of land records, financial matters, as Chief Town Planner, SDMC placed same documents before the Technical Committee related to ownership of the land u/r.	Action: Director (Plg.)UC&J
<p>DELHI DEVELOPMENT AUTHORITY MASTER PLAN SECTION</p> <p><b>VERIFIED</b></p> <p>This Proposal was Captioned as The..... Meeting held on.....17/4/18 Vide Item No.....21/2018</p> <p><i>[Signature]</i> Assistant Director Master Plan</p> <p><i>[Signature]</i> By P. Me- 21/5/18</p>		In view of the orders of the Hon'ble Supreme. Court dated 06.03.2018 wherein the process of amendments in MPD-2021 has been stayed, it was opined that the further action in the matter shall be taken after the outcome of the orders of the Hon'ble Court.	

Item No. 69/2016  
Screening Committee 340+2

Subject:- Regarding carving out plot measuring 8.83 Acres for CRPF near Andheria More in Village Mehrauli in Planning Zone-J.

File No.F.13(46)2006/MP

#### SYNOPSIS

The proposal is for carving out of land for CRPF site measuring 8.83 Acres near Andheria More in Village Mehrauli in Planning Zone-J.

#### 1. BACKGROUND

- 1.1 122 battalion of CRPF was in possession of 22.08 acres of land on license fee basis since 1979. Out of this 2.53 Acres was required by DDA for widening of road and 0.73 acres is earmarked for District park. Accordingly the balance land measuring 18.83 Acres has been allotted on permanent basis to CRPF vide letter dated 12/03/2011 in file No.F.25(08)03/IL (Refer Annexure-I) for construction of residence for CRPF personnel. CRPF has also been informed that 10 Acres of land out of the above land allotted to them shall be transferred to NATGRID and accordingly both CRPF and NATGRID had been advised that 10 acres of land may be demarcated out of 18.83 acres and intimated to DDA. The process of change of land use of 10 acres of land from residential to institutional for NATGRID shall be processed only after details of the demarcated land are intimated to DDA.

The change of land use of land measuring 10 Acres from Residential to Institutional for NATGRID has been processed under Section 11(A) of DD Act and referred to MOUD dated 28/05/2015 (Refer Annexure-II). The final notification is awaited.

- 1.2 Commandant 122 BN CRPF vide letter dated 09/07/2014 and 04/11/2016 (Refer Annexure-III) has requested to Dy. Director (IL) for issuance of possession letter of 8.83 acres of land at Andheria More in response. DD (IL) vide letter 15/03/2016 (Refer Annexure-IV) has requested to CRPF to depute representative to fix up the date and time for handing over of the possession of 8.83 acres of land and concerned IL file was forwarded to this office on 17/03/2016.

#### 2. EXAMINATION

- 2.1 The allotment of land to CRPF was given for construction of Residence for CRPF personnel. The land use of the site under reference is "Residential" as per MPD 2024 and approved Zonal Development Plan (ZDP) of Zone-J (Annexure-V).



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THE UNIVERSITY OF CHICAGO

205/6  
DEVELOPMENT AUTHORITY

(C) Jan 2017-18-2019  
Jan 2017-2018



## 5. FOLLOW-UP ACTION

Once the proposal is considered and approved by the Screening Committee, same will be forwarded to the following offices for appropriate action at their end -

- i) Chief Engineer (SZ) and Commissioner (LD), DDA for demarcation of the plot and handing over possession / allotment of the site.
- ii) PC (LM) DDA, for verifying the land status of the area under reference and inform to Commissioner (LD) before handing over the possession.
- iii) Chief Engineer (Electrical) for making provision of electrical services.
- iv) CLA for status of court related issues.

*[Signature]*  
Asstt. Dir. (Pg.) UC & J

*[Signature]*  
Dy. Dir. (Pg.) UC&J

*[Signature]*  
Dir. (Pg.) UC&J

DELHI DEVELOPMENT AUTHORITY	
HUPW CO-ORDINATION UNIT	
Approved in	340th
Approved on	08.06.16
Approved by	69:2016
<i>[Signature]</i>	
CHANDU BHUP	
Designation: DIRECTOR (Pg.) UC&J	

DELHI DEVELOPMENT AUTHORITY	
HUPW CO-ORDINATION UNIT	
Approved in	340th Screening
Approved on	08.06.16
Approved by	69:2016
<i>[Signature]</i>	
Dy. Director (Arch.) Co-ord.	







16/6/16 -13-

**DELHI DEVELOPMENT AUTHORITY  
HOUSING AND URBAN PROJECTS WING  
OFFICE OF THE CHIEF ARCHITECT  
3<sup>RD</sup> FLOOR, VIKAS MINAR**

No. Dy. Dir. (Arch.) Coordn. / HUPW/DDA/20,309

Dated: 16/06/2016

Please find enclosed the approved Minutes of the 340<sup>th</sup> Screening Committee Meeting held on 08.06.2016 at 11.00 am in the Conference hall, 11-Block, Vikas Sudan.

The minutes have been approved by the Vice Chairman, DDA.

Dy. Dir. (Arch.) Coordn.

**Copy to:**

1. OSD to VC for the kind information of the latter
2. DS to VC
3. Finance Member, DDA
4. Engineer Member, DDA
5. Principal Commissioner (D/LM)
6. Commissioner (Plg)
7. Commissioner (LM)
8. Commissioner (LD)
9. Commissioner (Housing)
10. Chief Architect, DDA
11. Addl. Chief Architect-I (Social/Culture)
12. Addl. Chief Architect-II (Sports)
13. Addl. Chief Architect-III (Housing I)
14. Addl. Commr. (Plg) AP & Building
15. Addl. Commr. (LS)

**INVITEES**

16. Chief Accounts Officer
17. Chief Engineer (Electrical)
18. Chief Engineer (Dwarka)
19. Chief Engineer (NZ)
20. Chief Engineer (Rohtak)
21. Chief Engineer (SZ)
22. Chief Engineer (EZ)
23. Sr. Architect (Housing I)
24. Sr. Architect (Redevelopment)
25. Sr. Architect (DI) IF, Conservation & New Parks
26. Sr. Architect (Commercial)
27. Director (Dug)
28. Director (LS)
29. Director (Plg) Dwarka & Rohtak
30. Director (Plg) Zone A & D, G & H
31. Director (Plg) Zone D, E & O, J & L
32. Director (Plg) Zone NP & DO
33. Director (Plg) NP & L
34. Director (Plg) UTIPEC & CIS
35. Dir. (Plg) VC Secretariate
36. Consultant (V.C. Secy)

*[Signature]*  
Dy. Dir. (Arch.) Coordn.

*[Signature]*  
17/6/16

*[Signature]*  
18/6/16  
10/08/16



Approved minutes of the 140th Screening Committee Meeting  
held on 08.08.2016 at 11.00AM in Vikas Manar

ITEMS LAID ON TABLE			
67-2016	Linking of a stream File No. A/AG/LS/2016/DDA/11	The proposal was presented by AG (LS). After detailed deliberation, the proposal as reflected in the agenda was approved with the condition that: (i) Maintenance issues to be addressed before taking up the execution of the project. (ii) Little or no concretization to be permitted while detailing/excavating the project.	Action: 1. AG (LS)
68-2016	Modification in standard design of Type 'D' Water housing Plot of 300.0sq.m P.V.C. Bazar Tikri Kalan Rohtak Road File No. B20112/95-MP/11	The proposal was presented by DDA (Fig) & N. After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: 1. DDA (Fig) 2. L&N Zone
69-2016	Regarding carving plot measuring 8.83 Acres for CRPF near Andheria More in Village Melhau in Planning Zone-I File No. P3(4)2006/MP	The proposal was presented by DDA (Fig) & C&I. After detailed deliberation, the proposal as reflected in the agenda was approved with the direction that CRPF shall leave the land for 24.0MLW from their land.	Action: 1. DDA (Fig) 2. C&I 3. CE(SZ) 4. DDA 5. CE(Elect) 6. C&A

The meeting ended with a vote of thanks to the Vice Chairman.

This issues with the approval of Vice Chairman.



*[Signature]*  
By Dir. (Arch) Coordn.



MPD-2021 modified upto 31/03/2017

5	Media & News Agency including Media Training Centre	35%	150	26	<p>1. Upto 30% max. Permissible. FAR can be used for hostel accommodation for the students and residential use for essential staff.</p> <p>2. Parking standard @ 1.33 ECS / 100sqm of floor area. The areas earmarked for parking if misused liable to be municipalized/taken over by the authority.</p> <p>3. Other controls related to basement etc. are given in the Development Code chapter.]</p>
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### 13.5 SECURITY- POLICE

Law and order are increasingly becoming a matter of concern in Delhi. For maintenance of proper law and order, the security force must keep pace with the growth and development of an area. The main agency looking after security aspect in the city is Delhi Police. At present, there are 123 police stations, 80 police posts, 10 Delhi Armed Police battalions, 9 District offices of DCPs and 9 District Lines.

<sup>2</sup>[Table 13.10: Planning Standards & Development Controls for Public Semi-Public (Government Use Premises)]

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR <sup>1</sup>	Parking (ECS/ 100 Sq.m Floor Area)
1	Traffic and Police control room	As per requirement		1. As per requirement on major road junctions/ stretches etc. as part of road right of way based on site feasibility. 2. Maximum area = 25 sq m.		N.A.
2	Police Outpost	As per requirement, Permissible in all use premises/ zone, and to be provided in schemes as per requirement.	Upto 150 sq.m	75	300	1.33
3	Police Post, Fire Post,	1.0 lakh	Upto 2500 sq.m	50	300	2.0
4	Police Station, Fire Station	2.5 lakh	Upto 1 Ha.	50	300	2.0

<sup>1</sup> Added vide S.O. 465(E) dated 15-02-2016

<sup>2</sup> Added vide S.O. 2790(E) dated 24-08-2016

-16-

MPD-2021 modified upto 31/03/2017

5	Police Lines, District Office and Battalion	District / One for each administrative zone	Upto 1 Ha.	50	300	2.0
6	District Jail	25.0 lakh	Upto 2 Ha.	50	300	2.0
7	Police Training Institute / College, Fire Training Institute / College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

**Other Controls:**

- i. The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans.
- ii. Residential Use – Maximum up to 30% of permissible FAR can be utilized for residential activities. The activities permitted within residential component shall be as per Residential Plot - Group Housing.
- iii. Height – No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.
- iv. Other controls for setbacks, basement, services plans etc. as per Chapter 17.0 Development Code.
- v. For intensive utilization of existing government buildings / land, as mentioned in para 8.2 following will be applicable in case of redevelopment:
  - Utilization of 10% of total permissible FAR for Commercial Uses to make the redevelopment process financially feasible.
- vi. Use premises such as National Security Establishments and Disaster Management Units shall be permitted within the categories mentioned in above Table. ]

**[Table 13.11: Development Controls for Security (Police) Facilities]**

Sl. No.	Facility	Development Controls			Remarks
		FAR	Height	Setback	
1	Police Post	25%	15m	15 m.	1. Upto 30% of max. FAR can be utilized for residential use of essential staff. <sup>2</sup> [(except Police Station which will as per <sup>22</sup> of Notes below the Table).]
2	Police Station	30%	20m	26 m.	
3	District Office and Battalion	30%	20m	26 m.	
4	Police Lines	Deleted Land Distribution: i) Administration 20% ii) Residential 30% iii) Sports & Facilities 10% iv) Open Spaces 40%			2. Parking standard @ 2.00 ECS / 100 sq m of floor area. 3. Additional space available in police station due to increased

<sup>1</sup> Deleted vide S.O. 2790(E) dated 24-08-2016



AREA OF THE PLOT = 8.83 ACRES:

BOUNDARIES:  
NORTH : NATGRID (Govt.) & 24 mtr wide road  
SOUTH : Other's land (Residential)  
EAST : DDA land (Residential)  
WEST : Other's land & DDA land (Residential)

NOTE:

1. THE PLAN IS PREPARED BASED ON THE TOTAL STATION SURVEY OF LAND AT ANDHERA, MORE IN VILLAGE MEHRALU NEW DELHI, PROVIDED BY EX. ENG. SWD-4 DDA.

2. ALL DIMENSION ARE IN METERS.

3. THE ROAD WIDTH OF 18.0 mtr EARLIER APPROVED BY THE 324th SCREENING COMMITTEE MEETING IS PROPOSED TO BE WIDENED TO 24.0 mtr IN 340TH SCREENING COMMITTEE MEETING FOR BETTER ACCESS TO CRPF, NATGRID AND IES.

4. The layout plan of CRPF site measuring 8.83 acres (3.57 ha) was approved by 340th Screening Committee vide item No.69/2016 on 08/06/2016.

5. The Commandant, CRPF vide letter dated 14.09.2017 had requested that CRPF may be allowed to develop the Infrastructure under the Category of Public and Semi Public (Govt. Premises)  
File No. F.3 (46)2006/MP

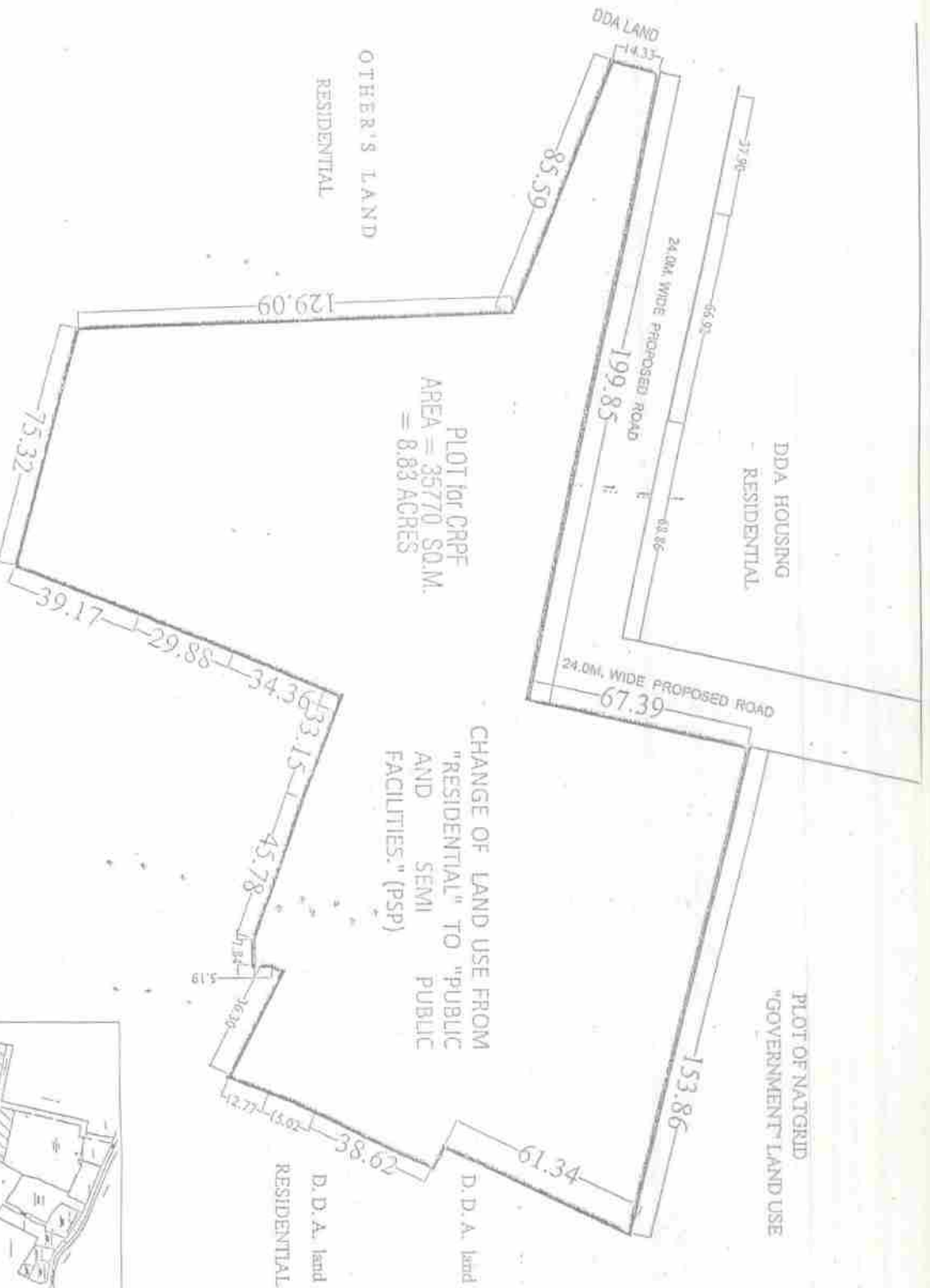
Charge of land use of site measuring 8.83 acres (3.57 ha) from "Residential" to "Public & Semi Public Facilities" (PSP) at BOS Andhera More for CRPF, New Delhi.

