



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, Vikas Minar
I.P. Estate, New Delhi – 110002

F.1 (13)/2019/MP/ 552

Date: 06.12.2019

Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2019 held on 05.12.2019.

The 10th Technical Committee meeting of DDA for the year 2019 was held under the chairmanship of V.C. DDA on Thursday, 05.12.2019. 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 (Plg.) Master Plan

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
41/2019	Confirmation of the 9 th Technical Committee meeting held on 11.11.2019	Since no observations/ comments were received, the minutes of the 9 th Technical Committee meeting held on 11.11.2019 were confirmed as circulated.	
42/2019	Special permission sought for features proposed in Bharat Vanadana Park.	<p>The proposal was presented by Addl. Commissioner (Landscape). It was explained that the aim and objective of development of this park is to showcase the rich diverse cultural/ art heritage/ ethnic values of country and different states under one roof to augment the national bonding among the citizens as well as visitors from foreign countries.</p> <p>The park has been conceptualised by dividing site in various zones including Congregational zone, Cultural zone, Tree walk, Eco-sensitive zone, Conservatory Fun Park, Adventure Park, Lake View, Restaurants & Mini India. The park also features excursion like boating, zip-lining, animal animatronics zoo, musical fountain and light show.</p> <p>Various structures in the form of permanent built-up structures, such as Entrance Gate Complex, Restaurant, Food stall, Souvenir shops, V.R. Gaming zone have been provided. Beside this, glass domes, pylon structure, spiral rings, Mini India Monument have also been proposed for which no development control norms have been mentioned in MPD and UBBL.</p> <p>As per provision of MPD-2021, built-up area of 400 sqm. is permissible in a District Park for restaurant. An amusement park is also a permissible activity of District Park for which 7.5 FAR is assigned. Therefore total 7,900 sqm. Built-up area can be permitted in a District Park of more than 25 Ha. of area. An area of 5,490sqm. has been utilised for restaurant, kiosk, café, food stall and rest of the area has been utilised for other structures.</p>	

		<p>Relaxation/ special permission has been sought for structures for which no development control norms have been given in MPD-2021 and UBBL, 2016.</p> <p>After detailed deliberation, Technical Committee decided the following:</p> <p>(i) The area under Restaurant, kiosk, Café and Food stall as per the proposal is more than the area permitted in a District Park but the same is within the permissible built-up limits and was agreed considering the various nature of activities proposed and foot-fall envisaged to visit the park.</p> <p>(ii) UBBL, 2016 under clause 7.17.2 allow certain elements not to be included in covered area for FAR and Ground Coverage. The pylon structure spiral rings with connecting bridge are to be considered under this clause.</p> <p>(iii) Glass dome provided as a Special Landscape feature which is provided world over as an exemplary landscape feature such as in Gardens by the bay - Singapore, Kew Garden - England etc. where a diverse range of plants and fossils are maintained in a controlled environment, shall be permitted under sub-clause 7.24 of UBBL - 2016 as no specific provision has been given in MPD - 2021 and UBBL - 2016.</p> <p>Mini India monument are the standalone replica of various monuments in the Ratio of 1:25 with landscape area having no habitable space in between shall be considered as Architectural Landscape element and shall be treated as free from Built up area, FAR and Ground Coverage.</p> <p>Since the project is a unique and one of its own kind and shall be a land mark not only for Delhi but to the Nation. This shall be placed before the Authority for its appraisal and consideration.</p>	
43/2019	Proposed change of	The proposal was presented by Land &	Action:

	landuse of various plots (8 nos.) as mentioned in the Technical Committee Agenda	<p>Development officer, Gol. Officers from Planning, Zone-D, DDA informed that Landuse was mentioned transportation for Plot No. 1 as in agenda item located on church road near DTC Central Secretariat Bus Terminal, New Delhi, but as per Master Plan and Zonal Plan of Zone D - 2001 it is as under:</p> <p>Landuse as per MPD- 2021/ ZDP 2001 Landuse changed to MPD-2021 - Govt. Office</p> <p>Transportation (Bus Terminal/ Parking ZDP- Zone-D - 2001 - Part - Recreational (Neighbourhood Play Area) Part - Transportation (Bus Terminal/ Parking</p> <p>After detailed deliberation, the proposal as contained in Para 4.0 of the agenda with the above modification in landuse for Plot No. 1 was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957. With the following conditions:</p> <p>(i) The clearances from the PMO, Heritage Conservation Committee and Central Vista Committee shall be taken by L&DO. (ii) The listed heritage structures shall be dealt as per the relevant heritage provisions.</p>	Director(Building)
44/2019	Proposed change of Land use of Plots situated at Factory Road (Africa Avenue Road), New Delhi	The proposal was presented by Land & Development officer, Gol. 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.	