As per Impd No. 13/2017  
By: *[Signature]* Director (P&I), DDA

LOCATION PLAN



SITE UNDER REFERENCE



OTHER'S LAND  
RESIDENTIAL

OTHER'S LAND  
RESIDENTIAL

DDA HOUSING  
RESIDENTIAL

PLOT OF NATGRID  
"GOVERNMENT LAND USE"

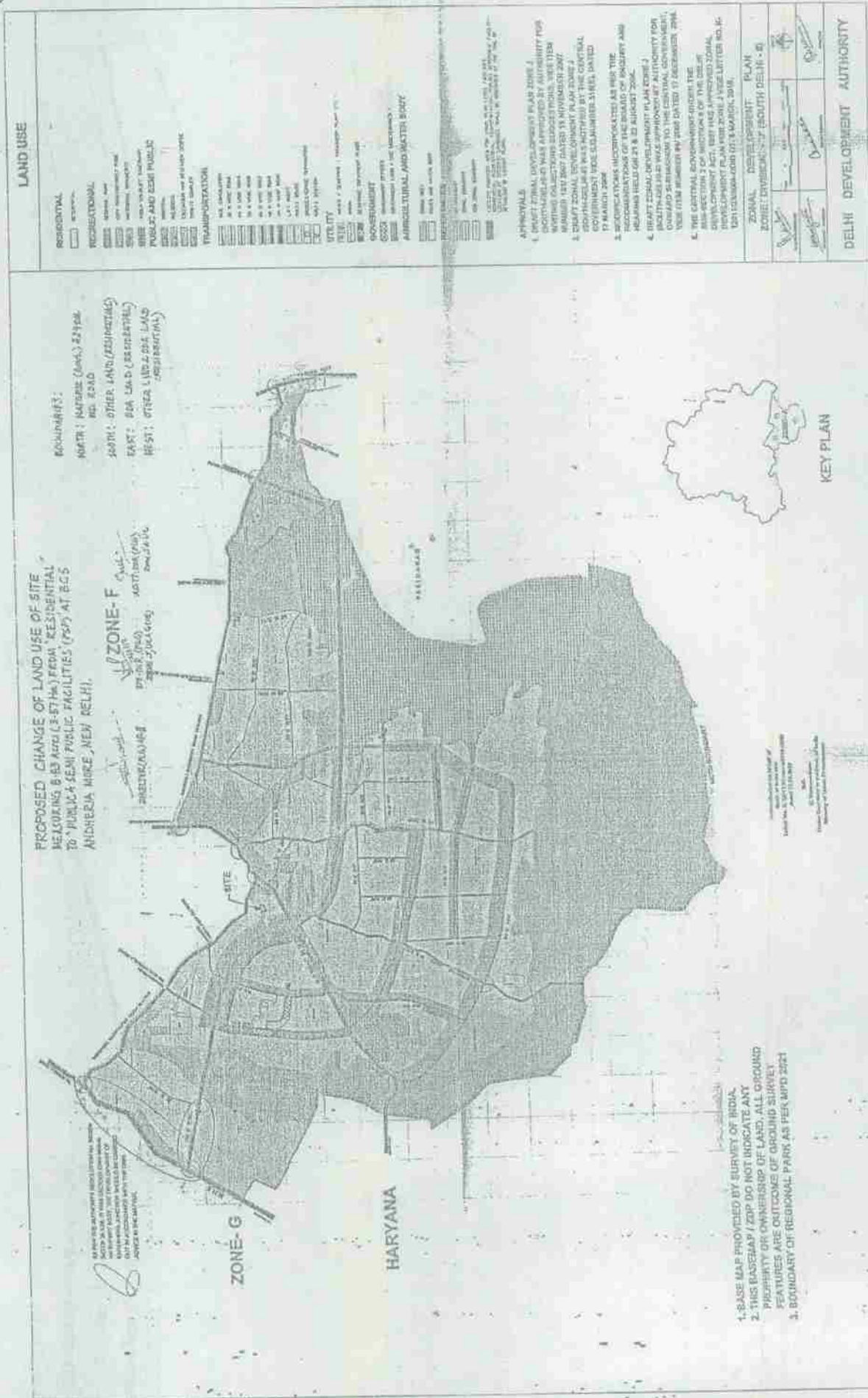
CHANGE OF LAND USE FROM  
"RESIDENTIAL" TO "PUBLIC  
AND SEMI PUBLIC  
FACILITIES." (PSP)

D.D.A. land  
RESIDENTIAL

D.D.A. land

Annexure - 'C'

1/7 -





**DELHI DEVELOPMENT AUTHORITY**  
**MASTER PLAN SECTION**  
6<sup>th</sup> Floor, Vikas Minar  
I.P. Estate, New Delhi - 110002

F.1 (03)/2018/MP/ 85

Date: 03.05.2018

**Subject: Minutes of the 3<sup>rd</sup> Technical Committee meeting of DDA for the year 2018 held on 19.04.2018.**

The 3<sup>rd</sup> Technical Committee meeting of DDA for the year 2018 was held under the chairmanship of V.C. DDA on Thursday, 19.04.2018. The list of the participants is annexed as Annexure-I. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

(Rajesh Kumar Jain)  
**Director (MP&DC)**

To:

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



Agenda Item No.	Issue	Discussion / Recommendations	Remarks
09/2018	Confirmation of the 2nd Technical Committee meeting held on 28.02.2018  F1(02)/2018/MP	Since no observations/ comments were received, the minutes of the <b>2nd Technical Committee meeting held on 28.02.2018</b> were confirmed as circulated.	
10/2018	Action Taken Report of the decisions taken during the previous T.C. meetings.	The Action Taken Report of the decisions taken during the previous T.C. meetings was noted.	
11/2018	Change of land use of the site measuring 8.83acres (3.57ha) from "Residential" to "Public & Semi Public Facilities" (PSP) at BCS Andheria More, New Delhi. F3(46)/2006/MP	<p>The proposal was presented by Director (Plg.) UC&amp;J. After detailed deliberation, the proposal as contained in Para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957, subject to verification of land records, financial matters, as Chief Town Planner, SDMC placed same documents before the Technical Committee related to ownership of the land u/r.</p> <p>In view of the orders of the Hon'ble Supreme Court dated 06.03.2018 wherein the process of amendments in MPD-2021 has been stayed, it was opined that the further action in the matter shall be taken after the outcome of the orders of the Hon'ble Court.</p>	Action: Director (Plg.)UC&J
12/2018	Permissibility of Activities in Atriums in Commercial Centres. F.7(08)2018/Bldg.	<p>The proposal was presented by Director (Bldg.).</p> <ul style="list-style-type: none"> <li>- It was proposed that the maximum 25% of the FAR counted towards the atrium area may be allowed to be used for some activities and non-FAR areas for circulation /movement of visitors after leaving prescribed width of corridor to be kept open and free from all obstacles and conforming to UBBL-2016 and Fire norms.</li> <li>- During the discussion Chief Fire Officer, DFS raised some concerns</li> </ul>	Action: Director(B uilding)

		<p>that this may not be allowed.</p> <ul style="list-style-type: none"> <li>- It was brought to the notice of the Technical Committee that several plans have already been sanctioned by DDA and completion has been issued after obtaining NOC from the Delhi Fire Services showing the utilization of the atrium areas.</li> <li>- Moreover, while allowing vending booth and some allied commercial activities like Kiosks, Café etc in Atrium, the entire building has to be fire compliant. The Atrium area alone cannot be taken into consideration for fire compliance.</li> <li>- After detailed deliberations, the following was decided by the Technical Committee: <ul style="list-style-type: none"> <li>i) Delhi Fire Services to reconsider the proposal for the activities to be permitted in the atrium areas after leaving the circulation /movement areas for the visitor as mentioned above subject to the fire clearance and other statutory compliances keeping in view the new UBBL-2016 which promotes world class development.</li> <li>ii) Thereafter the proposal may accordingly be put up again before the Technical Committee.</li> </ul> </li> </ul>	
--	--	--	--

The meeting ended with the vote of thanks to the chair.

## **ANNEXURE-I**

### **List of participants of 3<sup>rd</sup> meeting for the year 2018 of Technical Committee on 19.04.2018**

#### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commr. (LD)Coord.
4. Commissioner(Plg)
5. Addl. Chief Architect-I(SZ)
6. Addl. Commissioner(Landscape)
7. Sr. Architect, VC Sect.
8. Director(plg)MP&DC
9. Director (Plg)AP-II
10. Director (Plg)Bldg.
11. Director(Plg)Dwarka
12. Dy. Director(Plg)MP

#### **OTHER ORGANIZATIONS**

1. Chief Town Planner, SDMC
2. Chief Architect, NDMC
3. Chief Fire Officer, Delhi Fire Service
4. Divisional Officer, Delhi Fire Service
5. Asstt. Engineer-II, L&DO





# DELHI DEVELOPMENT AUTHORITY

## MASTER PLAN SECTION

6<sup>th</sup> Floor, Vikas Minar

L.P. Estate, New Delhi - 110002

F.1 (03)/2018/MP/

Date: .04.2018

**Subject: Minutes of the 3<sup>rd</sup> Technical Committee meeting of DDA for the year 2018 held on 19.04.2018.**

The 3<sup>rd</sup> Technical Committee meeting of DDA for the year 2018 was held under the chairmanship of V.C. DDA on Thursday, 19.04.2018. The list of the participants is annexed as Annexure-I. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

(Rajesh Kumar Jain)  
**Director (MP&DC)**

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (Housing)
5. Pr. Commissioner (LM)
6. Pr. Commissioner (I.D)
7. Commissioner (Plg.)
8. Chief Planner, TCPO
9. Chief Architect, HUPW, DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property Development), DMRC
12. Chief Engineer (Elect.), DDA
13. Addl. Commr. (Plg.) UTTIPEC & GIS, DDA
14. Addl. Commr. (Landscape), DDA
15. Addl. Commr. (AP-I), DDA
16. Secretary, DUAC
17. Chief Town Planner, (SDMC, NDMC, EDMC)
18. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
19. Dy. Commr. of Police (Traffic) Delhi
20. Land & Development Officer, (L&DO)
21. Director Fire Service, GNCTD

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
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11/2018	Change of land use of the site measuring 8.83acres (3.57ha) from "Residential" to "Public & Semi Public Facilities" (PSP) at BCS Andheria More, New Delhi. F3(46)/2006/MP	<p>The proposal was presented by Director (Plg.) UC&amp;J. After detailed deliberation, the proposal as contained in Para 4.0 of the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957, subject to verification of land records, financial matters, as Chief Town Planner, SDMC placed same documents before the Technical Committee related to ownership of the land u/r.</p> <p>In view of the orders of the Hon'ble Supreme Court dated 06.03.2018 wherein the process of amendments in MPD-2021 has been stayed, it was opined that the further action in the matter shall be taken after the outcome of the orders of the Hon'ble Court.</p>	Action: Director (Plg.)UC&J
12/2018	Permissibility of Activities in Atriums in Commercial Centres. F.7(08)2018/Bldg.	<p>The proposal was presented by Director (Bldg.).</p> <ul style="list-style-type: none"> <li>- It was proposed that the maximum 25% of the FAR counted towards the atrium area may be allowed to be used for some activities and non-FAR areas for circulation /movement of visitors after leaving prescribed width of corridor to be kept open and free from all obstacles and conforming to UBBL-2016 and Fire norms.</li> <li>- During the discussion Chief Fire Officer, DFS raised some concerns</li> </ul>	Action: Director(B uilding)

		<p>that this may not be allowed.</p> <ul style="list-style-type: none"> <li>- It was brought to the notice of the Technical Committee that several plans have already been sanctioned by DDA and completion has been issued after obtaining NOC from the Delhi Fire Services showing the utilization of the atrium areas.</li> <li>- Moreover, while allowing vending booth and some allied commercial activities like Kiosks, Café etc in Atrium, the entire building has to be fire compliant. The Atrium area alone cannot be taken into consideration for fire compliance.</li> <li>- After detailed deliberations, the following was decided by the Technical Committee: <ul style="list-style-type: none"> <li>i) Delhi Fire Services reconsider the proposal for the activities to be permitted in the atrium areas after leaving the circulation /movement areas for the visitor as mentioned above subject to the fire clearance and other statutory compliances keeping in view the new UBBL-2016 which promotes world class development.</li> <li>ii) Thereafter the proposal may accordingly be put up again before the Technical Committee.</li> </ul> </li> </ul>	
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The meeting ended with the vote of thanks to the chair.



## ANNEXURE-I

### List of participants of 3<sup>rd</sup> meeting for the year 2018 of Technical Committee on 19.04.2018

#### DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commr. (LD)Coord.
4. Commissioner(Plg)
5. Addl. Chief Architect-I(SZ)
6. Addl. Commissioner(Landscape)
7. Sr. Architect, VC Sect.
8. Director(plg)MP&DC
9. Director (Plg)AP-II
10. Director (Plg)Bldg.
11. Director(Plg)Dwarka
12. Dy. Director(Plg)MP

#### OTHER ORGANIZATIONS

1. Chief Town Planner, SDMC
2. Chief Architect, NDMC
3. Chief Fire Officer, Delhi Fire Service
4. Divisional Officer, Delhi Fire Service
5. Asstt. Engineer-II, L&DO

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

F.1 (03)/2018/MP/ 76

Date: 18.04.2018

MEETING NOTICE

The 3<sup>rd</sup> Technical Committee meeting of DDA for the year 2018 will be held under the Chairmanship of Vice Chairman, DDA on **19.04.2018 Thursday at 03.00 P.M** 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.

*Rajesh Kumar Jain*  
18/4/18

(Rajesh Kumar Jain)  
Director (MP&DC)

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Plg.) UTTIPEC & GIS, DDA
13. Addl. Commr. (Landscape), DDA
14. Addl. Commr. (AP-I), DDA
15. Secretary, DUAC
16. Chief Town Planner, (SDMC, NDMC, EDMC)
17. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
18. Dy. Commr. of Police (Traffic) Delhi
19. Land & Development Officer, (L&DO)
20. Director Fire Service, GNCTD

9

*at 10:25 AM*  
*19/4/18*



Special Invitee

1. Director Building For item no.-12

N.O.O.

1. Chief Security Officer, Vikas Sadan, INA, New Delhi-23.
2. A.E. (Maintenance)-I, Civil, B- Block, Vikas Sadan, INA, New Delhi-23.
3. A.E. (Maintenance)Electrical, Vikas Sadan, INA, New Delhi-23.

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

F.1 (03)/2018/MP/ 76

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*[Signature]*  
18/4/18

(Rajesh Kumar Jain)  
Director (MP&DC)

**To:**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
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7. Chief Planner, TCPO
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18. Dy. Commr. of Police (Traffic) Delhi
19. Land & Development Officer, (L&DO)
20. Director Fire Service, GNCTD

*[Handwritten signature]*  
18 APR 2018

18.04.2018  
Master Plan Section

*[Handwritten signature]*  
18/4/18

*[Handwritten signature]*  
18-4-18 at 5 PM

**Special Invitee**

1. Director Building For item no.-12

**N.O.O.**

1. Chief Security Officer, Vikas Sadan, INA, New Delhi-23.
2. A.E. (Maintenance)-I, Civil, B- Block, Vikas Sadan, INA, New Delhi-23.
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DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
6<sup>th</sup> FLOOR, VIKAS MINAR  
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It is requested to make it convenient to attend the meeting.

*[Signature]*  
18/4/18

(Rajesh Kumar Jain)  
Director (MP&DC)

To:

1. Vice Chairman, DDA — *[Signature]* 18/4
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) *[Signature]* 18/4/18 at 4.35 PM
4. Pr. Commissioner (LM) *[Signature]* 18/4/18
5. Pr. Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
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20. Director Fire Service, GNCTD

Special Invitee

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*[Signature]*  
18/4

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
6<sup>th</sup> FLOOR, VIKAS MINAR  
I.P Estate, New Delhi - 110002  
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F.1 (03)/2018/MP/ 76

Date: 18.04.2018

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

*[Signature]*  
18/4/18

(Rajesh Kumar Jain)  
Director (MP&DC)

**To:**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD) — *[Signature]* 18/4/18
6. Commissioner (Plg.)
7. Chief Planner, TCPO — *[Signature]* 18/4/18
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11. Chief Engineer (Elect.), DDA
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13. Addl. Commr. (Landscape), DDA — *[Signature]* 18/4/18
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15. Secretary, DUAC
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**Special Invitee**

1. Director Building For item no.-12

**N.O.O.**

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2. A.E. (Maintenance)-I, Civil, B- Block, Vikas Sadan, INA, New Delhi-23.
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DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
6<sup>th</sup> FLOOR, VIKAS MINAR  
I.P Estate, New Delhi - 110002  
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F.1 (03)/2018/MP/ 76

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

  
(Rajesh Kumar Jain)  
Director (MP&DC)

**To:**

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20. Director Fire Service, GNCTD

**Special Invitee:**

1. Director Building For Item No.-12

DELHI DEVELOPMENT AUTHORITY  
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6<sup>th</sup> FLOOR, VIKAS MINAR  
I.P Estate, New Delhi - 110002  
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*[Signature]*  
18/4/18

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Director (MP&DC)

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**Special Invitee**

1. Director Building For item no.-12

**N.O.O.**

1. Chief Security Officer, Vikas Sadan, INA, New Delhi-23.
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DELHI DEVELOPMENT AUTHORITY  
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I.P Estate, New Delhi - 110002  
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F.1 (03)/2018/MP/ 76

Date: 18.04.2018

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(Rajesh Kumar Jain)  
Director (MP&DC)

**To:**

1. Vice Chairman, DDA
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19. Land & Development Officer, (L&DO)
20. Director Fire Service, GNCTD

**Special Invitee:**

1. Director Building For item No.-12



INDEX

3<sup>rd</sup> Technical Committee Meeting to be held on 19.04.2018

SL. No.	ITEM NO.	SUBJECT	PAGE NO.
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2	10/2018	Action Taken Report of the decisions taken during the previous T.C. meetings	4
3	11/2018	Change of land use of the site measuring 8.83acres (3.57ha) from "Residential" to "Public & Semi Public Facilities"(PSP) at BCS Andheria More, New Delhi. F3(46)/2006/MP	5-18
4	12/2018	Permissibility of Activities in Atriums in Commercial Centres. F.7(08)2018/Bldg.	19-46



**DELHI DEVELOPMENT AUTHORITY**  
**MASTER PLAN SECTION**  
 6<sup>th</sup> Floor, Vilkas Minar  
 I.P. Estate, New Delhi - 110002

F.1 (02)/2018/MP/50

Date: 19.03.2018

**Subject: Minutes of the 2<sup>nd</sup> Technical Committee meeting of DDA for the year 2018 held on 28.02.2018.**

The 2<sup>nd</sup> Technical Committee meeting of DDA for the year 2018 was held under the chairmanship of V.C. DDA on Wednesday, 28.02.2018. The list of the participants is annexed as Annexure-I. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

*Rajesh Kumar Jain*  
 19/3/18  
 (Rajesh Kumar Jain)  
 Director (MP&DC)

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
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18. Dy. Commr. of Police (Traffic) Delhi
19. Land & Development Officer, (L&DO)
20. Director Fire Service, GNCTD

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
06/2018	Confirmation of the 1 <sup>st</sup> Technical Committee meeting held on 30.01.2018 F1(01)/2018/MP	Since no observations/ comments were received, the minutes of the 1 <sup>st</sup> Technical Committee meeting held on 30.01.2018 were confirmed as circulated.	
07/2018	Action Taken Report of the decisions taken during the previous T.C. meetings.	The Action Taken Report of the decisions taken during the previous T.C. meetings was noted.	
08/2018	Proposal regarding proposed Change of Land Use of an area measuring 2540.911sqm from "Transportation" to "Residential" (4.5m wide strip required from 30M ROW, Vasundra Road) located at Trilok Puri, for rehabilitation of affected people by DMRC falling in Planning Zone-E.  F20(9)2016-MP	The proposal was presented by Chief Architect. DMRC Ltd. After detailed deliberation, it was decided to conduct a joint site inspection with the officers of PWD, DMRC, and DDA. Based on the outcome the Agenda will be placed in the next Technical Committee meeting. The item was deferred till such time	Action: Director (Plg.) Zone-E

The meeting ended with the vote of thanks to the chair.



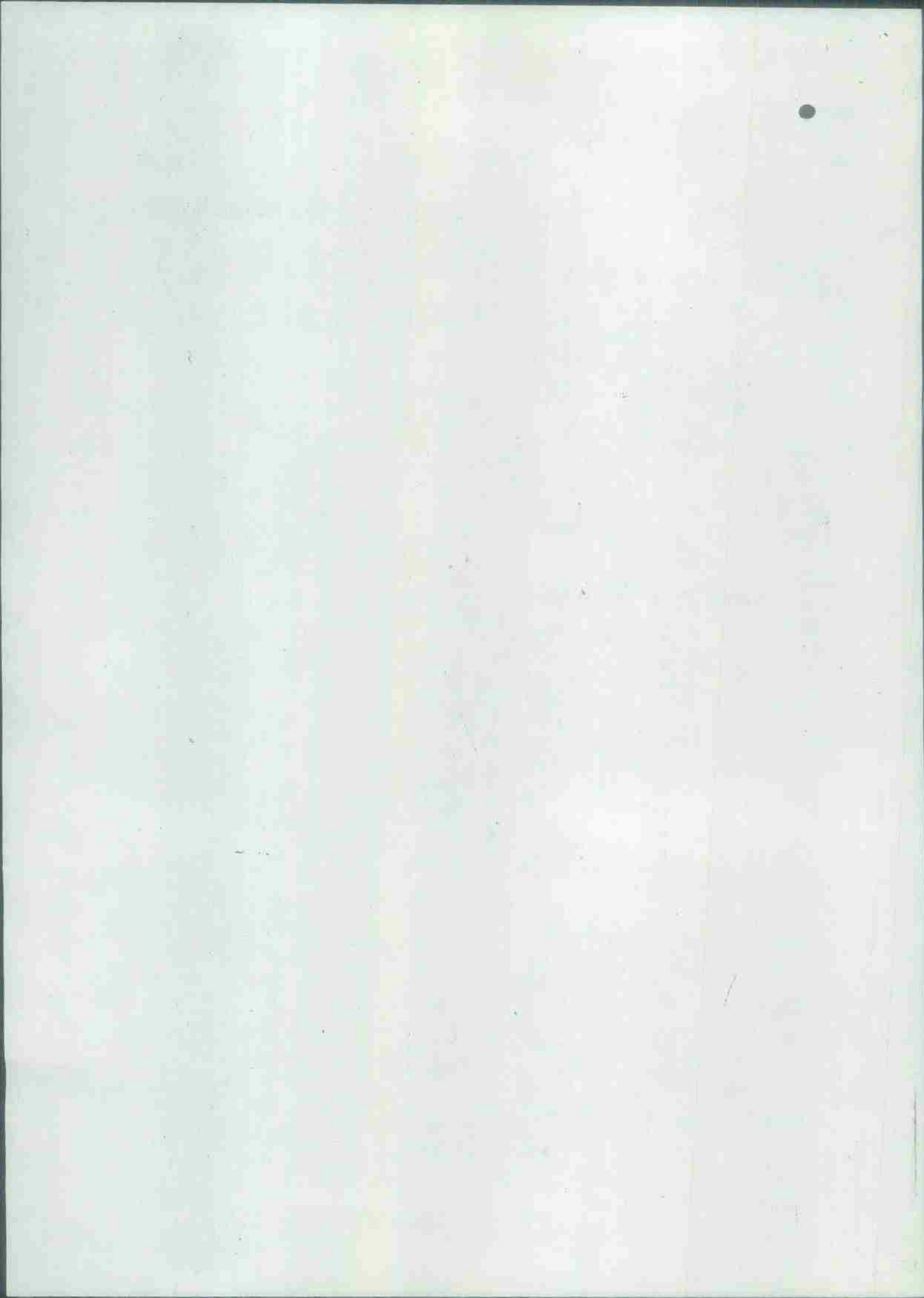
List of participants of 2<sup>nd</sup> meeting for the year 2018 of Technical Committee on 28.02.2018

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman
2. Engineer Member, DDA
3. Commissioner (Plg) DDA
4. Addl. Commr. (Landscape), DDA
5. Addl. Commr. (AP-I), DDA
6. Director (Plg)MP&DC
7. Director (UTTIPEC)
8. Dy. Director(Plg)MP
9. Dy. Director (UTTIPEC)
10. Dy. Director(Plg)MP

OTHER ORGANIZATIONS

1. Chief Architect, DMRC
2. Chief Town Planner/SDMC
3. Chief Project Manager 17, DMRC
4. Sr. Architect(HQ), CPWD
5. Chief Engineer/General, DMRC
6. Super tending Engineer(PWD)
7. Dy. Architect (HQ),CPWD
8. Divisional Officer, Delhi Fire Service
9. E.E.(PWD)
10. Asstt. Engineer, L&DO
11. Asstt.TCP(TCRO)
12. Manager/Lands DMRC



ITEM NO: 10/T.C/2017:

ACTION TAKEN REPORT OF THE DECISIONS TAKEN DURING THE 2nd T.C.  
MEETINGS. (28.02.2018)

Agenda Item No.	Subject	Action Taken
08/2018	Regarding R&R at Trilokpuri-for line-7: Majlis Park-Shiv Vihar. - 'Reduction in ROW of Master Plan Road.' F20(9)2016-MP	Based on the decision of the Technical Committee, the agenda has been prepared for seeking approval of the Authority. - - -



Change of land use of site measuring 8.83 acres ( 3.57 ha ) from "Residential" to "Public & Semi Public Facilities" ( PSP) at BCS Andheria More, New Delhi.

File No.F.3(46)2006/MP

1 BACKGROUND

- 1.1 122 battalion of CRPF was in possession of 22.08 acres of land on license fee basis since 1979. Out of this 2.53 acres was required by DDA for widening of road and 0.73 acres is earmarked for District park. Accordingly the balance land measuring 18.83 acres has been allotted on permanent basis to CRPF vide letter dated 12/08/2011 in file No.F.25(08)03/IL for construction of residence for CRPF personnel. CRPF has also been informed that 10 acres of land out of the above land allotted to them shall be transferred to NATGRID and accordingly both CRPF and NATGRID had been advised that 10 acres of land may be demarcated out of 18.83 acres and intimated to DDA. Thus 8.83 Acres of land was remaining with CRPF. The change of land use of land measuring 10 acres from "Residential" to "Government" for NATGRID has been processed under Section 11-A of DD Act, 1957 and the notification was issued by MoUD vide S.O 2434 ( E ) dated 15/07/2016.
- 1.2 Commandant 122 BN CRPF vide letter dated 18.12.2017 has requested for change of land use from "Residential" to "Public & Semi-Public (PSP)". The allotment of land to CRPF was given for construction of residence for CRPF personnel. The land use of the site under reference is "Residential" as per MPD 2021 and approved Zonal Development Plan (ZDP) of Zone-J.
- 1.3 The layout plan of CRPF site measuring 8.83 acres (3.57 ha) was approved by 340<sup>th</sup> Screening Committee vide item No.69:2016 on 08/06/2016. (Annexure-A).

2.0 EXAMINATION

- 2.1 The commandant, CRPF vide letter dated 14.09.2017 had requested DDA that CRPF may be allowed to develop the Infrastructure under the Category of Public and Semi Public ( Govt. Premises ) for optimum use of FAR i.e. 300 on the allotted land to fulfil the Residential and Non-Residential Requirements. as per the earlier letter issued to CRPF, the residential plot - Group housing Norms mentioned in MPD-2021 Norms i.e 33.3% Ground Coverage, 200 FAR and parking 2 ECS /100 sq.m was conveyed vide letter dated 18/08/2017.
- 2.2 In response to CRPF letter dated 14/09/2017, the matter was examined and a letter issued vide this office letter No. F.3(46)/2006/MP dated 12/12/2017, in which it was mentioned that to avail 300 FAR it will require change of landuse from "Residential" to Public & Semi-Public (PSP) in which the condition stipulated as per the Table 13.10 of MPD 2021 will be

applicable. According to the Table under Category Police Lines District Office and Battalion, the Maximum Ground Coverage is 50% and FAR 300 with 2.0 ECS per 100 sqm Floor Area for parking. It is further elaborated as "Other Control" i) "Residential Use - Maximum upto 30% of permissible FAR can be utilized for residential activities. The activities permitted within residential component shall be as per Residential Plot - Group Housing." (Annexure -B).

### 3.0 Details of the proposal as per MOUD direction :

As per directions of Ministry of Urban Development, Govt. of India vide letter No. K-13011/3/2012/DDIB dated 7/4/2015, following is the status of the site under reference:-

Sr. No.	Information required	Status
i)	Whether the land is Govt. or Private and who is land owning Agency.	This is DDA acquired land. DD(NL) vide note dated 09/02/2018 has intimated that the land under reference has no court case.
ii)	On whose request the change of land use case or modification to MPD 2021 has been initiated?	As per the request letter dated 18/12/2017 received from Commandant-122 Bn, CRPF.
iii)	Whether a responsible officer from DDA (give details ) was deputed for inspection of site and copy of inspection report be provided.	Plain Table Survey has been conducted on 7/04/2010. Thereafter the matter was approved by the Screening Committee in June 2016.
iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	This land use changed to Public / Semi Public Facility will benefit to CRPF personnel.
v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	The proposal is in the interest of the Nation for security personnel.
vi)	What will the proposal's impact/implications on general public i.e. Law and Order.	The proposal is in the interest of the Nation for security personnel.
vii)	Whether any Court Cases are going on the land mentioned in proposal? Full details be attached.	As per report from NL Department dated 09/02/2018, there is no court case/litigation reported on these land.



7

The para wise reply of the MoUD instruction dated 04/09/2015 is as under:

Sr. No.	Information required	Status
i	Background note indicating the current situation/provisions;	The background is detailed out in this Authority Agenda.
ii	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how?	Similar case of Change of Landuse from Residential to PSP for NATGRID for the land measuring 10 Acres at Andheria More. The notification was issued by MoUD vide S.O 2434 (E) dated 15/07/2016.
iii	What were the specific recommendations of the Authority with regard to the proposal;	
iv	How and why the proposal was initiated ;	Proposal was initiated on request received from Commandant 122 BN CRPF vide letter dated 18/12/2017 for the change of land use from Residential to Public and Semi Public, Facilities (PSP).
v	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Proposal was carefully examined in details.
vi	How are the expected short-term and long term outcomes if the proposal is approved and implemented?	The proposal will be in the interest for the Nation as CRPF being a national Security agency.
vii	How the proposal will benefit in the development and economic growth of the city;	This facility will benefit to the citizens of Delhi as well as nation.
viii	What are the provisions corresponding to the proposed policy/ changes in other metropolitan cities in India and other countries and if those provisions differ from the proposal then why are they not considered appropriate for Delhi.	Respective Development Authorities have their own sets of procedure. However, worldwide there is growing demand for Security personnel in Metropolitan cities.
ix	What will be the public purpose served by the proposed modification.	This utility facility will benefit to the citizens of Delhi as well as Nation.
x	What is the number of person/families/ households likely to be affected by the proposed policy;	This facility will benefit to the personnel of 122 BN CRPF.
xi	Whether the proposal is in consonance with existing plans laws, bye-laws, rules, etc	The proposal is in line with the procedure laid down as per DD Act 1957.
xii	Whether the implementation of the proposal will require changes in certain rules, provisions of Master PLAN, etc. and if yes, what action has been taken to bring about such changes;	The proposal is as per the procedure laid down in Delhi Development Authority Act. 1957.
xiii	Whether the department /organisation / ministry related with	Yes,



	the proposal have been consulted and if yes, what were their views and how they were disposed;	
xiv	Whether the relevant guidelines /orders of DOP& T, Ministry of finance and other Nodal Ministry/department were taken in to account while preparing and examining the proposal and;	NA
xv	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Director (Plg.) AP-II Unauthorised Colonies Cell & Zone-J 12 <sup>th</sup> Floor, Vikas Minar, I.P. Estate New Delhi - 110002.

#### 4.0 PROPOSAL


The proposal is for change of landuse for land measuring 8.83 acres ( 3.57 ha) from "Residential Use" to Public & Semi-Public (PSP) (Govt. Use premises) . Refer plan at Annexure -C. Site u/r on ZDP is placed as Annexure -D.


Location	Land use as per MPD 2021	Proposed landuse.	Boundary of the site/area
Land at Andheria Mor, Village Mehrauli, New Delhi measuring 8.83 acres (3.57 ha) at BCS Andheria Mor allotted to CRPF.	"Residential Use"	Public & Semi-Public (Govt. Use premises).	North: NATGRID ("Govt.") & 24 mtr wide road. South: Others land "Residential" East: DDA land ("Residential") West: Others land & DDA land (Residential)

#### 5.0 RECOMMENDATION :

Proposal as given in Para-4 above is put up for consideration of Technical Committee and its further processing for change of land use under Section 11(A) of DD Act, 1957.

  
(DEEPAK JOSHI)  
Asstt. Director (Plg.) UC & J

  
(DURGANAND MINZ)  
Dy. Director (Plg.) UC & J

  
(SUDHIR KAIN)  
Director (Plg.) AP-II

LAID ON TABLE - 9 -

ANNEXURE - A

Item No. 69.2016

Screening Committee 340th

Subject:- Regarding carving out plot measuring 8.83 Acres for CRPF near Andheria More in Village Mehrauli in Planning Zone-J.

File No.F.3(46)2006/MP

#### SYNOPSIS

The proposal is for carving out of land for CRPF site measuring 8.83 Acres near Andheria More in Village Mehrauli in Planning Zone-J.

#### 1. BACKGROUND

- 1.1 122 battalion of CRPF was in possession of 22.08 acres of land on license fee basis since 1979. Out of this 2.53 Acres was required by DDA for widening of road and 0.73 acres is earmarked for District park. Accordingly the balance land measuring 18.83 Acres has been allotted on permanent basis to CRPF vide letter dated 12/08/2011 in file No.F.25(08)03/IL(Refer Annexure-I) for construction of residence for CRPF personnel. CRPF has also been informed that 10 Acres of land out of the above land allotted to them shall be transferred to NATGRID and accordingly both CRPF and NATGRID had been advised that 10 acres of land may be demarcated out of 18.83 acres and intimated to DDA. The process of change of land use of 10 acres of land from residential to institutional for NATGRID shall be processed only after details of the demarcated land are intimated to DDA.

The change of land use of land measuring 10 Acres from Residential to Institutional for NATGRID has been processed under Section 11(A) of DD Act and referred to MOUD dated 26/05/2015 (Refer Annexure-II). The final notification is awaited.

- 1.2 Commandant 122 BN CRPF vide letter dated 09/07/2014 and 04/1/2016 (Refer Annexure-III) has requested to Dy. Director (IL) for issuance of possession letter of 8.83 acres of land at Andheria More. In response DD (IL) vide letter 15/03/2016 (Refer Annexure-IV) has requested to CRPF to depute representative to fix-up the date and time for handing over of the possession of 8.83 acres of land and concerned IL file was forwarded to this office on 17/03/2016.

#### 2. EXAMINATION

- 2.1 The allotment of land to CRPF was given for construction of Residence for CRPF personnel. The land use of the site under reference is "Residential" as per MPD 2021 and approved Zonal Development Plan (ZDP) of Zone-J (Annexure-V).



-10-

2.2 A letter dated 19/04/2016 was sent to Dy. Director (NL), DDA with a request to provide status of the land DD(NL). DDA vide note dated 02/05/2016 has submitted the status of land stating clearly that the part land under reference is having court case vide no. WP (C) No.4345/2014 in the Hon'ble Supreme Court of India. The matter is still pending with the Hon'ble Supreme Court of India and required to be persuaded by Legal Section (Refer Annexure-VI).

2.3 It is pertinent to mention here that as per approved plan approved by 324<sup>th</sup> Screening Committee meeting the road width is shown as 18 mtr whereas NATGRID has taken over the land measuring 10.0 acres out of the total land with CRPF after leaving road width as 24 mtr. The construction of additional road 18 mtr wide road from Mehrauli-Mahipalpur road to ILBS may also be taken up by Engineering Department concerned as per approved plan so that access to the land of CRPF, NATGRID and ILBS.

2.4 The Total Station Survey was provided by Ex. Engineer (SWD-4) according to which the plot area under possession of CRPF works out to be 9.72 Acres as shown in the TSS (Refer Flag-A).

2.5 In the past, 324<sup>th</sup> Screening Committee approved the access road with a width of 18.0 mtr from Mehrauli-Mahipalpur road to ILBS, whereas NATGRID has taken over the land measuring 10.0 acres out of the total land from CRPF after leaving road width as 24.0 mtr instead of 18.0 mtr from Mehrauli-Mahipalpur road to ILBS. The construction of this proposed road of 24.0 mtr required to be taken up by Engineering Department so that better access to the land of CRPF, NATGRID and ILBS can be provided (Annexure-VII).

### 3. PROPOSAL

In view of above examination, following is proposed for consideration of Screening Committee:

3.1 As requested by CRPF, the plot measuring 8.83 Acres is carved out on the TSS plan provided by Engineering Wing (SWD-4) after deducting the portion of the land under litigation (Refer Flag-B).

3.2 The road width of 18.0 mtr earlier approved by the 324<sup>th</sup> Screening Committee is proposed to be widened to 24.0 mtr for providing better access to CRPF, NATGRID and ILBS.

### 4. RECOMMENDATION:

The proposal as given in para 3 above is put up for the consideration of the Screening Committee.



## 5. FOLLOW-UP ACTION

Once the proposal is considered and approved by the Screening Committee, same will be forwarded to the following offices for appropriate action at their end:-

- i) Chief Engineer (SZ) and Commissioner (LD), DDA for demarcation of the plot and handing over possession / allotment of the site.
- ii) PC (LM) DDA, for verifying the land status of the area under reference and inform to Commissioner (LD) before handing over the possession.
- iii) Chief Engineer (Electrical) for making provision of electrical services.
- iv) CLA for status of court related issues.

Asstt. Dir. (Pig.) UC & J

Dy. Dir. (Pig.) UC & J

Dir. (Pig.) UC & J

DELHI DEVELOPMENT AUTHORITY	
RECEIVED	
Approved in	340th
Screening Committee Meeting	08.06.16
Vide Item No.	69:2016
Signature: <i>Chandul Bhush</i>	
Designation: DIRECTOR (Pig.) UC & J	

DELHI DEVELOPMENT AUTHORITY	
HUPW-CO-ORDINATION UNIT	
Approved in	340th
Screening Committee Meeting	08.06.16
Vide Item No.	69:2016
Signature: <i>Chandul Bhush</i>	
Designation: Dy. Director (Arch.) Co-ordin.	







By No - 1044-Dir(Arch) Coordn  
166-10 -13-

DELHI DEVELOPMENT AUTHORITY  
HOUSING AND URBAN PROJECTS WING  
OFFICE OF THE CHIEF ARCHITECT  
8<sup>th</sup> FLOOR, VIKAS MINAR

No. Dy. Dir. (Arch.) Coordn/HUPW/DDA/2016/99

Dated: 16/06/2016

Please find enclosed, the approved Minutes of the 340<sup>th</sup> Screening Committee Meeting held on 08.06.2016 at 11.00 am in the Conference hall, B-Block, Vikas Sadan. The minutes have been approved by the Vice Chairman, DDA.

By Dy. Dir. (Arch.) Coordn

Copy to:

1. OSD to VC, for the kind information of VC (later)
2. PS to VC
3. Finance Member DDA
4. Engineer Member, DDA
5. Principal Commissioner LD /LM
6. Commissioner (Plg)
7. Commissioner (LM)
8. Commissioner (LD)
9. Commissioner (Housing)
10. Chief Architect, DDA
11. Addl. Chief Architect I (Socio/Culture)
12. Addl. Chief Architect II (Sports)
13. Addl. Chief Architect III (Housing I)
14. Addl. Commr (Plg) AP & Building
15. Addl. Commr. (LS)

INVITIES

16. Chief Accounts Officer
17. Chief Engineer (Electrical)
18. Chief Engineer (Dwarka)
19. Chief Engineer (NZ)
20. Chief Engineer (Rohini)
21. Chief Engineer (SZ)
22. Chief Engineer (EZ)
23. Sr. Architect (Housing II)
24. Sr. Architect (Redevelopment)
25. Sr. Architect (DUHF, Conservation & New Parks)
26. Sr. Architect (Commercial)
27. Director (Bldg)
28. Director (LS)
29. Director (Plg) Dwarka & Rohini
30. Director (Plg) Zone A&B, C, F, G & H
31. Director (Plg) Zone D, E & O, J & UC
32. Director (Plg) Zone MP & DC
33. Director (Plg) NP & LP
34. Director (Plg) UTIPEC & GIS
35. Dir. (Plg) VC Secretariate
36. Consultants (VC Secret.)

*[Signature]*  
By Dy. Dir. (Arch.) Coordn

*[Signature]*  
17/06/16

*[Signature]*  
Dy. Dir. (Arch.) Coordn  
17/06/16



-14-

Approved minutes of the 2<sup>nd</sup> On Screening Committee Meeting  
held on 08.06.2016 at 11:00AM in Vikas Mihar

ITEMS LAID ON TABLE			
67/2016	Linking of green areas File No PA/AC/LS/2016/DA/114	The proposal was presented by AC (LS). After detailed deliberation, the proposal as reflected in the agenda was approved with the condition that:- (i) Maintenance issues to be redressed before taking up the execution of the project. (ii) Little or no concretization to be permitted while detailing/executing the project.	Action: 1. AC (LS)
68/2016	Modification in standard design of Type 'D' Ware housing Plot of 300.0sq.m. P.V.C. Bazar, Tikri, Kalan Rohtak Road. File No F20(12) 95-MP/PL-1	The proposal was presented by Dy Dir (Pig.) L&N After detailed deliberation, the proposal as reflected in the agenda was approved	Action: Dir (Pig.) L&N Zone
69/2016	Regarding carving plot measuring 8.83 Acres for CRPF near Andheria More in Village Mehrauli in Planning Zone-J File No. F3(46)2006/MP	The proposal was presented by Dir (Pig.) UC&J After detailed deliberation, the proposal as reflected in the agenda was approved with the direction that CRPF shall leave the land for 24.0M R/W from their land.	Action: 1. Dir (Pig.) UC&J 2. CE (SZ) 3. Comm LD 4. PC (LM) 5. CE (Elect.) 6. CLA

The meeting ended with a vote of thanks to the Vice Chairman.  
This issues with the approval of Vice Chairman.