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

List of participants of 10th meeting for the year 2019 of Technical Committee on 05.12.2019

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(Housing)Sports
4. Pr. Commissioner - LD/LM
5. Commissioner(Plg)
6. Addl. Commissioner (Plg.) - III
7. Additional Commissioner (IS), Landscape Deptt, DDA
8. Addl. Chief Architect, VC Sectt.
9. Director(Plg)MP

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3. Assistant Engineer, Land and Development Office, L&DO
4. Assistant Engineer - II, Land and Development Office, L&DO
5. Town and Country Planner, TCPO
6. Deputy Chief Architect, NDMC
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Minutes of the Technical Committee Meeting Held on 5.12.2019.

Technical Committee.....
Item No. 42/TC/2019.

Title : Special Permission sought for features proposed in
Bharat Vandana Park.

1.0 Background

- i) Master plan Delhi proposed three urban extensions to accommodate about 3 to 5 millions of proposed population of Delhi. One of the urban extension was proposed in South West of Delhi which has been developed as Zone KII, Dwarka sub city for projected 13 lac population.
- ii) The city level Recreational area around 200 Acres designated as District Park in the heart of the city besides various other uses like Residences, Commercial, social infrastructure etc.
- iii) DDA intends to develop a large park titled as "Bharat Vandana Park"(BVP) over a large tract of land spread over in 200 acres at sector- 20 Dwarka, New Delhi.
- iv) The aim and objective of such development is to showcase the rich diverse cultural/art heritage/ethnic values of country/ different states under one roof to augment the national bonding among the citizens as well as visitors from foreign countries.
- v) In view of same, DDA vide letter no D.O. No. PA/AC(LS) /DDA/2018 /1158- 4 dated 13.12.18 has entrusted NBCC with development and management of the proposed Bharat Vandana Park. DDA & NBCC have inked an MOU on 18 Feb 2019 for development of BVP wherein NBCC shall be PMC, will do from Concept to Commissioning. Estimated cost of the project is Rs 524 Crores .
- vi) **Salient features of the Project**

Bharat Vandana Park is a Greenfield project of special category. It aims for sustainable and environment friendly development like Eco Park, Bio diversity Park, Landscape creations, Water bodies, Observatories, Pylon with skywalks and zero discharge. Intention behind such development is to show case the rich diverse cultural/art heritage/ethnic values of country/ different states under one roof to augment the national bonding.

The park visions to integrate various experiences and activities that would engage people of all ages and cultures. This park has been conceptualised by dividing the site into different leaves each having its own function and special elements.

Different binding elements such as sky-bridges walk along the wall and water canals add a unique feel to the park. The Vandana Sarovar in the centre acts as a focal point to the site and shall also help in creating micro climate within the premises.

The green precincts include congregational zone, cultural zone, tree walk, eco sensitive zone, conservatory, Fun Park, Adventure Park, lake view restaurants and Mini India. The park also features excursion like boating, zip-lining, animal animatronics zoo, musical fountain and light show. Division of various activities in various zone creates independent active nodes within the overall site. Pylon structures with observatory are other attractions.

Mini India an important element of the park state-wise outlines the heritage and geography of India. It brings forward the state identities in the form of buildings, gateways, landscapes, topography also with its crafts and cuisines. Monuments of each state have been depicted through scaled models with same touch and feel as that of the actual monument. The walk through the park is experiential as well as educational.

The park has adequate parking with ticketing and entrance plazas along all the edges. The park also proposes ola/uber/auto stops at all gates for ease of commuting.

Aiming for a sustainable park, environmental friendly measures like efficient rain water harvesting system, generation of power through solar, recharging of landscaped area, zero net discharge etc have been proposed.