DELHI DEVELOPMENT AUTHORITY  
HUPW CO-ORDINATION UNIT

Approved in 342/16 Screening  
Committee Meeting on 08.06.2016  
Vide Item No. 69/2016  
*[Signature]*  
Dy. Director (Arch.) Coordn.

*[Signature]*  
Dy. Dir. (Arch.) Coordn.

15	Media & News Agency including Media Training Centre	35%	150	26	<p>1. Upto 30% max. Permissible. FAR can be used for hostel accommodation for the students and residential use for essential staff.</p> <p>2. Parking standard @ 1.33 ECS / 100sqm of floor area. The areas earmarked for parking if misused liable to be municipalized/taken over by the authority.</p> <p>3. Other controls related to basement etc. are given in the Development Code chapter.]</p>
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### 13.5 SECURITY- POLICE

Law and order are increasingly becoming a matter of concern in Delhi. For maintenance of proper law and order, the security force must keep pace with the growth and development of an area. The main agency looking after security aspect in the city is Delhi Police. At present, there are 123 police stations, 80 police posts, 10 Delhi Armed Police battalions, 9 District offices of DCPs and 9 District Lines.

<sup>2</sup>[Table 13.10: Planning Standards & Development Controls for Public Semi-Public (Government Use Premises)]

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/ 100 Sq.m Floor Area)
1	Traffic and Police control room	As per requirement	<p>1. As per requirement on major road junctions/ stretches etc. as part of road right of way based on site feasibility.</p> <p>2. Maximum area = 25 sq m.</p>			N.A.
2	Police Outpost	As per requirement, Permissible in all use premises/ zone, and to be provided in schemes as per requirement.	Upto 150 sq.m	75	300	1.33
3	Police Post, Fire Post.	1.0 lakh	Upto 2500 sq.m	50	300	2.0
4	Police Station, Fire Station	2.5 lakh	Upto 1 Ha.	50	300	2.0

<sup>1</sup> Added vide S.O. 465(E) dated 15-02-2016

<sup>2</sup> Added vide S.O. 2790(E) dated 24-08-2016



5	Police Lines, District Office and Battalion	District / One for each administrative zone	Upto 1 Ha.	50	300	2.0
6	District Jail	25.0 lakh	Upto 2 Ha.	50	300	2.0
7	Police Training Institute / College, Fire Training Institute / College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

**Other Controls:**

- i. The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans
- ii. Residential Use – Maximum up to 30% of permissible FAR can be utilized for residential activities. The activities permitted within residential component shall be as per Residential Plot - Group Housing.
- iii. Height – No Restriction, subject to clearance from AAJ, Delhi Fire Service and other statutory bodies.
- iv. Other controls for setbacks, basement, services plans etc. as per Chapter 17.0 Development Code.
- v. For intensive utilization of existing government buildings / land, as mentioned in para 8.2 following will be applicable in case of redevelopment:
  - Utilization of 10% of total permissible FAR for Commercial Uses to make the redevelopment process financially feasible.
- vi. Use premises such as National Security Establishments and Disaster Management Units shall be permitted within the categories mentioned in above Table. ]

**[Table 13.11: Development Controls for Security (Police) Facilities]**

Sl. No.	Facility	Development Controls			Remarks
		FAR	Height	Setback	
1	Police Post	25%	15.0	15 m.	1. Upto 30% of max. FAR can be utilized for residential use of essential staff <sup>2</sup> [(except Police Station which will as per <sup>22</sup> of Notes below the Table).]
2	Police Station	30%	20.0 <sup>22</sup>	26 m.	
3	District Office and Battalion	30%	Deleted	26 m.	
4	Police Lines	Land Distribution: i) Administration 20% ii) Residential 30% iii) Sports & Facilities 10% iv) Open Spaces 40%			2. Parking standard @ 2.00 ECS / 100 sq m of floor area. 3. Additional space available in police station due to increased

<sup>1</sup> Deleted vide S.O. 2790(E) dated 24-08-2016



AREA OF THE PLOT = 8.83 ACRES.

BOUNDARIES:

NORTH : NATGRID (Govt.) & 24 mtr wide road  
SOUTH : Other's land (Residential)  
EAST : DDA land (Residential)  
WEST : Other's land & DDA land (Residential)

NOTE:

1. THE PLAN IS PREPARED BASED ON THE TOTAL STATION SURVEY OF LAND AT ANDHERIA MORE, IN VILLAGE MEHRAULI NEW DELHI, PROVIDED BY EX. ENG. SWD-4 DDA.

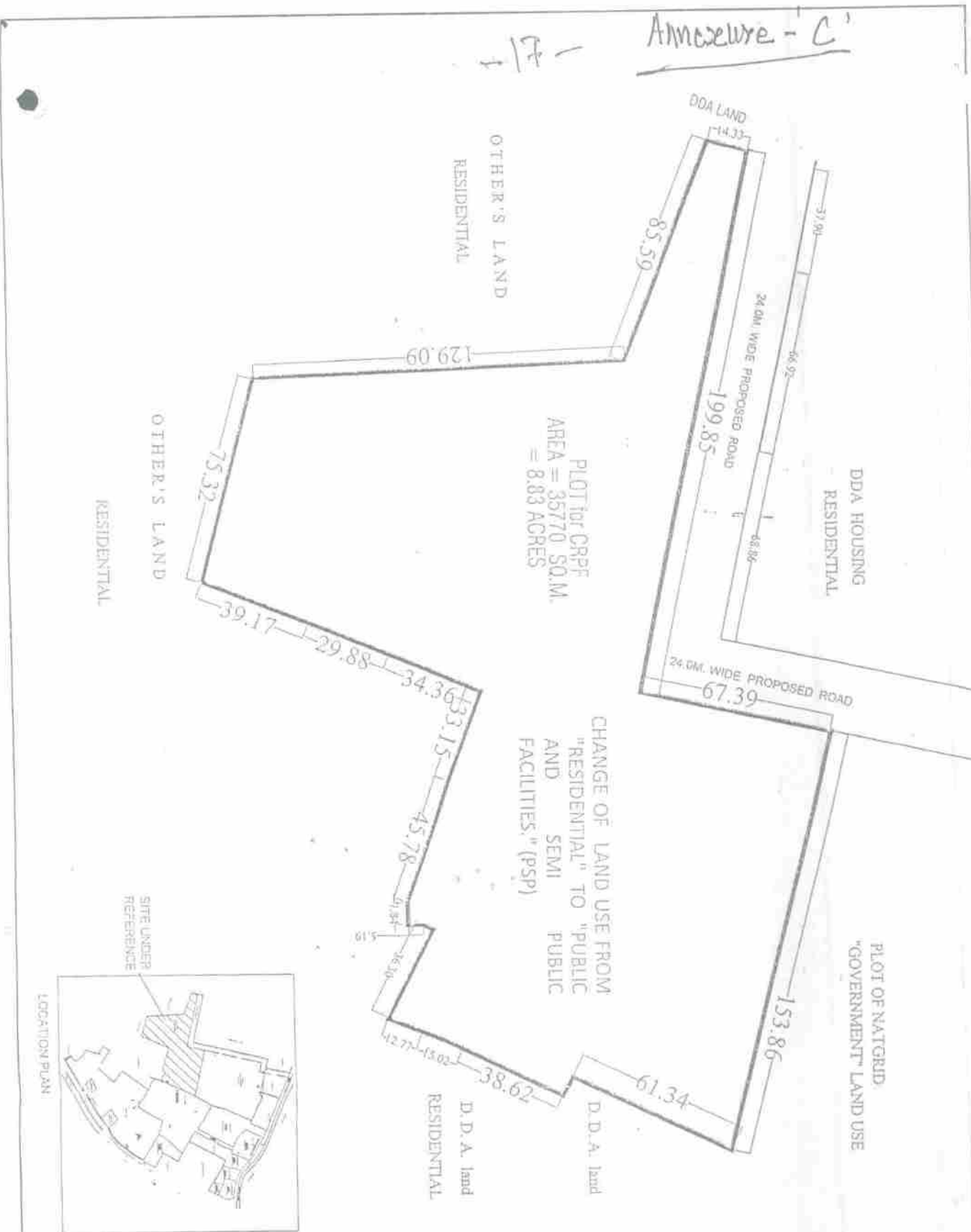
2. ALL DIMENSIONS ARE IN METERS.

3. THE ROAD WIDTH OF 18.0 mtr EARLIER APPROVED BY THE 324th SCREENING COMMITTEE MEETING IS PROPOSED TO BE WIDENED TO 24.0 mtr IN 340TH SCREENING COMMITTEE MEETING FOR BETTER ACCESS TO CRPF, NATGRID AND ILS.

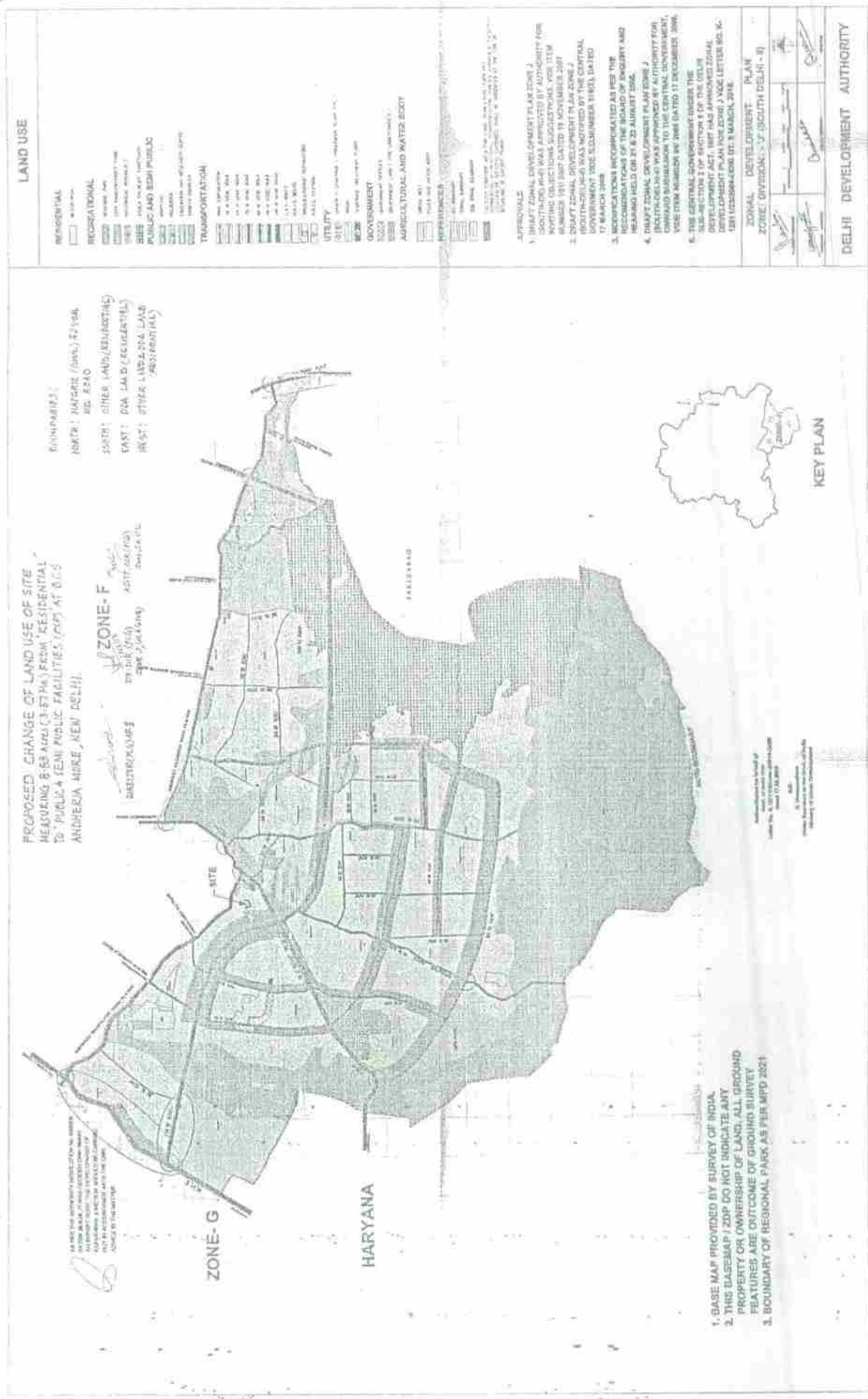
4. The layout plan of CRPF site measuring 8.83 acres (3.57 ha) was approved by 340th Screening Committee vide item No.59/2016 on 08/06/2016.

5. The Commandant, CRPF vide letter dated 14.09.2017 had requested that CRPF may be allowed to develop the infrastructure under the Category of Public and Semi Public (Govt. Premises)  
File No. F.3 (46)/2006/MMP

Change of land use of site measuring 8.83 acres (3.57 ha) from "Residential" to "Public & Semi Public Facilities" (PSP) # BCS Andheria More for CRPF, New Delhi  
[Signature] [Stamp] [Date: 13/10/2017] [Name: Vikas Minar, DDA]











File No: F.7(08)2018/Bldg.

ITEM No. 12/1/TC/2018

Subject: Permissibility of Activities in Atriums in Commercial Centers

1.0 SYNOPSIS:

The Development on Commercial and Public & Semi Public Plot is regulated by assigned FAR and accordingly price of plot is determined by DDA whenever any plot is put up for auction. The construction of the plot also follows the principles of FAR as defined in the Master Plan/s. In other words, the disposal of plots to any Developer Entity (DE) and its subsequent development is entirely governed by pre-determined FAR specified in the Master Plan/s in vogue.

In case of Commercial properties, the permissible activities are defined in the hierarchy of Commercial areas in Table 5.1 of MPD-2021. The development control norms applicable to Convenient Shopping Centres, Local Shopping Centres, Commercial Centres, District centres and Hotels have been given in Table 5.4 of MPD-2021. Almost all the commercial schemes in Delhi since MPD-1962, MPD-2001 and MPD-2021 have been developed in an integrated manner as per provisions of these Master Plan/s.

In MPD 2021, the Table 5.5: Definitions and Activities permitted in Use premises is elaborate on the activities permitted in various use premises. But, the activities permitted in the space under Atrium were not specified, thereby leading to various legal cases. Moreover, the quantum of 25% of Atrium area attributed for counting towards permissible FAR in Table 5.4 - Development Controls- Commercial Centre, has become ineffectual for all new developments with the onset of Notification S.O. 3587(E) dated 14<sup>th</sup> November, 2017. Since the permissible activities and quantum of these activities in Atrium are not specified, there is need to establish the same in order to regulate in a uniform manner.

2.0 BACKGROUND:

2.1 An Affidavit (ANNEXURE - A) was submitted by the Director(Bldg) DDA to the Hon'ble High Court of Delhi in the matter of *JITENDER GUPTA vs GOVT OF NCT OF DELHI & ORS* vide Writ Petition WPC No. 5436/2017 wherein it was, inter alia, mentioned that:

(i) In view of the above situation as application in para 4(i), (ii), (iii) & (iv) above, it is submitted that the MPD-2021 provision as explained in Table 3.4 (V) regarding counting 25% of Atrium area towards FAR does not clearly state on the matter whether if the kiosks/stalls/Display areas can be installed or erected or permitted in atrium area.

(ii) The MPD-2021 provision is silent regarding permissibility or non-permissibility of activities in common areas/Atrium areas. Since the MPD-2021 is silent on these matters, these kiosks/stalls were counted in FAR (as sacrifice of purchased FAR) and sanctioned in earlier instances.

(iii) There is a need to remove the ambiguity in the MPD-2021 and draft out a crystal-clear guideline for permissible uses in the Atrium/common areas.

(iv) In order to do so, the matter is required to put-up to the Competent Authority of DDA to decide guidelines on permissibility of use activities in Atrium/Common areas.

In above point (i) 'Table 3.4' may be read as 'Table 5.4' which was mis-typed inadvertently in the affidavit submitted in court. This was also conveyed to the Sr. Standing Counsel of DDA to appraise the Hon'ble Court.

- 2.2 In the meanwhile, a Gazette Notification on MPD 2021 vide no. S.O. 3587(E) dated 14<sup>th</sup> November, 2017 was issued wherein the maximum ground coverage for all Commercial Centers in a) i. to v. of Table 5.4 has been enhanced to 50%. The para 2 of the Notification states: "the following additional notes to be added after (v):

vi) In case of Commercial Centres in a) i to v., the maximum Ground Coverage shall be inclusive of Atrium." - (ANNEXURE - B)

- 2.3 A representation was received from "PHD Chamber of Commerce and Industries" wherein they have sought clarification regarding the activities allowed in FAR and Non-FAR areas of the Atrium in all Commercial Buildings. In its representation, they have also submitted that The Unified Building Bye-Laws (UBBL) 2016 for Delhi the term "Atrium/Atria" has been defined in Clause 1.4.9 as the following :

"Atrium/Atria : It is partly/full enclosed space with a minimum double height which is partly / fully covered with light roofing / R.C.C. and could be constructed upon. In a building, there may be more than one atrium at ground or at any other level. Ground coverage and FAR to be as per MPD.

While Atrium / Atria have become the integral part of all modern buildings and are highly appreciated by occupants, users and general public in terms of their user-friendliness, vibrancy, grandeur and elegance, but it comes with a stipulation that only 25% of utilized Ground coverage of defined Atrium area, which is being counted towards permissible / usable / purchased FAR, gets entitled for use of all activities as stipulated in MPD 2021, Chapter 5.0: TRADE AND COMMERCE, Table 5.1.

.....Therefore our members are of the view that in Balance 75% of the Atrium area which is free from FAR portion of these large volumes of Atrium / Atria, the DE should also be allowed to use this area for allied commercial activities, such as exhibitions / short term display and sale of merchandise and public art etc. on temporary basis subject to compliance of all mandatory/statutory requirements of MPD and UBBL with clearance from various authorities such as Delhi Fire Services etc. This would allow DE to create and maintain the ambiance and enrich the experience of general public. More so, these activities are done worldwide to enliven these public spaces to keep them relevant". - (ANNEXURE - C)

3.0 EXAMINATION:

- 3.1 Earlier, provisions of MPD-2021, Table 5.4: Development Controls - Commercial Centres, in the "Other Controls: Maximum 10% additional ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage



for Atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR."

- 3.2 Subsequently, a Gazette Notification vide no. S.O. 3587(E) dated 14<sup>th</sup> November, 2017 was issued wherein the maximum ground coverage in MPD-2021 in Table 5.4 for a) Commercial Centers (i. to v.) has been enhanced to 50%. The para 2 of the Notification states: "the following additional notes to be added after (v):

vi) In case of Commercial Centres in a) i to v., the maximum Ground Coverage shall be inclusive of Atrium."- (ANNEXURE - B)

- 3.3 The Master Plan Section, DDA as per their letter No. F 15 (10) 2013/MP/Pt-1/44 dated 15.03.2018 (ANNEXURE - D) have examined the issue & given their views as following:

"(a) As per notification dated 14.11.2017, the ground coverage on any plot in case of Commercial Centre is 50% and shall be inclusive of Atrium. As such the earlier provision given under Table 5.4 Development Control Norms of Commercial Centres in Chapter 5.0 of MPD-2021 stands superseded for all the new development and sanctioning of revised plans.

(b) In cases where the benefits as per earlier provisions of MPD-2021 for 10% additional ground coverage has been availed by any plot owner, the same shall be counted till any addition / alteration / redevelopment is being proposed in the building / development.

(c) Regarding percentage of area of Atrium towards Ground Coverage or whether same can be counted in FAR or not, the same shall be governed by the provisions given in the Unified Building Bye-Laws 2016.

(d) Further, permission of any activity within the Atrium on temporary and permanent basis is not a master plan issue. As such, it needs to be examined by the Building Section, DDA as per provisions in UBBL-2016 and other applicable rules / regulations, if any."

- 3.4 (a) As per "THE NEW OKHLA INDUSTRIAL DEVELOPMENT AREA BUILDING REGULATION, 2010" Chapter-III (General Requirements) Clause 24.4.1 (Other Provisions) Point 3 (Part ix) it has been stated that "Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage." (ANNEXURE - E)

(b) As per "THE HARYANA BUILDING CODE 2017" Chapter-1: Title & Definitions (1.2 Definitions) (Clause xli) it has been stated that "For the purpose of calculating FAR, cantilevered, permitted roof projections, lift room, mumty, balcony, basement or any floor if used for parking, services and storage, stilt area (unclosed) proposed to be used for parking / pedestrian plaza only, open staircase (without mumty), terrace with or without access, fire staircase, atrium, water tank, open courtyard of permitted size shall not be counted towards FAR." As per (Clause xlviii), it has been stated that "ground coverage" means built up area covered at ground level. For the purpose of calculating ground coverage area under shaft, chute, lift well and staircase shall be counted towards ground

coverage, provided that ventilation shaft area more than 3 sqm, fire staircase, Atrium and open courtyard of permitted size shall not be counted in ground coverage."

**(ANNEXURE - F)**

3.5 The MPD-2021 and UBBL-2016 provisions are silent regarding permissibility or non-permissibility of activities in common areas/Atrium areas.

3.6 An Affidavit was submitted by DDA to the Hon'ble High Court of Delhi in the matter of **JITENDER GUPTA vs GOVT OF NCT OF DELHI & ORS** vide Writ Petition WPC No. 5436/2017 wherein it was, inter alia, mentioned that:

(i) In view of the above situation as application in para 4(i), (ii), (iii) & (iv) above, it is submitted that the MPD-2021 provision as explained in Table 3.4 (V) regarding counting 25% of Atrium area towards FAR does not clearly state on the matter whether if the kiosks/stalls/Display areas can be installed or erected or permitted in atrium area.

(ii) The MPD-2021 provision is silent regarding permissibility or non-permissibility of activities in common areas/Atrium areas. Since the MPD-2021 is silent on these matters, these kiosks/stalls were counted in FAR (as sacrifice of purchased FAR) and sanctioned in earlier instances.

(iii) There is a need to remove the ambiguity in the MPD-2021 and draft out a crystal-clear guideline for permissible uses in the Atrium/common areas.

(iv) In order to do so, the matter is required to put-up to the Competent Authority of DDA to decide guidelines on permissibility of use activities in Atrium/Common areas.

3.7 As per MPD-2021, Table 5.4: Development Controls - Commercial Centres, the utilisation of FAR accruing out of availing a atrium has been defined. But, it was not spelt what type of activities are permitted in the Atrium area, what will be the nature of the atrium area, or if some activities are permitted in the atrium area then - upto what extent the activities are permitted.

THE NEW OKHLA INDUSTRIAL DEVELOPMENT AREA BUILDING REGULATION, 2010 or THE HARYANA BUILDING CODE 2017 does not count the Atrium area in both FAR and Ground Coverage calculations. In NOIDA, wherever the Atrium area is used for some purposes, then that area is counted towards FAR calculations.

3.8 **Table 5.4: Development Controls - Commercial Centres (a) Commercial Centres**

**Table A.**

i. Convenience Centre/Local Centre/Local Level Commercial areas	Shopping Shopping Commercial	Max. 10% additional Ground Coverage shall be allowed for providing atrium only in LSC. [In case the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR].
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ii. Service Market	Maximum 10% additional ground coverage shall be allowed for providing atrium.
iii. Organised Informal Bazaar.	
iv. Community Centre/Non-hierarchical Commercial Centre	[In case the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR].
v. District Centre/Sub-Central Business District/Sub-City Level Commercial areas	Maximum 10% additional ground coverage for atrium. [In case the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR].

(b) Metropolitan City Centre/Central Business District

Table B:

i) Commercial Plot: Retail & Commerce Metropolitan City Centre i.e. Connaught Place & its Extension	<p>i) The size of the plot shall be as in the layout of commercial area and any sub-divisional of the plot in Connaught Place and its extension should not be permitted.</p> <p>ii) The development controls shall be in accordance with the comprehensive plan of the area to be reframed by the local body.</p> <p>iii) a) In case of Connaught Place, the existing height shall be maintained and FAR should be achieved by increasing proportionate ground coverage. b) No basement shall be permitted in middle circle of Connaught Place. c) Mandatory Architectural Controls shall be applicable.</p>
ii) Commercial Complex at Fire Brigade Lane and Janpath Lane	<p>i) Ground coverage and FAR<sup>1</sup> shall be calculated on the area of presently available plots.</p> <p>ii) The area shall be developed on the basis of comprehensive scheme.</p>
<u>(c) Hotel</u>	i) Maximum 10% additional ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground



	coverage shall be counted towards FAR.
ii)	Maximum 20% of the FAR can be used for the Commercial offices, Retail & Service shops.
iii)	The enhanced FAR will be allowed subject to payment of charges to be prescribed/ notified by the Government.

3.8.1 The MPD 2021, Table 5.4 as mentioned above, provided a stipulation that 25% of the Atrium area of is being counted towards permissible / usable / purchased FAR, since additional Ground Coverage of 10% was allowed. In other words, the 25% of Atrium area remains unused or 25% of Atrium area remains deducted from the Total FAR. In addition, no mention was made for the kind of activities permitted under the Atrium.

3.8.2 Even though the concept of Atrium is new in Indian context, it is widely used in modern buildings that are predominantly governed by HVAC (Heating, Ventilation and Air Conditioning) and MEP (Mechanical, Electrical & Plumbing) services, which are mostly synchronized with service networks and intelligent Building models. To create and maintain these large volumes of spaces in Atrium / Atria inside a building involves a very high cost towards air-conditioning, security, high quality lighting and other special architectural features for it to become a radiant designed space for the convenience of public that uses these spaces.

3.8.3 Apart from being used as a movement space, the Atrium/ Atria acts as a space for social interaction, casual meeting points, a space for in prompt waiting area, space for light snacks, visual merchandising, short cultural/music/performance activity area etc. - thereby bringing in a sense of street like character in a controlled environment.

3.8.9 In many cases, because of lack of clarity in MPD 2021 on the use activities permitted in the Atrium area various contradictory scenarios occur:

- i) Whether it is permissible that in the Atrium area Kiosks, Vending Booths can be allowed subject to counting the area towards FAR calculation. In many earlier instances, DDA had done so.
- ii) If it is allowed, then what is the extent that the commercial activities can be allowed.
- iii) Wherever Show Cause Notices are issued, it becomes confusing to the sanctioning authorities whether 25% of the Atrium area can be allowed to operate in the Ground floor or in the Top Floors.
- iv) It was observed in many cases that (specifically in the matter of **JITENDER GUPTA vs GOVT OF NCT OF DELHI & ORS**) The Delhi Fire Services commented that the premise/building found duly maintained by the owner/occupier during the inspection. The DFS quoted as - "Para 3. The Select City Walk Mall and DLF Place Saket Mall, situated at Plot No. A3 & A4 respectively, of District. Centre Saket, Press Enclave Road, New Delhi-110017 were inspected by the concerned nominated Authority of this department on 28/08/2017 as directed by the Hon'ble Court and the fire prevention and fire safety measures as required and provided under Rule 33 of DFS rules 2010 in

both the premises/ building found duly maintained by the owner/ occupiers during the inspection. (Copy enclosed at G).

3.8.10 In view of the above, it becomes imperative that there is need to establish the character of the Atrium in terms of use activities permitted and the quantum of area for these permitted activities - both in FAR and Non - FAR areas.

3.9 However, as per MPD-2021, Table 5.5: Definitions and Activities Permitted in Use Premises, following activities are permitted:

Table 5.5 Definitions and Activities Permitted in Use Premises

Table C:

Use Premise	Definition	Activities permitted
Vending Booth	A premise in the form of booth for sale of commodities of daily needs either through a mechanical installation or otherwise.	Vending Booth

3.10 In MPD-2021, Table 13.2: Development Controls for Health Facilities under 1. Hospital/ tertiary Health Care Centre (Other Controls) at Point 5, following is stipulated:

*"Maximum 10% of the achieved FAR shall be free if utilized for waiting and reception area. However, this area shall be taken into account for the provision of Hospital parking as per norms" (ANNEXURE - H)*

3.11 As per the modifications in the UBBL-2016 (vide Gazette Notification dated 5<sup>th</sup> April, 2017) Clause 8.10 (i) Common Entrance Lobby / Lobby area with minimum double height cubic content in high-rise building/s shall be permitted free from FAR in all the floors and shall be counted only once in the Ground Coverage. Such entrance lobby/lobby area shall not exceed 3% of maximum permissible FAR. (ANNEXURE - I)

3.12 From the above, it is imperative that DDA has already in some cases approved Kiosks etc. in the Atrium by counting it towards FAR which is not clear in Gazette Notification No. S.O. 3587(E) dated 14.11.2017. So, in case where the purchased / usable / permissible FAR upto 25% has been counted in atrium FAR, the clarity is required on the activities allowed in such areas counted in FAR.

3.13 Hence, with regard to above subject matter, since there is a lack of clarity, it is required to be established that some limited commercial activities / uses of that commercial centre as per MPD-2021, may be permitted in 25% of the defined atrium area, which is counted towards the permissible / purchased / usable FAR, subject to compliance of all statutory norms of MPD-2021 / UBBL-2016 and clearance from Delhi Fire service and other statutory bodies for all the buildings sanctioned with a provision of Atrium.

However, in balance 75% of defined Atrium area which is free from FAR / not counted towards permissible / purchased / usable FAR cannot be utilized for any remunerative / commercial purposes. Further, in 10% of the Atrium area; the activities which are of non-commercial / non-remunerative purposes such as Waiting Areas / Public Seating/waiting areas for Senior citizens, Information Kiosks / Help Desks / Reception

Area, Exhibition / Open display of Public Arts etc. can be allowed, provided all statutory requirements for public safety and hygiene are adhered to.

4.0 PROPOSAL:

- 4.1 Activities which are open to atrium (not covered from the top) or activities in public view shall be permitted i.e. Vending Booth or allied / similar commercial activities, such as Kiosks, Café, Exhibition stalls/ Sale of Merchandise /Visual Merchandise/ Short Performances/ Short promotional activities/ Fashion-shows/ etc. subject to compliance of all mandatory/statutory requirements of MPD and UBBL 2016 with clearances from various statutory authorities such as Delhi Fire Services etc.; by paying fees and charges within the ambit of UBBL 2016.
- 4.2 For all these developments/activities in the Atrium area, the Developer Entity (DE) can utilize maximum 25% of the defined Atrium area towards FAR by pouring / counting the same from its permissible FAR for use of above mentioned activities allowed in the Atrium which shall be counted towards FAR.
- 4.3 In balance 75% of defined Atrium area which is free from FAR / not counted towards permissible / purchased / usable FAR cannot be utilized for any remunerative / commercial purposes. However, in these non-FAR area other non-commercial activities like Waiting Areas / Public Seating/ waiting areas for Senior citizens, Information Kiosks / Help Desks / Reception Area, Exhibition / Open display of Public Arts etc. may be permitted for public convenience upto maximum 10% of the Atrium area. Such areas if utilized as above shall be taken into account for the provision of parking as per norms.
- 4.4 All these developments/activities shall be subject to the approval of revised building plans from the concerned sanctioning authorities subject to all statutory clearances w.r.t. relevant provisions of Unified Building Bye Laws 2016, fire safety norms etc.
- 4.5 Public circulation / movement spaces shall be maintained as approved by the Fire Services Department.

5.0 RECOMMENDATION:

In view of Para 2.0 and 3.0 above, the Proposal at Para 4.0 is placed before the Technical Committee for consideration and approval.

Arch. Asst (Bldg.) C&I

Director (Bldg.)



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ANNEXURE (A)

IN THE HIGH COURT OF DELHI AT NEW DELHI  
(CIVIL EXTRAORDINARY JURISDICTION)

WPC NO. 5436/2017

PUBLIC INTEREST LITIGATION

IN THE MATTER OF:

JITENDER GUPTA

...PETITIONER

VERSUS

GOVT. OF NCT OF DELHI & ORS.

....RESPONDENT

ADDITIONAL AFFIDAVIT ON BEHALF OF RESPONDENT NO.2 -  
DELHI DEVELOPMENT AUTHORITY

I, Surajit Jaisankar aged about 44 years S/o Sh. D. D. Jaisankar posted as Director (Bldg) Delhi Development Authority, having its office at 15A, Vikas Sadan New Delhi, do hereby solemnly affirm and declare as under :-

1. That I am fully acquainted with the facts of the case as gathered from the official records and competent in the official capacity to swear this additional affidavit on behalf of Respondent No.2-Delhi Development Authority.
2. In continuation of earlier status report dated 31.08.2017, the petitioner seeks to bring following additional facts to the notice of this Hon'ble Court.
3. Vide order dated 11.10.2017 this Hon'ble Court was pleased to let an inspection to be conducted at the premises of the respondent No. 5 by the officers of the respondent to access the facts on site. This Hon'ble Court was further to allow the Standing Counsel for the respondent and the petitioner to join such inspection in this regard. Pursuant to the order passed by the Hon'ble Court a detailed inspection was conducted which was undertaken in the presence of petitioner, Sh. Sanjeev Sabharwal Standing Counsel, DDA and some representative of the owners of the Mall Select City Walk at Saket.

4. During the inspection it was noticed that the Show Cause Notice for properties in District Centre Saket i.e. A-4, DLF Place, Saket Mall and A-3, Select City Walk Mall has already been served on 09.08.2017.

I. The Show Cause Notice to M/s Select Infrastructure Pvt. Ltd., Plot No. A-3, District Centre Saket includes the followings:

II. Twelve nos. of kiosks at Ground Floor in atrium area.

III. Nine nos. of kiosks have been installed at First Floor in atrium area. Covering of terrace measuring 15m X 7m with glass wall and high tensile roof membrane.

IV. Eight nos. of kiosks and three nos of Bank ATMs have been installed at second floor atrium area. Covering of terrace measuring 16m X 7.5 m with glass wall and roof sheeting.

2. The Show Cause Notice to M/s DLF Ltd. includes the following:

I. One number kiosk installed unauthorisedly at Ground Floor in Atrium

II. Two number kiosk installed unauthorisedly at First Floor in Atrium.

III. One number kiosk installed unauthorisedly at second Floor in Atrium.

The compliances of the same by the property owners are yet to be done. However, M/s Select Infrastructure Pvt. Ltd. submitted a reply on 21<sup>st</sup> August 2017 stating that decorative set up of Kargil Divas was installed with due approval from Delhi Police, makeshift temporary movable/table set-up were installed. They requested for regularisation of Kiosk area by counting into FAR.

M/s DL Retail Developers Ltd. replied to the Show Cause Notice on 21<sup>st</sup> August 2017 stating that "these are duly approved kiosk from DDA Building Department and are also part our Completion Certificate and are shown in Compliance Drawing issued vide dated 12.11.2012.

3. The site inspection was conducted on 28.09.2017. During the inspection, following are noted:

3.1 A few number of kiosks in the atrium area of ground floor, first floor and Second floor are erected and found to be operating against the approved completion/regularization plan in plot No. A-3, District Centre Saket (Select City Walk)

3.2 The number of kiosks are not available as same as approved in the completion plan of plot No. A-4, District Centre, Saket, DLF Place Mall.

3.3 Some areas are encroached at the connected bridge to the Cinema Complex in both the properties of A-3 & A-4.

3.4 The Master Plan 2021 under table 5.4 Development Control—Commercial Centre under the used premises of District Centre, it is specified as under:

"In case the permissible additional ground coverage is utilized, 25 % of the utilized ground coverage shall be counted towards FAR".

4. During site inspection it is observed that the kiosks/stall are approved in atrium area by counting them FAR calculation.

(i) In case of Plot No. A-4, DLF Place, the kiosks are approved in the completion plan by counting into FAR calculation. It was also noticed that the area of kiosk at A-4 DLF Place is more than what was approved.

(ii.) In case of Plot No. A-3, Select City Mall, kiosk/stalls were not approved in completion plan, hence, not counted in FAR.

(iii.) In general, the display of cars, motor bikes, high-end merchandise in atrium area or in the common area which do not affect the Delhi Fire Services requirements, are regular feature in commercial complexes/malls.

5. In view of the above situation as application in para 4(i),(ii),(iii) & (iv) above, it is submitted that the MPD-2021 provision as explained in Table 3.4 (V) regarding counting 25 % of Atrium area towards FAR does not clearly state on the matter whether if the kiosks/stalls/Display areas can be installed or erected or permitted in atrium area.



6. The MPD-2021 provision is silent regarding permissibly or non-permissibility of activities in common areas/Atrium areas. Since the MPD-2021 is silent on these matter, these kiosks/stalls were counted in FAR (as sacrifice of purchased FAR) and sanctioned in earlier instances.
7. There is a need to remove the ambiguity in the MPD-2021 and draft out a crystal clear guideline for permissible uses in the Atrium/common areas.
8. In order to do so, the matter is required to put to the Competent Authority of DDA for deciding guidelines on permissibility of use activities in Atrium/Common areas.

In view of the submissions made hereinabove & the facts and circumstances of the case it is most respectfully prayed that this Hon'ble Court may be pleased to pass an appropriate order.



DEPONENT

VERIFICATION:

Verified at Delhi on this of ...December 2017 that the contents of the above affidavit are true to my knowledge derived from the official records. No part of it is false and nothing material has been concealed there from.



DEPONENT

MINISTRY OF HOUSING AND URBAN AFFAIRS  
(DELHI DIVISION)  
NOTIFICATION

New Delhi, the 14th November, 2017

S.O. 3587(E).—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as part of its Master Plan modification which were published in the Gazette of India, Extraordinary, as Public Notice vide S.O. No. 3646(E) dated 06.12.2016 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice.

2. Whereas, 3 (three) objections/suggestions received with regard to the proposed modifications within the stipulated time period of thirty days.
3. All the persons who filed objections/suggestions were invited to present their objections/suggestions before the Board of Enquiry & Hearing held on 14.02.2017.
4. Whereas, the Central Government has, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.
5. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modifications in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India.

MODIFICATION:

A	Chapter 5: Trade & Commerce		
	Table 5.4: Development Controls—Commercial Centres		
	Use / Use Premises	Maximum Ground Coverage (%)	
		Existing Provisions	Proposed Modification
a) Commercial Centres			
i. Convenience Shopping Centre /Local Shopping Centre/ Local Level Commercial areas		40	50
ii. Service Market		40	50
iii. Organised Informal Bazaar		40	50
iv. Community Centre/Non-hierarchical Commercial Centre		25	50
v. District Centre/Sub-Central Business District/Sub-City Level Commercial areas		25	50
B	In the notes under Table 5.4, the following additional notes to be added after the note at serial no.(v):		
	vi) In case of Commercial Centres in a) i. to v., the maximum Ground Coverage shall be inclusive of Atrium.		
	vii) In case of integrated schemes of Commercial Centres, amalgamation and sub-division of the plots is permitted for activities as permitted in Table 5.1 of the respective hierarchy of commercial centres subject to payment of requisite charges as notified by the Competent Authority from time to time.		