All features shall be incorporated to build a sustainable & environment friendly park. Water bodies/Ground water recharging structures, lesser paved area, zero discharge of sewer/garbage etc. Bare minimum use of Concrete, other construction materials shall be eco friendly perforated like grass pavers, sand stone and earthy materials, as under:

- Master plan approx percentage area distribution
 - Greens - 58%
 - Water bodies - 11%
 - Impermeable paved - 4%
 - Permeable paved - 20%
 - HDPE greens - 6%
 - Built up area - 1%
- 24 Nos. Toilet blocks (Within the site at strategic locations)
- 9 Nos. Pylons, elevated structure with 6 m wide Sky bridge/sky walk
- Ample surface parking to house 1700 Nos. (4 wheelers), 250 Nos. (2wheelers) and 20 Nos. Bus parking
- Total 4 Nos. STP based on MBBR technology (Moving bed bio-film reactor) each of 200 KLD capacity is proposed at site.

- Planting of 9400 Nos. trees different species of native varieties.
- For Circulation inside the park-Tram on wheel and Golf cart is recommended
- Herbal Vatika- representing and having co-relation with human body parts (approx 3 acre area)
- Mini India segment spread over 25 acres having Monuments models, Landscape Park, Craft bazaar, Ethnic cuisine kiosks, Souvenir shops, Motorized Track boating, Congregational area.
- Wall of India, Tram stands, Virtual reality Gaming zone and Conservatory Glass Domes
- Restaurant and food courts

The concept was put up in Screening Committee meeting held on 26th Nov.2019 approved with following directions.

That total built up area comprising of 7900 sqm(as per MPD provisions) exclude pylons, connecting bridges, conservatory. The permissible area for restaurant as per MPD is 400 sqm and the area proposed is 5700sqm which is not conformity. Since the project is one of its kind being proposed in Delhi. The proposal was Approved subject to obtaining special permissions/ relaxations from Competent Authority or Pylons, connecting bridges, Conservatory, Restaurant etc., NBCC to obtain all statutory approvals from DUAC, EIA, AAI, DFS etc."

2.0 Examination

i) Master Plan Provisions.

The land use of the land under reference is Recreational, District Park as per the Master Plan of Delhi 2021 and Zonal Development Plan of Zone KII. The activities permitted in District Park are mentioned in table 9.4 of Chapter-9 Environment of MPD 2021 which are as follows:-

District Park

District Park, Theme Park, 7 (Bio-diversity Park), Recreational Club, National Memorial, Open-air food court, Children Park, Orchard, Plant Nursery ,Area for water harvesting, Archaeological Park, Specialized Park, Amusement Park, Children Traffic Park, Sports activity, Playground, Amenity structures.

Restaurant in a District Park having an area above 25 Ha. subject to following:

- a. Area of the restaurant plot shall not be more than 0.8 Ha or 1% of the District Park, whichever is less.*
- b. Restaurant plot shall have no physical segregation from the rest of the District Park area./*

- c. The building shall be a single storey structure with max. FAR of 5 and height not more than 4 m. without any residential facility and to harmonize with the surroundings.
- d. In case there is no parking lot in the vicinity, parking should be provided at a reasonable distance from the restaurants. Parking area should not form part of the restaurant complex/greens.
- e. 30% of the area shall be developed as dense plantation.

The development control norms for Amusement parks is as follows:-

AMUSEMENT PARK

Amusement Park up to 10 Ha. may be permitted in District Park./
Following Development controls shall be applicable.

- i) Max Ground Coverage- 5%
- ii) Max. FAR- 7.5
- iii) Max. Height- 8 mtr.
- iv) Parking-3 ECS/100 sqm. of floor area with the stipulation to provide min. parking for 100 cars.

ii) Restaurant:

The large area has been designated as Restaurants with enclosed and open sitting area measuring 450 sq.m each and small cafes distributed in different zones. Area of all these restaurants, café, food stalls comes out to be 5490 sqm.