[F. No. K-13011/12/2017-DD-I]  
ANIL KUMAR, Under Secy.





ANNEXURE C

DR. RANJEET MEHTA  
PRINCIPAL DIRECTOR

PLAN-15-  
16<sup>th</sup> January 2018

Subject: - Clarification in respect of permissibility of activities in all Commercial Centers – Atrium

The PHD Chamber of Commerce and Industry established in 1905, is a proactive and dynamic multi-State apex organization working at grass root level and with strong national and international linkages. The Chamber serves 10 North Indian States and UT of Chandigarh. It has direct and indirect membership of about 45000. PHD Chamber acts as a catalyst in the promotion of Industry, trade and entrepreneurship.

The PHD Chamber of Commerce and Industry has rigorously pursued through many public forums and raised the concern and interest of our members regarding delay in various policy matters inclusive of review of Master Plan for Delhi-2021 which are beneficial not only to the Real Estate Sector but public at large.

The Development on Commercial or Public/Semi-Public Plot is regulated by assigned FAR and accordingly price of plots determined by DDA whenever any plot is put up for auction. In other words Developer Entity (DE) of such plots purchase the plot along with pre-determined FAR. In case of Commercial Development, activities & hierarchy of commercial areas have been designated specifying therein permitted commercial activities as given in table 5.1.

The development control norms applicable to Convenience Shopping Centre (CSC), Local shopping Centre (LSC), Community Centre (CC), District Centre (DC) & Hotel have been given in Table 5.4. All most all the commercial schemes in Delhi since MPD-1962, 2001 or MPD-2021 have been developed in integrated manner wherein individual plot FAR also get assigned prior to auction of plot.

All activities permitted in MPD 2021 and as specified in Chapter 5.0 table 5.1 are permitted in these commercial centers provided these activities are within the permissible/purchased FAR. The Master Plan for Delhi (MPD) 2021 also has several provisions for encouraging activities in all commercial building in Delhi. One such enabling provision in Chapter 17: DEVELOPMENT CODE, clause 8(3), General Notes 5, stipulates as following:

*"In case of all the plots of size 1000 sq.m and above, except Residential Plot – Plotted Housing, atrium will be permitted with stipulations – Maximum 10% additional ground coverage shall be allowed for providing atrium. In case, the permissible additional ground coverage for atrium is utilized, 25% of the utilized ground coverage shall be counted towards FAR"*

The same stipulation has been provided for all categories of commercial centers in MPD 2021, Chapter 5.0: TRADE AND COMMERCE, Table 5.4: Development Controls – Commercial Centers.

Also, in Unified Building Bye-Laws (UBBL) 2016 for Delhi the term "Atrium/Atria" has been defined in Clause 1.4.9, as following:



"We Walk Our Talk"



PHD CHAMBER OF COMMERCE AND INDUSTRY

PHD House, 4/2 Sir Institutional Area, August Kranti Marg, New Delhi - 110 016 (India) • Tel: +91-11-2686 3801/04, 49545454, 49545400  
Fax: +91-11-2686 3801/04, 49545454, 49545400



*"Atrium/ Atria: It is partly/ fully enclosed space with a minimum double height which is partly/ fully covered with light roofing/ R.C.C. and could be constructed upon. In a building, there may be more than one atrium at ground or at any other level. Ground coverage and FAR to be as per MPD."*

While Atrium/Atria have become the integral part of all modern buildings and are highly appreciated by occupants, users and general public in terms of their user-friendliness, vibrancy, grandeur and elegance, but it comes with a stipulation that only 25% of utilized Ground coverage of defined Atrium area, which is being counted towards permissible/usable/ purchased FAR,, gets entitled for use of all activities as stipulated in MPD 2021, Chapter 5.0: TRADE AND COMMERCE, Table 5.1.

However, you may appreciate that to create and maintain these large volumes of spaces in Atrium/Atria inside a building involves a very high cost towards air-conditioning, security, high quality lighting and other special architectural features for it to become a radiant designed space for the convenience of public that uses these spaces.

Therefore our members are of the view that in balance 75% of the Atrium area which is free from FAR portion of these large volumes of Atrium/Atria, the DE should also be allowed to use this area for allied commercial activities, such as exhibitions / short term display and sale of merchandise and public art etc. on temporary basis subject to compliance of all mandatory/statutory requirements of MPD and UBBL with clearances from various authorities such as Delhi Fire Services etc.. This would allow DE to create and maintain the ambiance and enrich the experience of general public. More so, these activities are done worldwide to enliven these public spaces to keep them relevant.

It would be pertinent to mention that the general perception is that commercial charges so collected are a big gain to the DE while in actual, the amounts so collected are so meager and insufficient that it would not even suffice for the cost of maintaining these spaces for public convenience.

DDA being the nodal agency for Master Plan and UBBL is requested to clarify the above so that a uniform approach with respect to the activities allowed in Commercial Centers is adopted by all the agencies across the city.

Your early action will be highly appreciated.

Yours sincerely,



( Dr. Ranjeet Mehta )

The Commissioner (Plg)  
Delhi Development Authority,  
Vikas Minar, ITO,  
New Delhi

✓ CC to : The Vice Chairman  
Delhi Development Authority  
C Block, Vikas Sadan, INA  
New Delhi-110023

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ANNEXURE D



दिल्ली विकास प्राधिकरण  
मुख्य योजना विभाग  
छठी मंजिल, विकास भिनार  
इ.म.एस्टेट, नई दिल्ली- 110002  
दूरभाष 23370507

एफ 15(10) 2013/मु.यो /पार्ट-1 /44

दिनांक: 15.03.2018

Sub.: Clarification in respect of permissibility of activities in all Commercial Centres - Atrium

Please refer to the note of Principal Director, PHD Chamber of Commerce and Industry, Delhi (original letter enclosed) wherein the clarification has been sought in respect of permissibility of activities in the Atrium in all Commercial Centres. It has further been requested that the Developer Entity (DE) should also be allowed to use this area for allied commercial activities, such as exhibitions / short term display and sale of merchandise and public art etc. on temporary basis subject to compliance of all mandatory / statutory requirements of MPD and UBBL with clearance from various authorities such as Delhi Fire Services etc. This would allow DE to create and maintain the ambience and enrich the experience of general public. More so, these activities are done worldwide to enliven these public spaces to keep them relevant. The matter has been examined and the following is submitted w.r.t the provisions of Atrium in MPD-2021:-

1. As per notification dated 14.11.2017, the ground coverage on any plot in case of Commercial Centre is 50% and shall be inclusive of Atrium. As such the earlier provision given under Table 5.4 Developments Control Norms of Commercial Centres in Chapter 5.0 of MPD 2021 stands superseded for all the new developments and sanctioning of revised plans.
2. In cases where the benefits as per earlier provisions of MPD-2021 for 10% addition ground coverage has been availed by any plot owner, the same shall be continued till any addition / alteration / redevelopment is being proposed in the building / development.
3. Regarding percentage of area of Atrium towards Ground Coverage or whether same can be counted in FAR or not, the same shall be governed by the provisions given in the Unified Building Bye-Laws, 2016.
4. Further, permission of any activity within the Atrium on temporary and permanent basis is not a master plan issue. As such it needs to be examined by the Building Section, DDA as per provisions in UBBL, 2016 and other applicable rules / regulations, if any.

Accordingly, the PUC may be submitted to the Building Section, DDA for examination and necessary action.

A. Madan  
Planning Asstt(MP)  
15.03.2018

Encl: As above

Dy. Director (Plg) MP

Director (Plg) MP

✓ Addl. Commr (Plg)

Commr (Plg)

Director (Building)

15/03/2018

15/3/18

15/3/18

15/3/18

दिल्ली विकास प्राधिकरण

**Uttar Pradesh Shasan  
Audyogik Vikas Anubhag-4**

In pursuance of the provisions of clause (3) of Article 348 of the Constitution, the Governor is pleased to order the publication of the following English translation of notification no. 2213 /77-4-10-158N./85 dated 30 November, 2010

**Notification**

No- 2213 /77-4-10-158N./85

Lucknow : Dated : 30 November, 2010

In exercise of the powers under sub-section (2) of section 9 and section 19 of the Uttar Pradesh Industrial Area Development Act 1976 (U.P. Act no-6 of 1976) read with section 21 of the Uttar Pradesh General Clauses Act, 1904 (U.P. Act no-1 of 1904) and in supersession of notification no. 6435 /77-4-06-158N./85 dated December 05 of 2006, the New Okhla Industrial Development Authority hereby makes the following regulations with the prior approval of the State Government to regulate the erection of buildings within the New Okhla Industrial Development Area;

**THE NEW OKHLA INDUSTRIAL DEVELOPMENT  
AREA BUILDING REGULATION, 2010**

**CHAPTER -1**

**PRELIMINARY**

**1. Short title, commencement and application.**

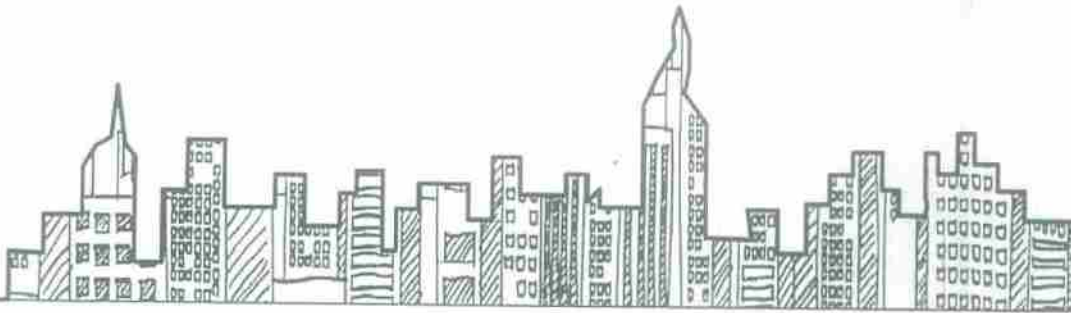
- 1.1 These regulations may be called the New Okhla Industrial Development Area Building Regulations, 2010.
- 1.2 They shall come into force with effect from the date of their publication in *Gazette*.
- 1.3 Chapter I to IV shall apply to building activities within the urbanisable area and Chapter V, shall apply to the area designated for agricultural use by the Authority.
- 1.4 These regulations shall be applicable for New Okhla Industrial Development Area.
- 1.5 Chapter VI shall apply to the plots allotted to the farmers against their land acquisition (5% to 7% of the acquired land as per policy of the Authority)
- 1.6 The plots on which map has already been sanctioned and construction has already been started or completed, the allottee may be allowed to revise the same building plan or submit the new plan as per prevailing regulations for that part of building where construction has not started or any new addition required in building.
- 1.7 F.A.R., Ground coverage, setbacks and density as indicated in these regulations shall not be applicable in respect of those plots which were allotted on auction or tender basis and group housing prior to the coming into operation of these regulations. However the calculation of FAR and Ground Coverage in the new buildings in such plots shall be



- (3) **Floor Area Ratio shall not include:**
- (i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections.
  - (ii) Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:
    - (a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
    - (b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
    - (c) In plots bigger than 10000 sq mtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0 mtrs.
  - (iii) Basement, if put to any use other than mentioned above, shall be included in the FAR of the building.
  - (iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.
  - (v) Balconies (upto 1.5 metre width) free from FAR may be projected in open setbacks provided 6 mtrs. clear space is available for fire tender movement.
  - (vi) Other features as mentioned in Table 3.
  - (vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
  - (viii) Open ramps with no area enclosed below it of usable height. If used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.
  - (ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.
  - (x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.
  - (xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi level parking in plots bigger than 10000 sq mtrs (excluding green areas).
  - (xii) In multistorey buildings service floor may be allowed after 4 floors. Maximum of 3 service floors may be allowed in a building. Service floor shall not be counted in FAR and maximum height of service floor shall be 2.40 mtrs. from floor to bottom of the beam.
- (4) **15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage**
1. Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4m x 4.5m shall not be counted in Ground Coverage.

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(F.)  
ANNEXURE F.



# THE HARYANA BUILDING CODE

2017



Circulated vide PSTCP Memo No. Misc-138-A-Loose/7/5/2006-2TCP dated: 07/03/2017

HARYANA GOVERNMENT

- (including stilt), as per the requirements of the relevant **Form BR-V(A1)** (Please see **Appendix "A"**);
- (xxxv) "erection or re-erection of building" means and includes any material addition, alteration or enlargement of any building including sub-division of the existing covered area;
- (xxxvi) "exit" means a passage channel or means of egress from the building, its storey or floor to a street or, other open spaces;
- (xxxvii) "external wall" means an outer wall or vertical enclosure of any building not being a party wall, even though adjoining to a wall of another building and also includes a wall abutting on an interior open space of any building but shall not include an outer verandah wall;
- (xxxviii) "factory" shall have the same meaning as defined in the Factories Act, 1948 (Act LXIII of 1948);
- (xxxix) "flat" means a part of any property, intended to be used for residential purposes, including one or more rooms with enclosed spaces located on one or more floors, with direct exit to a common area leading to such streets or roads;
- (xi) "floor" means the lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor. The floor at ground level with direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor-1, with the next higher floor being termed as floor-2, and so on upwards.
- (xii) "floor area ratio (FAR)" mean a quotient obtained by dividing the multiple of the total covered area of all floors and hundred, by the area of plot i.e.

$$\text{FAR} = \frac{\text{total covered area} \times 100}{\text{plot area}};$$

For the purpose of calculating FAR, cantilevered, permitted roof projections, lift room, mumty, balcony, basement or any floor if used for parking, services and storage, stilt area (unenclosed) proposed to be used for parking/ pedestrian plaza only, open staircase (without mumty), terrace with or without access, fire staircase, atrium, water tank, open courtyard of permitted size shall not be counted towards FAR;

Provided, area under shaft, chutes, lift well and staircase from stilt to next floor shall be counted towards FAR only at once on ground floor;

Provided in case the ventilation shaft area is more than 3 square metres, it shall not be counted in FAR;



- (xlii) "form" means a form appended to this Code;
- (xliii) "footwear manufacturing industry" means the industrial units primarily engaged in the design, cutting, assembly and manufacturing of footwear from finished leather, fabric, rubber and their variants and shall include other similar products such as belts, purses, bags, suit-cases, brief cases etc. but shall not include the processing and tanning of leather and its variants;
- (xliv) "foundation" means a part of a structure which is below the lower most floor and which provides support for superstructure and which transmit load of the superstructure to the bearing surface;
- (xlv) "framed building" shall mean a building, the external walls of which are constructed of a frame of timber, iron, reinforced cement concrete or steel and such framing consisting of posts or columns and beams, filled in, wholly or partially covered with bricks, stones, iron plates or other materials and the stability of which depends upon such framing;
- (xlvi) "front" as applied to a building shall mean generally the portion facing the street from which it has access and in case of doubt as determined by the Competent Authority;
- (xlvii) "garage" shall mean a building or portion thereof used or intended to be used for shelter, storage or parking of a wheeled vehicle;
- (xlviii) "ground coverage" means built up area covered at ground level:  
For the purpose of calculating ground coverage area under shaft, chute, lift well and staircase shall be counted towards ground coverage:  
Provided ventilation shaft area more than 3 square metres, fire staircase, atrium and open courtyard of permitted size, shall not be counted in ground coverage;
- (xlix) "group housing" means a building designed and developed in the form of flats for residential purpose or any building ancillary to group housing;
- (I) "habitable room" means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, but not including bathrooms, water-closet compartments, laundries, serving and store pantries, corridors, cellars, attics, and spaces that are not used frequently or during extended periods.
- (II) "height" as applied to a building means vertical measurement of the building measured from the finished mean level of the street where such street exists or from the mean level of the ground adjoining the outside of the external walls to half the height of the roof in the case of sloping roofs and to the highest level of the building in case of building with flat roof, excluding the projected portions of munties, flues, ducts, building maintenance unit, machine room,

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ANNEXURE 'G'

IN THE HIGH COURT OF DELHI AT NEW DELHI

W.P. (CIVIL) NO. 5436 OF 2017

IN THE MATTER OF:

JEETENDER GUPTA

....PETITIONER

VERSUS

GOVERNMENT OF NCT OF

DELHI & ORS

....RESPONDENTS

AFFIDAVIT ON BEHALF OF RESPONDENT NO. 3 - DELHI  
FIRE SERVICES

I, A.K. Malik S/o Dr. Brahma Prakash, R/o F-1, Safdarjung Fire Station, Jor Bagh, New Delhi, 110003 aged about 48 years, currently serving as Divisional Officer, Delhi Fire Services do hereby solemnly affirm and declare as under:

1. The Select City Walk Mall and DLF Place Saket Mall, situated at plot no. A-3 & A-4, of District Center Saket, Press Enclave Road, Saket, New Delhi-110017 were issued Fire



Safety Certificate under Rule 37 on 18/02/2015 (Annexure-'A') & 30 /10/2015 (Annexure-'B') respectively, which is valid for a period of 3 years under Rule 36, unless sooner cancelled from the date of issue.

2. Under Rule 38 of DFS Rules-2010, Liability to maintain fire safety measures is with occupier of the building/ premises, as the case may be, and he shall maintain the fire prevention and fire safety measures provided in the building or premises at all times in best repairs for use by the occupants or members of Fire Service or both in the event of an outbreak of fire.
3. The Select City Walk Mall and DLF Place Saket Mall, situated at plot no. A-3 & A-4 respectively, of District Center Saket, Press Enclave Road, Saket, New Delhi-110017 were inspected by the concern nominated authority of this department on 28/08/2017 as directed by the Hon'ble court and the Fire prevention and Fire Safety measures as required and provided under Rule 33 of DFS Rules-2010 in both the





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premise/building found duly maintained by the owners/occupiers during the inspection.

4. That the contents of the present affidavit are true and correct to my knowledge, derived on the basis of information from the official records.

*[Signature]*  
DEPONENT

*[Signature]*

VERIFICATION:

09 OCT 2017

Verified at New Delhi on \_\_\_\_ day of October, 2017 that the contents of the above affidavit are true and correct and based upon the record maintained in the ordinary course of business.

Identify the document/execution who has signed in my presence

09 OCT 2017



*[Signature]*  
DEPONENT

ATTESTED  
NOTARY, DELHI

CERTIFIED THAT THE DEPONENT  
2 AK *[Signature]*  
2 B *[Signature]*  
24 Y. *[Signature]*  
Public

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(H)  
ANNEXURE 'H'

MPD-2021 modified upto 31/07/2015

Draft for observation / discussion

3	Hospital G (101 to 200)	multi-level parking		subject to clearance from AAI, DFS, DMA, NMA and other statutory provisions.	coverage shall be counted toward FAR
4	Hospital D (upto 100)				4. Multi Level Podium parking shall be permissible to the extent of building envelope lines, free from FAR and ground coverage to facilitate ample parking in spaces, subject to structural safety. 5. Common areas such as waiting halls, reception and fire stair cases shall be allowed free from FAR. 6. Service floor of height 1.8m shall not be counted in FAR.]
[2]	Other Health Facilities a. i. Maternity Home ii. Nursing Home/ Polyclinic/ Dispensary b. i. Family Welfare Centre ii. Paediatric Centre iii. Geriatric Centre iv. Diagnostic Centre	30%	150	26 m	Parking standard @ 2.0 ECS/ 100 sqm of floor area.
[3]	a. Veterinary Hospital for pet animals and birds b. Dispensary for pet animals and birds	30% 35%	150 100	26 m 26 m	Parking standard @ 1.33 ECS/ 100 sqm of floor area. Parking standard @ 1.33 ECS/ 100 sqm of floor area.
[4]	a. Medical College b. Nursing and Paramedic Institute c. Veterinary Institute	As per norms of Medical Council of India / Regulatory Body 30% 150 26 m As per the Veterinary Council of India / Ministry norms			
					Parking standard @ 2 ECS/ 100 sqm of floor area.