- The area of 5490sqm. for the restaurants does not comply with the provisions of MPD 2021 norms of District Park-which provides for areas of the restaurants to be not more than 0.8 Ha or 1% of the District Park.
- It appears that the NBCC has utilized the major portion of the FAR of 7.5 (i.e. 7500 Sqm.) as permissible in Amusement Park for the restaurant (i.e. 5490 Sqm.); whereas as per MPD 2021 for District Park, the plot area permissible for Restaurant cannot be not more than 0.8 Ha. or 1% of the District Park(i.e. 8000 Sqm.) . In this case @ 5 FAR the restaurant area becomes 400 Sqm. **A decision/special permission in this regard needs to be taken from the Competent Authority.**

- iii) The certain other elements which have also been proposed like Pylon Structure Spiral Rings, Glass Dome, Mini India Monuments.

Pylon Structure Spiral Rings: As per UBBL 2016, sub-clause 7.17.2, the skybridges, architectural features, landscape elements are allowed free from FAR and GC calculations. The 6m wide connecting bridge can be considered as skybridge. While finalizing the Pylon structures with Spiral Rings, these provisions of UBBL 2016 shall also be looked into. Since the area is very large, it is **suggested that special permission may be necessary.**

- 11 -

Glass Dome: The Glass dome has been provided as a Special Landscape feature as provided world over in exemplary landscape e.g. Garden by the bay; Singapore, Kew Gardens – England; where a diverse range of plants and fossils are maintained in a controlled environment. But, it has a foundation and covered by a Glass Dome as an Atrium, developed as a Landscaped Garden in a controlled environment, therefore Special Permission of such a structure has to be taken from the Competent Authority under **sub-clause 7.24 of UBBL 2016**, as the bye laws are silent about it.

Mini India Monuments: The proposal is a standalone replica of various monuments in the ratio of 1:25 with landscaped areas. NBCC confirmed that there will be no habitable space in between. Therefore, this can be considered as Architectural / Landscape elements – which may be treated as free from Built-up Area, FAR and Ground Coverage.

- iv. Pylon Structure Spiral Rings, Glass Dome are not in the category of built up area and there is no development controls have been given for the same in the Master Plan or building by laws. However, UBBL -2016 provides exemption and special permission under Clause- 7.24 and 7.17.2.


3. Proposal:

To develop Pylon Structure Spiral Rings, Glass Dome in this prestigious project of Bharat Vandana special permission is required for the components which are not under regular category of buildable area.

- i) Glass Dome - the skybridges, architectural features, landscape elements are allowed free from FAR and GC calculations. The 6m wide connecting bridge can be considered as skybridge. While finalizing the Pylon structures with Spiral Rings, these provisions of UBBL 2016 shall also be looked into. Since the area is very large, it is suggested that special permission may be necessary [Annexure 'A'].
- ii) Pylon Structure & Spiral Rings – For the pylon structure & spiral rings, sub-clause 7.17.2 of UBBL 2016 to be seen [Annexure 'B'].
- iii) Area for Restaurants – The area for restaurants which is within 7.5% of amusement park area may be permitted.

4. Recommendations:

The proposal has given in Para 3 is put up for consideration of Technical Committee.


4/12/19
(Santosh Khanjodkar)
Dy. Director-III(LS)


4/12/19
Addl. Commissioner (LS)

- iii. The minimum distance of any farm shed or farm building from the dwelling unit should be 7.5 m.

c. Farm Shed

- i. Shed should be constructed on pillars with walls on two longer sides not higher than 1.2 m.
- ii. The remaining height of the farm sheds in respect of two longer sidewalls can be covered with netting or other similar material.
- iii. The maximum height of the roof of the farm shed shall not exceed 6.0 m.

7.23.5 Exit requirement in LDRP leading to min 6m of road width.

- a. Means of entry and exit for various configurations of LDRP to and from the road width of min 6.0m wide shall be as per the illustrations (1-12) given in Annexure XV.
- b. The area outside the boundary wall shall stand automatically surrendered and become the part of the public road.
- c. while sanctioning the building plans the automatically surrendered part of the plot shall be counted towards the total plot area. Ground coverage and FAR shall be calculated on the total plot area including automatically surrendered area.
- d. In case any other configurations not covered in the Illustrations (1-12) given in Annexure XV the same principles of clear fire tender movement shall apply.