<sup>1</sup> Modified vide S.O. 3173(E) dated 12-12-2014

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MPD-2021 modified upto 31/07/2015

Draft for observation / discussion

7	b. Dispensary for pet animals and birds	1 per 1.0 lakh	300 sq m.
	a. Medical College	1 per 10 lakh	As per norms of Medical Council of India / Regulatory Body (subject to availability of land)
	b. Nursing and Paramedic Institute	1 per 10 lakh	2000 sqm (Subject to Nursing Council of India / Ministry of Health norms).
	c. Veterinary Institute	As per requirement	As per the Veterinary Council of India / Ministry norms (subject to availability of land)

[Note:

\* Size of hospital plot will be restricted up to 1.5 ha. in residential area, with preference to plot having three side open and having minimum 18m ROW on one side. Total floor area of the hospital shall be governed as per the total number of beds allowed in it.]

Table 13.2: Development Controls for Health Facilities

Sl. No.	Category	Ground Coverage	Maximum FAR		Height	Other Control
[1]	Hospital A (501 & above)	30% + additional 5% for multi-level parking (not to be included in FAR) Ground coverage to be decided by interse building to building distances as per Building Bye Laws and fire tender movement requirements, subject to a maximum 40% excluding 5% additional ground coverage for	200		37-m.	1. Upto 15% of the permitted FAR can be utilized for residential use of essential staff. 2. Upto 10% of max. FAR to be kept for dormitory/ hostel for attendants of the patients, Crèche etc. 1. Upto 25% of the permitted FAR can be utilized for residential use of essential staff, dormitory/ hostel for attendants of the patients, Crèche etc. 3.2. Parking standard @ 2.0 ECS/100 Sqm of floor area. 3. Maximum 10% ground coverage shall be allowed for providing atrium*. In case, the permissible additional ground coverage for atrium is utilized 25% of the utilized ground
2	Hospital B (201 to 500)	Hospital / Tertiary Health Care Centre	a. RoW less than 24m	250	No height restriction subject to clearance from AAI, DFS, DMA, NMA. NBC to process the proposed revision of NBC as soon as possible. Till the time the NBC is revised, Delhi Fire Services (DFS) may allow no restriction of height for health care facilities with commensurate fire and life safety measures,	
		b. RoW 24M UP TO 30M	300			
		c. RoW 30M and above	375			
			For plots falling under Influence Zones of MRTS/ Major Transport Corridors such as Metro and BRT Corridors, 50% more FAR should be available.			

<sup>1</sup> Added vide S.O. 2893(E) dated 23-09-2013

<sup>2</sup> Modified vide S.O. 3173(E) dated 12-12-2014

<sup>3</sup> Modified vide S.O. 2893(E) dated 23-09-2013



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- (I)
- i. Entrance Lobby/Lobby area with minimum double height cubic content in high-rise building/s shall be permitted free from FAR in all the floors and shall be counted only once in the Ground Coverage and FAR calculation. Such entrance lobby/lobby area shall not exceed 3% of maximum permissible FAR. See 7.17.2 (r).
  - j. Scissor staircase would be permitted provided all travel distance and fire norms are adhered to.
  - k. Multilevel car parking with car lifts would be permitted with adequate fire safety.
  - l. Two or more number of dwelling units, except EWS Housing, adjoining horizontally or vertically shall be allowed to integrate by way of providing a door of 1.5m max. width or with an internal staircase of 0.9m width and additional Lift without pit and machine room, subject to structural safety.
  - m. Podium(s)/Multistorey Podium with tower above shall be permitted within setback lines. The vehicular movement and parking shall be within the podium(s) and shall be free from FAR and Ground coverage calculations. The podium(s)/Multistorey podium shall be permitted subject to fire safety requirements of these bye laws. See 7.15.

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- b. The boilers shall be installed in a fire resisting room of four hours fire resistance rating, and this room shall be situated on the periphery of the basement. Catch pit shall be provided at the low level. Entry to this room may be provided with a composite door of two hour fire resistance.
  - c. The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the exterior.
  - d. Foam inlets shall be provided on the external walls of the building at the ground floor level to enable the fire services to use foam in case of fire.
  - e. The furnace oil tank for the boiler, if located in the adjoining room shall be separated by fire resisting wall of four hour rating. Entry to this room shall be provided with a composite door of two hour fire resistance. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.

#### 8.6 Helipad

For high-rise buildings above 200.0 m in height, helipad shall be provided.

#### 8.7 Structural Safety

As per provision made for structural safety in Chapter 9, Clause 9.1

#### 8.8 Disaster Management And Fire Safety

Refer Chapter no 9 of this document titled '*Provisions for Structural Safety, Natural Disaster, Fire and Building Services*'.

#### 8.9 Environment Protection and Preservation Plan

Refer Chapter no 10 of this document titled '*Provisions for Green Buildings*'.

#### 8.10 General features – free from FAR calculations

- a. Architectural feature on ground or any other floor including rooftops as approved by sanctioning Authority /concerned local body, Delhi Urban Art Commission and Delhi Fire Service.
- b. Architectural elements such as louvers, end wall projected upto 900mm, pergolas, other sunshade elements (referred in clause 7.1 of these bye laws) should be free from FAR and Ground Coverage.
- c. Any architectural roof top structures would also be permitted free of FAR, if not used for habitable or commercial purposes.
- d. Building elements such as sky bridges and landscape terraces which are meant for community purposes only shall be permitted free of FAR
- e. Services can be permitted on roofs/terraces with adequate screening for the same.
- f. Service floor/s shall not be counted in FAR where maximum 2.2m height at soffit level of beam and 2.7m height at soffit level of slab is permitted.
- g. Service area on habitable floors – like HVAC, MEP installations, Janitor Rooms, AHU Room, Electric room, LT Room, CCTV room or any other similar services shall be considered free from FAR.
- h. Atrium/ Atria at any floor (refer 1.4.9) shall be permitted in all high –rise buildings and commercial buildings (including low-rise). Atrium may be enclosed by light roofing or R.C.C as per development control norms provided in the MPD.

Change of land use of site measuring 8.83 acres ( 3.57 ha ) from "Residential" to "Public & Semi Public Facilities" ( PSP) at BCS Andheria More, New Delhi.

File No.F.3(46)2006/MP

1 BACKGROUND

- 1.1 122 battalion of CRPF was in possession of 22.08 acres of land on license fee basis since 1979. Out of this 2.53 acres was required by DDA for widening of road and 0.73 acres is earmarked for District park. Accordingly the balance land measuring 18.83 acres has been allotted on permanent basis to CRPF vide letter dated 12/08/2011 in file No.F.25(08)03/IL for construction of residence for CRPF personnel. CRPF has also been informed that 10 acres of land out of the above land allotted to them shall be transferred to NATGRID and accordingly both CRPF and NATGRID had been advised that 10 acres of land may be demarcated out of 18.83 acres and intimated to DDA. Thus 8.83 Acres of land was remaining with CRPF. The change of land use of land measuring 10 acres from "Residential" to "Government" for NATGRID has been processed under Section 11-A of DD Act, 1957 and the notification was issued by MoUD vide S.O 2434 ( E ) dated 15/07/2016.
- 1.2 Commandant 122 BN CRPF vide letter dated 18.12.2017 has requested for change of land use from "Residential" to "Public & Semi-Public (PSP)". The allotment of land to CRPF was given for construction of residence for CRPF personnel. The land use of the site under reference is "Residential" as per MPD 2021 and approved Zonal Development Plan (ZDP) of Zone-J.
- 1.3 The layout plan of CRPF site measuring 8.83 acres (3.57 ha) was approved by 340<sup>th</sup> Screening Committee vide Item No.69/2016 on 08/06/2016. (Annexure-A).

2.0 EXAMINATION

- 2.1 The commandant, CRPF vide letter dated 14.09.2017 had requested DDA that CRPF may be allowed to develop the Infrastructure under the Category of Public and Semi Public ( Govt. Premises ) for optimum use of FAR i.e. 300 on the allotted land to fulfil the Residential and Non-Residential Requirements. as per the earlier letter issued to CRPF, the residential plot - Group housing Norms mentioned in MPD-2021 Norms i.e 33.3% Ground Coverage, 200 FAR and parking 2 ECS /100 sq.m was conveyed vide letter dated 18/08/2017.
- 2.2 In response to CRPF letter dated 14/09/2017, the matter was examined and a letter issued vide this office letter No. F.3(46)/2006/MP dated 12/12/2017, in which it was mentioned that to avail 300 FAR it will require change of landuse from "Residential" to Public & Semi-Public (PSP) in which the condition stipulated as per the Table 13.10 of MPD 2021 will be



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applicable. According to the Table under Category Police Lines District Office and Battalion, the Maximum Ground Coverage is 50% and FAR 300 with 2.0 ECS per 100 sqm Floor Area for parking. It is further elaborated as "Other Control" i) "Residential Use – Maximum upto 30% of permissible FAR can be utilized for residential activities. The activities permitted within residential component shall be as per Residential Plot – Group Housing." (Annexure –B).

### 3.0 Details of the proposal as per MOUD direction :

As per directions of Ministry of Urban Development, Govt. of India vide letter No. K-13011/3/2012/DDIB dated 7/4/2015, following is the status of the site under reference:-

Sr. No.	Information required	Status
i)	Whether the land is Govt. or Private and who is land owning Agency.	This is DDA acquired land. DD(NL) vide note dated 09/02/2018 has intimated that the land under reference has no court case.
ii)	On whose request the change of land use case or modification to MPD 2021 has been initiated?	As per the request letter dated 18/12/2017 received from Commandant-122 Bn, CRPF.
iii)	Whether a responsible officer from DDA (give details ) was deputed for inspection of site and copy of inspection report be provided.	Plain Table Survey has been conducted on 7/04/2010. Thereafter the matter was approved by the Screening Committee in June 2016.
iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	This land use changed to Public / Semi Public Facility will benefit to CRPF personnel.
v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	The proposal is in the interest of the Nation for security personnel.
vi)	What will the proposal's impact/implications on general public i.e. Law and Order.	The proposal is in the interest of the Nation for security personnel.
vii)	Whether any Court Cases are going on the land mentioned in proposal? Full details be attached.	As per report from NL Department dated 09/02/2018, there is no court case/litigation reported on these land.

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The para wise reply of the MoUD instruction dated 04/09/2015 is as under:

Sr. No.	Information required	Status
i	Background note indicating the current situation/provisions;	The background is detailed out in this Authority Agenda.
ii	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how?	Similar case of Change of Landuse from Residential to PSP for NATGRID for the land measuring 10 Acres at Andheria More. The notification was issued by MoUD vide S.O 2434 (E) dated 15/07/2016.
iii	What were the specific recommendations of the Authority with regard to the proposal;	
iv	How and why the proposal was initiated ;	Proposal was initiated on request received from Commandant 122 BN CRPF vide letter dated 18/12/2017 for the change of land use from Residential to Public and Semi Public, Facilities (PSP).
v	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Proposal was carefully examined in details.
vi	How are the expected short-term and long term outcomes if the proposal is approved and implemented?	The proposal will be in the interest for the Nation as CRPF being a national Security agency.
vii	How the proposal will benefit in the development and economic growth of the city;	This facility will benefit to the citizens of Delhi as well as nation.
viii	What are the provisions corresponding to the proposed policy/ changes in other metropolitan cities in India and other countries and if those provisions differ from the proposal then why are they not considered appropriate for Delhi.	Respective Development Authorities have their own sets of procedure. However, worldwide there is growing demand for Security personnel in Metropolitan cities.
ix	What will be the public purpose served by the proposed modification.	This utility facility will benefit to the citizens of Delhi as well as Nation.
x	What is the number of person/families/ households likely to be affected by the proposed policy;	This facility will benefit to the personnel of 122 BN CRPF.
xi	Whether the proposal is in consonance with existing plans laws, bye-laws, rules, etc	The proposal is in line with the procedure laid down as per DD Act 1957.
xii	Whether the implementation of the proposal will require changes in certain rules, provisions of Master PLAN, etc. and if yes, what action has been taken to bring about such changes;	The proposal is as per the procedure laid down in Delhi Development Authority Act. 1957.
xiii	Whether the department /organisation / ministry related with	Yes.

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	the proposal have been consulted and if yes, what were their views and how they were disposed;	
xiv	Whether the relevant guidelines /orders of DOP& T, Ministry of finance and other Nodal Ministry/department were taken in to account while preparing and examining the proposal and;	NA
xv	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	Director (Plg.) AP-II Unauthorised Colonies Cell & Zone-J 12 <sup>th</sup> Floor, Vikas Minar, I.P. Estate New Delhi - 110002.


#### 4.0 PROPOSAL


The proposal is for change of landuse for land measuring 8.83 acres ( 3.57 ha) from "Residential Use" to Public & Semi-Public (PSP) (Govt. Use premises) . Refer plan at Annexure -C. Site u/r on ZDP is placed as Annexure -D.


Location	Land use as per MPD 2021	Proposed landuse.	Boundary of the site/area
Land at Andheria Mor, Village Mehrauli, New Delhi measuring 8.83 acres (3.57 ha) at BCS Andheria Mor allotted to CRPF.	"Residential Use"	Public & Semi-Public (Govt. Use premises).	North: NATGRID ("Govt.") & 24 mtr wide road. South: Others land "Residential" East: DDA land ("Residential") West: Others land & DDA land (Residential)

#### 5.0 RECOMMENDATION :

Proposal as given in Para-4 above is put up for consideration of Technical Committee and its further processing for change of land use under Section 11(A) of DD Act, 1957.

  
(DEEPAK JOSHI)  
Asstt. Director (Plg.) UC & J

  
(DURGANAND MINZ)  
Dy. Director (Plg.) UC & J

  
(SUDHIR KAIN)  
Director (Plg.) AP-II



Item No. .... 69.2.2016

Screening Committee 340th

Subject:- Regarding carving out plot measuring 8.83 Acres for CRPF near Andheria More in Village Mehrauli in Planning Zone-J.

File No.F.3(46)2006/MP

#### SYNOPSIS

The proposal is for carving out of land for CRPF site measuring 8.83 Acres near Andheria More in Village Mehrauli in Planning Zone-J.

#### 1. BACKGROUND

- 1.1 122 battalion of CRPF was in possession of 22.08 acres of land on license fee basis Since 1979. Out of this 2.53 Acres was required by DDA for widening of road and 0.73 acres is earmarked for District park. Accordingly the balance land measuring 18.83 Acres has been allotted on permanent basis to CRPF vide letter dated 12/08/2011 in file No.F.25(08)03/IL(Refer Annexure-I) for construction of residence for CRPF personnel. CRPF has also been informed that 10 Acres of land out of the above land allotted to them shall be transferred to NATGRID and accordingly both CRPF and NATGRID had been advised that 10 acres of land may be demarcated out of 18.83 acres and intimated to DDA. The process of change of land use of 10 acres of land from residential to institutional for NATGRID shall be processed only after details of the demarcated land are intimated to DDA.

The change of land use of land measuring 10 Acres from Residential to Institutional for NATGRID has been processed under Section 11(A) of DD Act and referred to MOUD dated 26/05/2015 (Refer Annexure-II). The final notification is awaited.

- 1.2 Commandant 122 BN CRPF vide letter dated 09/07/2014 and 04/1/2016 ( Refer Annexure-III ) has requested to Dy. Director (IL) for issuance of possession letter of 8.83 acres of land at Andheria More. In response, DD (IL) vide letter 15/03/2016 (Refer Annexure-IV) has requested to CRPF to depute representative to fix-up the date and time for handing /taking over of the possession of 8.83 acres of land and concerned IL file was forwarded to this office on 17/03/2016.

#### 2. EXAMINATION

- 2.1 The allotment of land to CRPF was given for construction of Residence for CRPF personnel. The land use of the site under reference is "Residential" as per MPD 2021 and approved Zonal Development Plan (ZDP) of Zone-J (Annexure-V).



- 10-
- 2.2 A letter dated 19/04/2016 was sent to Dy. Director (NL), DDA with a request to provide status of the land DD(NL). DDA vide note dated 02/05/2016 has submitted the status of land stating clearly that the part land under reference is having court case vide no. WP (C) No.4345/2014 in the Hon'ble Supreme Court of India. The matter is still pending with the Hon'ble Supreme Court of India and required to be persuaded by Legal Section (Refer Annexure-VI).
- 2.3 It is pertinent to mention here that as per approved plan approved by 324<sup>th</sup> Screening Committee meeting the road width is shown as 18 mtr whereas NATGRID has taken over the land measuring 10.0 acres out of the total land with CRPF after leaving road width as 24 mtr. The construction of additional road 18 mtr wide road from Mehrauli-Mahipalpur road to ILBS may also be taken up by Engineering Department concerned as per approved plan so that access to the land of CRPF, NATGRID and ILBS.
- 2.4 The Total Station Survey was provided by Ex. Engineer (SWD-4), according to which the plot area under possession of CRPF works out to be 9.72 Acres as shown in the TSS (Refer Flag-A).
- 2.5 In the past, 324<sup>th</sup> Screening Committee approved the access road with a width of 18.0 mtr from Mehrauli-Mahipalpur road to ILBS, whereas NATGRID has taken over the land measuring 10.0 acres out of the total land from CRPF, after leaving road width as 24.0 mtr instead of 18.0 mtr from Mehrauli-Mahipalpur road to ILBS. The construction of this proposed road of 24.0 mtr required to be taken up by Engineering Department so that better access to the land of CRPF, NATGRID and ILBS can be provided (Annexure-VII).

### **3. PROPOSAL**

In view of above examination, following is proposed for consideration of Screening Committee:-

- 3.1 As requested by CRPF, the plot measuring 8.83 Acres is carved out on the TSS plan provided by Engineering Wing (SWD-4) after deducting the portion of the land under litigation (Refer Flag-B).
- 3.2 The road width of 18.0 mtr earlier approved by the 324<sup>th</sup> Screening Committee is proposed to be widened to 24.0 mtr for providing better access to CRPF, NATGRID and ILBS.

### **4. RECOMMENDATION :**

The proposal as given in para 3 above is put up for the consideration of the Screening Committee.