7.24 Special Provisions for Other Buildings which are not covered under MPD and Building Bye Laws:

For Hospitals, Hotels & Banquets Halls, Stadiums, Jails, Court Complexes, Art Galleries, Museums, Filling Stations, Bus Terminals/ Depot, Multi-storey Parking, Sports Complexes and any other, the provisions in the following documents shall apply:

- a. Development Control Regulations of MPD.
- b. National Building Code.
- c. Any other statutory provisions of Republic of India.
- d. International Guidelines of credential.

7.25 Provisions in the Public Buildings for Differently Aabled Persons

The buildings to be designed for differently abled persons need special treatment and the provisions for site planning, building requirements etc. are given in Chapter - 11.

7.26 Provision for Conservation of Heritage Sites including Heritage Buildings, Heritage Precincts and Natural Feature Areas.

Provision for Conservation of Heritage Sites including Heritage Buildings, Heritage Precincts and Natural Feature Areas shall be as per Annexure -II.

7.27 Rules for Development of Land

The provisions of Master Plan/Zonal Development Plan and norms formulated by Authority shall apply regarding sub-division of a large parcel of land into plots, open areas, roads, spaces for services and community facilities.

7.28 Lifts and Escalators

Provision of Lifts (Refer Annexure VIII): It shall be made for all buildings more than 15m and above in height

Notes:

"DECISION"

42/2019	Special permission sought for features proposed in Bharat Vanadana Park.	<p>The proposal was presented by Addl. Commissioner (Landscape). It was explained that the aim and objective of development of this park is to showcase the rich diverse cultural/ art heritage/ ethnic values of country and different states under one roof to augment the national bonding among the citizens as well as visitors from foreign countries.</p> <p>The park has been conceptualised by dividing site in various zones including Congregational zone, Cultural zone, Tree walk, Eco-sensitive zone, Conservatory Fun Park, Adventure Park, Lake View, Restaurants & Mini India. The park also features excursion like boating, zip-lining, animal animatronics zoo, musical fountain and light show.</p> <p>Various structures in the form of permanent built-up structures, such as Entrance Gate Complex, Restaurant, Food stall, Souvenir shops, V.R. Gaming zone have been provided. Beside this, glass domes, pylon structure, spiral rings, Mini India Monument have also been proposed for which no development control norms have been mentioned in MPD and UBBL.</p> <p>As per provision of MPD-2021, built-up area of 400 sqm. is permissible in a District Park for restaurant. An amusement park is also a permissible activity of District Park for which 7.5 FAR is assigned. Therefore total 7,900 sqm. Built-up area can be permitted in a District Park of more than 25 Ha. of area. An area of 5,490sqm. has been utilised for restaurant, kiosk, café, food stall and rest of the area has been utilised for other structures.</p>
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Relaxation/ special permission has been sought for structures for which no development control norms have been given in MPD-2021 and UBBL, 2016.

After detailed deliberation, Technical Committee decided the following:

- (i) The area under Restaurant, kiosk, Café and Food stall as per the proposal is more than the area permitted in a District Park but the same is within the permissible built-up limits and was agreed considering the various nature of activities proposed and foot-fall envisaged to visit the park.
- (ii) UBBL, 2016 under clause 7.17.2 allow certain elements not to be included in covered area for FAR and Ground Coverage. The pylon structure spiral rings with connecting bridge are to be considered under this clause.
- (iii) Glass dome provided as a Special Landscape feature which is provided world over as an exemplary landscape feature such as in Gardens by the bay - Singapore, Kew Garden - England etc. where a diverse range of plants and fossils are maintained in a controlled environment, shall be permitted under sub-clause 7.24 of UBBL - 2016 as no specific provision has been given in MPD - 2021 and UBBL - 2016.

Mini India monument are the standalone replica of various monuments in the Ratio of 1:25 with landscape area having no habitable space in between shall be considered as Architectural Landscape element and shall be treated as free from Built up area, FAR and Ground Coverage.

Since the project is a unique and one of its own kind and shall be a land mark not only for Delhi but to the Nation. This shall be placed before the Authority for its appraisal and consideration.



- p. Solar Panels on mounts at a clear height of 2m maximum from the terrace level to the springing point and subject to the max. height permitted by AAI.
- q. In multistory building service shafts like electrical shafts, communication shafts, fire shafts MEP and HVAC shall not be counted in ground coverage in FAR.
- r. For entrance lobby/lobby area, *See 8.10(i)*. Entrance Lobby/Lobby Area is not permitted free from FAR and Ground Coverage in residential plotted development.
- s. Male and Female common toilets served by a public corridor shall be free from FAR, but shall be counted in Ground Coverage.
- t. For the additional area of passageway/ corridor constructed over and above the prescribed /permissible limit, *See 7.11.2.i*.

7.17.3 Only temporary site office shall be allowed during construction, which shall be removed before occupancy of building or validity of building sanction whichever is earlier.

7.18 Height Limit

The height shall be related to provisions of FAR as given in Annexure VI- (Development Control Norms) and the provisions of open spaces.

7.19 Height Exemptions

The following structures shall not be included in the height of building covered under Building Bye-Laws.

- i. Roof tanks and their supports not exceeding 1.8 m.
- ii. Ventilating apparatus, air conditioning equipments and lift machine room(s) if required as per the specification of lift manufacturer and similar service equipments,
- iii. Stair covered with mummy not exceeding 3.0 m in height.
- iv. Chimneys and parapet wall not exceeding 1.5 m in height
- v. Screen wall upto the height of 1.8 m.
- vi. Solar panel fixed on terrace as per 7.17.2 (p).

7.20 Lighting and Ventilation of Habitable Rooms

7.20.1 All habitable rooms shall have for the admission of sun/natural light and air, one or more apertures, such as window, glazed door and fan lights, opening directly to the external air or into an open verandah not more than 2.40 m in width. In case light and ventilation to habitable space area are through an internal courtyard, the minimum dimensions of such courtyard shall not be less than 3.0 m x 3.0 m for buildings below 15m in height unless mechanically ventilated.

7.20.2 Where the lighting and ventilation requirements are not fully met through day lighting and natural ventilation, the same shall be further ensured through artificial lighting and mechanical ventilation as given in part-VII building services (Section-1 lighting and Ventilation of National Building Code of India). The latest version of the National Building Code of India shall be taken into account at the time of enforcement of these Building Bye-Laws. Notwithstanding the above, the minimum aggregate area of openings of habitable rooms and kitchens excluding doors shall not be less than 1/10 of the floor area. No portion

- a. Machine room for lift on top floor as required for the lift machine installation.
- b. Rockery, lift/ lift well, escalator/travellator well and well structures, plant nursery, water pool, swimming pool at any level (if uncovered), platform around a tree, tank, fountain, bench, chabutara with open top and / or unenclosed sides by walls, open ramps, compound wall, gate, slide swing door, fire staircase, fire towers, refuse area, fire control room, overhead water tank on top of building/open shafts, cooling towers as per fire norms. Fire tender movement shall be unhindered.
- c. Mumty over staircase on top floor maximum 3m height.
- d. Culvert on Municipal drains.
- e. Watch and ward cabins of total area not more than 4.5 sqm and 6sqm with W.C each at entry and exit only, within the property line. Porta cabins for guard room is permitted within the plot line in residential plots of size minimum 200 sqm and above.
- f. Entrance porch, canopies and balconies.
- g. All pergolas at any floor level not exceeding 20% of Ground Coverage.
- h. Covered sky bridges or intermittent floors as relief in high rise buildings having landscape areas, service floors in high-rise buildings, jogging tracks, swimming pools and other public spaces shall not be counted in FAR irrespective of height and not to be counted towards ground coverage.
- i. Architectural feature on ground or any other floor including rooftops such as swimming pool, terrace garden as approved by sanctioning authority, Delhi Urban Art Commission and Delhi Fire Service.
- j. 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.
- k. Any landscape element which has built up area as approved by sanctioning authority/ Delhi Urban Art Commission and Delhi Fire Service wherever applicable.
- l. The projections (cantilever) of cupboards and shelves shall be permitted and are exempted from covered area calculations in all type of buildings except Mercantile and Business buildings. Such projection shall not exceed 0.75 m in depth and not hindered the fire tender movement.
- m. Plinth steps.
- n. Area of all staircase/s, Fire Tower/s in high rise/low rise buildings, excluding residential plotted development, shall not be counted in FAR and Ground coverage.
- o. ESS/ Meter Room with HT/LT panel, DG Room, AC Plant room, CC TV room/Control room, Fire Control room and similar services are permitted in the setback subject to approval of DFS and shall not be counted in ground coverage in FAR.

on an interior open space whose minimum width in all directions shall be 3.0 m in case of buildings not more than 15 m in height unless mechanically ventilated.