5. FOLLOW-UP ACTION

Once the proposal is considered and approved by the Screening Committee, same will be forwarded to the following offices for appropriate action at their end:-

- i) Chief Engineer (SZ) and Commissioner (LD), DDA for demarcation of the plot and handing over possession / allotment of the site
- ii) PC (LM) DDA, for verifying the land status of the area under reference and inform to Commissioner (LD) before handing over the possession.
- iii) Chief Engineer (Electrical) for making provision of electrical services.
- iv) CLA for status of court related issues

Asstt. Dir. (Plg.) UC & J

Dy Dir. (Plg.) UC&J

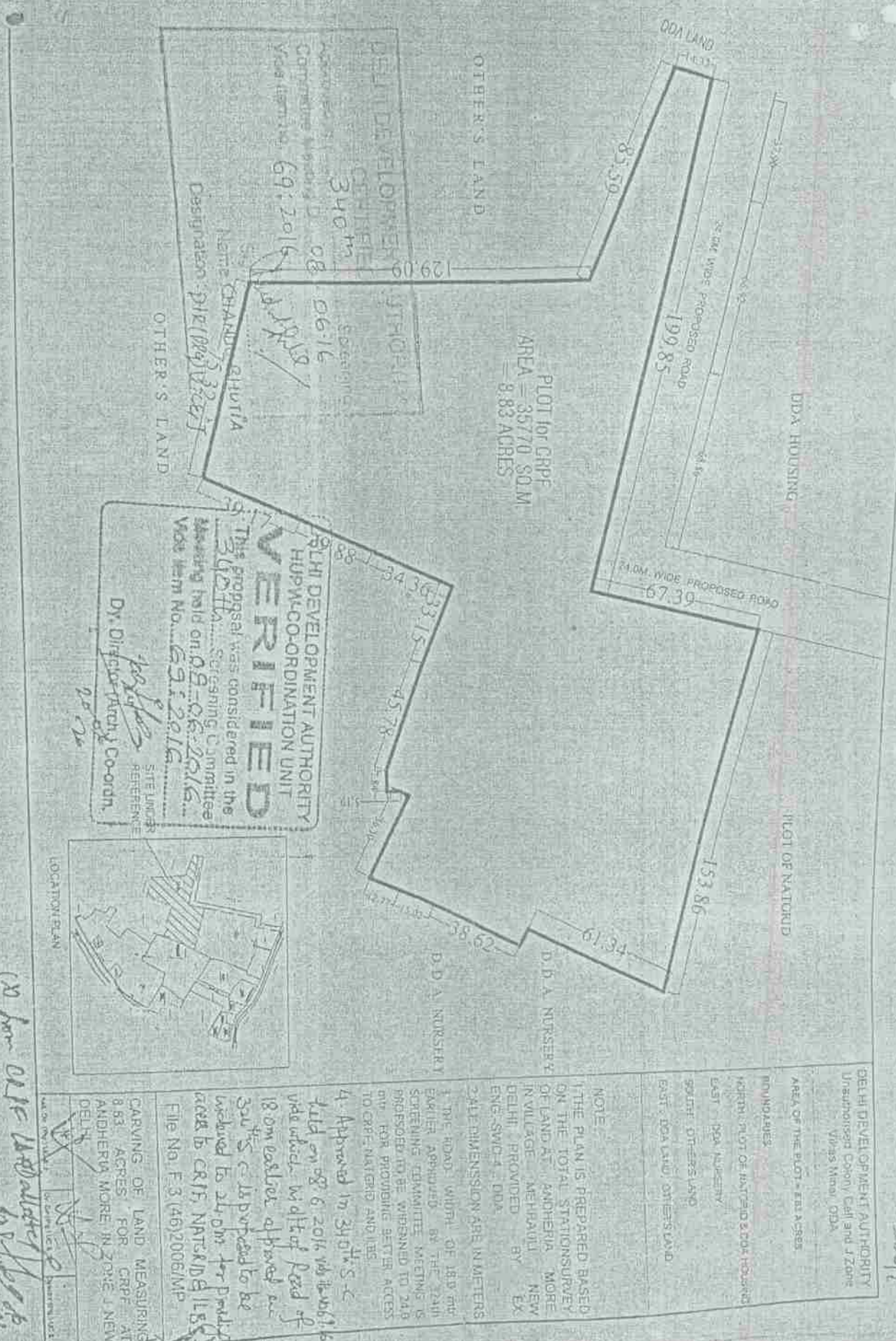
Dir. (Plg.) UC&J

DELHI DEVELOPMENT AUTHORITY	
CERTIFIED	
Approved in	340th
Committee Meeting	08.06.16
Valid till	69:2016
CHANDU BHUTIA Designation DIRECTOR (Plg.) UC&J	

DELHI DEVELOPMENT AUTHORITY	
HUPW-CO-ORDINATION UNIT	
Approved in	340th Screening
Committee Meeting	08.06.16
Valid Item No.	69:2016
CHANDU BHUTIA Dy. Director (Arch.) Co-ordn.	



205/1



DELHI DEVELOPMENT AUTHORITY  
Unauthorised Colony/Cell and 120m  
Villas More/ODA

AREA OF THE PLOT - 88.83 ACRES

BOUNDARIES

NORTH: PLOT OF NATICORD 2.70M. HOUSING

EAST: DDA NURSERY

SOUTH: OTHERS LAND

EAST: DDA LAND OTHERS LAND

NOTE

1. THE PLAN IS PREPARED BASED ON THE TOTAL STATION SURVEY OF LAND AT ANDHERIA MORE IN VILLAGE MEHRALI BY EX ENG. SWD 4. DDA

2. ALL DIMENSIONS ARE IN METERS

3. THE ROAD: WIDTH OF 18M AND EASIER APPROVED BY THE 24M SCREENING COMMITTEE MEETING IS PROPOSED TO BE WIDENED TO 24M FOR PROVIDING BETTER ACCESS TO CRPF NURSERY AND LBS

4. Approved in 340th S.C.

held on 08.06.2014 with 16 members of the committee. Width of Road of 18.0m easier approved in 340th S.C. is proposed to be widened to 24.0m for providing access to CRPF NURSERY AND LBS

340th S.C. is proposed to be widened to 24.0m for providing access to CRPF NURSERY AND LBS

access to CRPF NURSERY AND LBS

File No. F.3. (46) 2006/M.P.

CARVING OF LAND MEASURING 8.83 ACRES FOR CRPF AT ANDHERIA MORE IN 2014 J NEW DELHI

DATE: 10/10/16

20 from CRPF NURSERY

DELHI DEVELOPMENT AUTHORITY  
HUP NCO-ORDINATION UNIT  
**VERIFIED**  
This proposal was considered in the  
340th S.C. Screening Committee  
Meeting held on 08-06-2014  
Vote Item No. 62.1.2014

DR. Director (Tech) Co-Ordn.  
20.06.16



OTHER'S LAND

OTHER'S LAND

DDA HOUSING

PLOT OF NATICORD

PLOT for CRPF

AREA = 35770.80 M  
= 8.83 ACRES

DELHI DEVELOPMENT AUTHORITY

340th S.C.

08.06.14

Designation: P12 (B9) V32

OTHER'S LAND



By No - 1044-Dir(Arch.) Coordn. -13-

**DELHI DEVELOPMENT AUTHORITY  
HOUSING AND URBAN PROJECTS WING  
OFFICE OF THE CHIEF ARCHITECT  
8<sup>th</sup> FLOOR, VIKAS MINAR**

No. Dy Dir (Arch.) Coordn./HUPW/DDA/2016/99

Dated: 16/06/2016

Please find enclosed, the approved Minutes of the 340<sup>th</sup> Screening Committee Meeting held on 08.06.2016 at 11.00 am in the Conference hall, B-Block, Vikas Sadan. The minutes have been approved by the Vice Chairman, DDA.

Dy Dir (Arch.) Coordn.

Copy to

1. OSD to VC, for the kind information of VC later
2. PS to VC
3. Finance Member DDA
4. Engineer Member, DDA
5. Principal Commissioner LD/LM
6. Commissioner (Plg)
7. Commissioner (LM)
8. Commissioner (LD)
9. Commissioner (Housing)
10. Chief Architect, DDA
11. Addl Chief Architect I (Socio/Culture)
12. Addl Chief Architect II (Sports)
13. Addl Chief Architect III (Housing I)
14. Addl Commr (Plg) AP & Building
15. Addl Commr (LS)

INVITES

16. Chief Accounts Officer
17. Chief Engineer (Electrical)
18. Chief Engineer (Dwarka)
19. Chief Engineer (N2)
20. Chief Engineer (Rohini)
21. Chief Engineer (SZ)
22. Chief Engineer (EZ)
23. Sr Architect (Housing II)
24. Sr Architect (Redevelopment)
25. Sr Architect (DUIF, Conservation & New Parks)
26. Sr Architect (Commercial)
27. Director (Bldg)
28. Director (LS)
29. Director (Plg) Dwarka & Rohini
30. Director (Plg) Zone A&B, C, F, G & H
31. Director (Plg) Zone D, E & O, I & UC
32. Director (Plg) Zone MP&DC
33. Director (Plg) NP&LP
34. Director (Plg) UTTIPEC & GIS
35. Dir. (Plg) VC Secretariate
36. Consultant (VC Secy)

Put up in the file

*[Signature]*  
Dy. Dir. (Arch.) Coordn.

*[Signature]*  
17/06/16

*[Signature]*  
Dy Dir (Arch.) Coordn.  
AD (Plg) Zone J & K

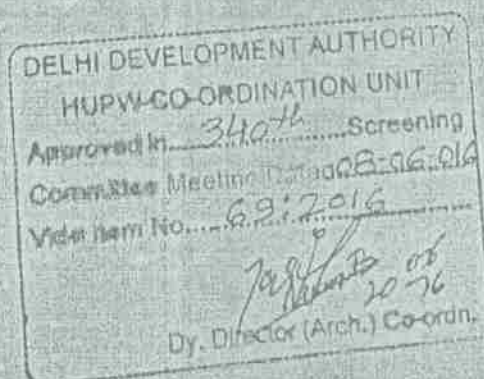


-14-

Approved minutes of the 710th Screening Committee Meeting  
held on 08.06.2016 at 11.00AM in Vikas Minar

ITEMS LAID ON TABLE			
67:2016	Linking of green areas File No PA/AC/LS/2016/DDA/14	The proposal was presented by AC (LS). After detailed deliberation, the proposal as reflected in the agenda was approved with the condition that:- (i). Maintenance issues to be redressed before taking up the execution of the project. (ii). Little or no concretization to be permitted while detailing/executing the project.	Action: 1. AC (LS)
68:2016	Modification in standard design of Type-D Ware housing Plot of 300.0sq.m. P.V.C. Bazar, Tikri Kalan Rohtak Road. File No F20(12) 95-MP/Pl-1	The proposal was presented by Dy Dir (Plg.) L&N. After detailed deliberation, the proposal as reflected in the agenda was approved.	Action: Dir. (Plg.) L&N Zone
69:2016	Regarding carving plot measuring 8.83 Acres for CRPF near Andheria More in Village Mehrauli in Planning Zone-J File No. F3(46)2006/MP	The proposal was presented by Dir. (Plg.) UC&J. After detailed deliberation, the proposal as reflected in the agenda was approved with the direction that CRPF shall leave the land for 24.0M R/W from their land.	Action: 1. Dir. (Plg.) UC&J 2. CE (SZ) 3. Comm. LD 4. PC (LM) 5. CE (Elect.) 6. CLA

The meeting ended with a vote of thanks to the Vice Chairman.  
This issues with the approval of Vice Chairman.



*[Signature]*  
Dy. Dir. (Arch.) Coordn.



MPD-2021 modified upto 31/03/2017

15	Media & News Agency including Media Training Centre	35%	150	26	<p>1. Upto 30% max. Permissible, FAR can be used for hostel accommodation for the students and residential use for essential staff.</p> <p>2. Parking standard @ 1.33 ECS / 100sqm of floor area. The areas earmarked for parking if misused liable to be municipalized/taken over by the authority.</p> <p>3. Other controls related to basement etc. are given in the Development Code chapter.]</p>
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### 13.5 SECURITY- POLICE

Law and order are increasingly becoming a matter of concern in Delhi. For maintenance of proper law and order, the security force must keep pace with the growth and development of an area. The main agency looking after security aspect in the city is Delhi Police. At present, there are 123 police stations, 80 police posts, 10 Delhi Armed Police battalions, 9 District offices of DCPs and 9 District Lines.

<sup>2</sup>[Table 13.10: Planning Standards & Development Controls for Public Semi-Public (Government Use Premises)]

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/ 100 Sq.m Floor Area)
1	Traffic and Police control room	As per requirement		1. As per requirement on major road junctions/ stretches etc. as part of road right of way based on site feasibility. 2. Maximum area = 25 sq m.		N.A.
2	Police Outpost	As per requirement, Permissible in all use premises/ zone, and to be provided in schemes as per requirement.	Upto 150 sq.m	75	300	1.33
3	Police Post, Fire Post,	1.0 lakh	Upto 2500 sq.m	50	300	2.0
4	Police Station, Fire Station	2.5 lakh	Upto 1 Ha.	50	300	2.0

<sup>1</sup> Added vide S.O. 465(E) dated 15-02-2016

<sup>2</sup> Added vide S.O. 2790(E) dated 24-08-2016

5	Police Lines, District Office and Battalion	District / One for each administrative zone	Upto 1 Ha.	50	300	2.0
6	District Jail	25.0 lakh	Upto 2 Ha.	50	300	2.0
7	Police Training Institute / College, Fire Training Institute / College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

**Other Controls:**

- \*\* The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans
- i. Residential Use – Maximum up to 30% of permissible FAR can be utilized for residential activities. The activities permitted within residential component shall be as per Residential Plot - Group Housing.
- ii. Height – No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.
- iii. Other controls for setbacks, basement, services plans etc. as per Chapter 17.0 Development Code.
- iv. For intensive utilization of existing government buildings / land, as mentioned in para 8.2 following will be applicable in case of redevelopment:  
- Utilization of 10% of total permissible FAR for Commercial Uses to make the redevelopment process financially feasible.
- v. Use premises such as National Security Establishments and Disaster Management Units shall be permitted within the categories mentioned in above Table. ]

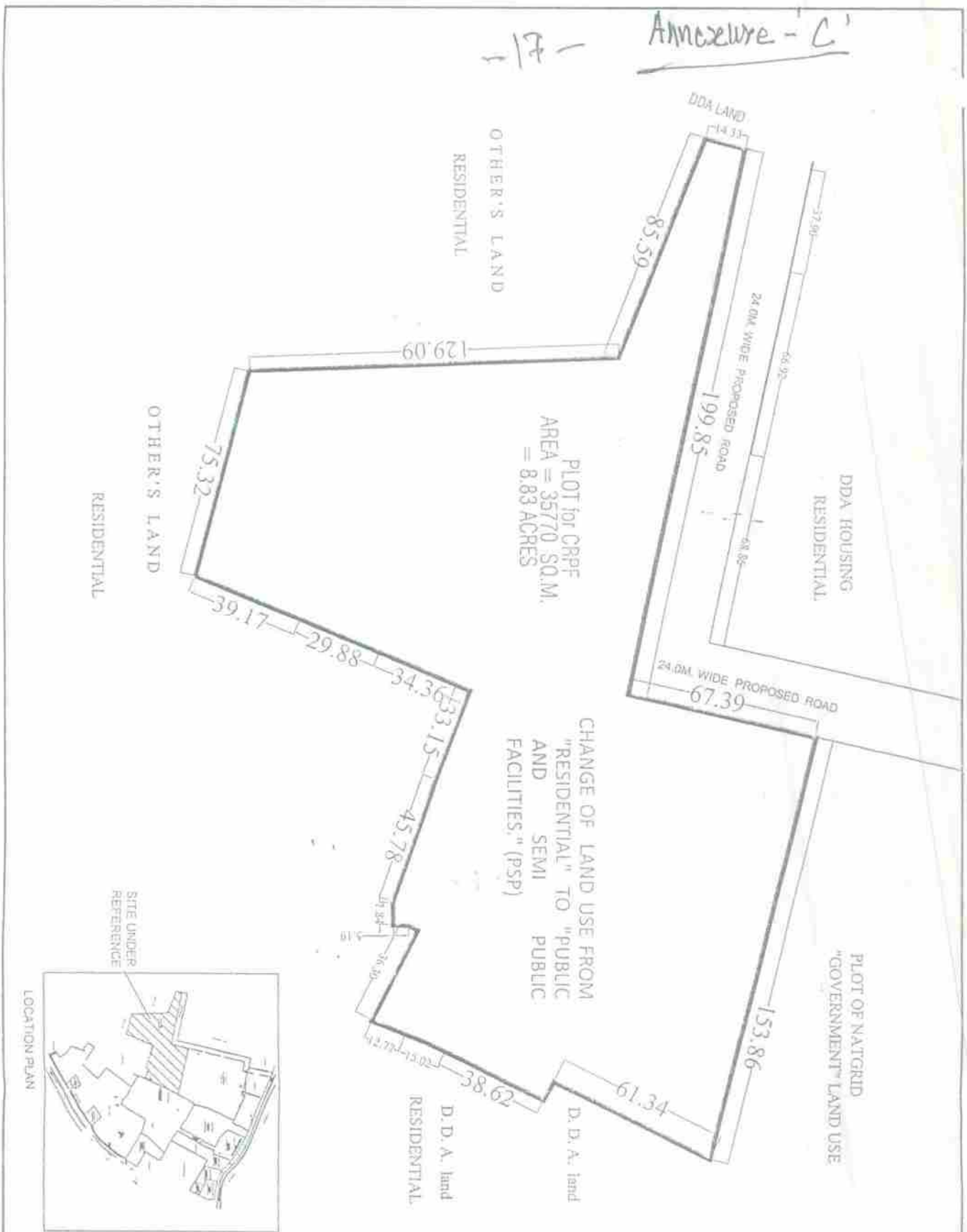
<sup>1</sup>[Table 13.11: Development Controls for Security (Police) Facilities]

Sl. No.	Facility	Development Controls			Remarks
		Permissible FAR	Min. Plot Area	Min. Setback	
1	Police Post	25%	140	15 m.	1. Upto 30% of max. FAR can be utilized for residential use of essential staff <sup>2</sup> [(except Police Station which will as per ** of Notes below the Table).]
2	Police Station	30%	200**	26 m.	
3	District Office and Battalion	30%	Deleted	26 m.	
4	Police Lines	Land Distribution: i) Administration 20% ii) Residential 30% iii) Sports & Facilities 10% iv) Open Spaces 40%			2. Parking standard @ 2.00 ECS / 100 sq m of floor area. 3. Additional space available in police station due to increased

<sup>1</sup> Deleted vide S.O. 2790(E) dated 24-08-2016

Annexure - C

- 17 -



DELHI DEVELOPMENT AUTHORITY Unauthorised Colony Cell and J Zone Vikas Minar, DDA
AREA OF THE PLOT = 8.83 ACRES:
BOUNDARIES:
NORTH: NATGRID (Govt.) & 24 mtr wide road
SOUTH: Other's land (Residential)
EAST: DDA land (Residential)
WEST: Other's land & DDA land (Residential)
NOTE:
1. THE PLAN IS PREPARED BASED ON THE TOTAL STATION SURVEY OF LAND AT ANDHERIA MORE IN VILLAGE MEHRALI NEW DELHI, PROVIDED BY EX. ENG. SMD-4 DDA.
2. ALL DIMENSION ARE IN METERS.
3. THE ROAD WIDTH OF 18.0 mtr EARLIER APPROVED BY THE 324th SCREENING COMMITTEE MEETING IS PROPOSED TO BE WIDENED TO 24.0 mtr IN 340th SCREENING COMMITTEE MEETING FOR BETTER ACCESS TO CRPF, NATGRID AND IIBS.
4. The layout plan of CRPF site measuring 8.83 acres (3.57 ha.) was approved by 340th Screening Committee vide item No.69/2016 on 08/06/2016.
5. The Commandant, CRPF vide letter dated 14.09.2017 had requested that CRPF may be allowed to develop the Infrastructure under the Category of Public and Semi Public (Govt. Premises).
File No. F.3 (46)/2006/MP
Change of land use of site measuring 8.83 acres (3.57 ha.) from 'Residential' to 'Public & Semi Public Facilities' (PSP) at BCS Andheria More for CRPF, New Delhi.
Authorised by: [Signature] Date: 14/09/2017
Checked by: [Signature] Date: 14/09/2017
Noted by: [Signature] Date: 14/09/2017