7.14.2 **Sunken Courtyard:** Sunken courtyard as 'light well' within building envelop shall be permitted for light and ventilation for basement area.

7.14.3 **Skylight:** Skylight in interior open space(courtyard) may be permitted subject to it may not act as a coverage space on the ground floor and not violate the maximum/ minimum ground coverage as per Development Control Regulations (Annexure VI).

7.15 Provision of parking in Stilts, Podium and Landscaping

7.15.1 In case a building is to be constructed on individual plot with stilt floor, a minimum 2.4m height at soffit level of beam and maximum 2.7m height at soffit level of slab for providing parking space is permitted. In podium(s), minimum 2.4m height at soffit level of beam and maximum 2.7m height at soffit level of slab for providing parking space can be constructed in continuation of the stilt floor having access for the parking without conflicting with the access requirement as per clause 2.0.4.j.iv and 8.2 from the plot line. The terrace of podium may be used for plantation, swimming pool, landscaping, other related structures and parking/entrance and exits as required.

7.15.2 In case of provision of stack-parking in stilt floor, the heights prescribed in 7.15.1 for stilt floor may be relaxed. However, in case of stack parking the height shall be as per design and structural safety requirement.

Notes:

1. Shear wall/ bracing/ any other structural provision as per IS 1893 (Part 1), IS 13920, IS 4326 may be provided to reduce impact of soft storey in the stilt area.

7.16 Joint Open Air Space

7.16.1 Every interior or exterior space, unless the latter is a street, shall be maintained for the benefit of such building exclusively and shall be entirely within the owner's own premises.

7.16.2 If such interior or exterior open air space is intended to be used for the benefit of more than one building belonging to the same owner; then the width of such open space shall be the one specified for the tallest building as specified in building byelaw; abutting such open space.

7.17 Exemption to Projections in Open Spaces/Covered area

The following exemption to open space shall be permitted.

7.17.1 Projections into open spaces: Every interior open space shall be kept, free from any erection thereon and shall be open to the sky. Nothing except cornice, chajjas or weather shade (not more than 0.75 m wide) shall overhang or project over the said open spaces so as to reduce the width to less than the minimum required.

Notes:

- a. Such projections shall be allowed at a height more than 2.20 m from the corresponding finished floor level.
- b. Pergola shall be permitted if constructed in the exterior open spaces within plot line or terrace. Such pergola shall not exceed 20% of ground coverage. Such pergolas shall have a minimum clear height of 2.2 m with 40% void.

7.17.2 The following shall not be included in covered area for FAR and Ground Coverage calculations.

- 1. Shear wall/ bracing/ any other structural provision as per IS 1893 (Part 1), IS 13920, IS 4326 may be provided to reduce impact of soft storey in the stilt area.*

7.16 Joint Open Air Space

- 7.16.1 Every interior or exterior space, unless the latter is a street, shall be maintained for the benefit of such building exclusively and shall be entirely within the owner's own premises.
- 7.16.2 If such interior or exterior open air space is intended to be used for the benefit of more than one building belonging to the same owner; then the width of such open space shall be the one specified for the tallest building as specified in building byelaw abutting such open space.

7.17 Exemption to Projections in Open Spaces/Covered area

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Notes:

- Such projections shall be allowed at a height more than 2.20 m from the corresponding finished floor level.
- Pergola shall be permitted if constructed in the exterior open spaces within plot line or terrace. Such pergola shall not exceed 20% of ground coverage. Such pergolas shall have a minimum clear height of 2.2 m with 40% void.

- 7.17.2 The following shall not be included in covered area for FAR and Ground Coverage calculations.

- Machine room for lift on top floor as required for the lift machine installation.
- Rockery, lift/ lift well, escalator/travellator well and well structures, plant nursery, water pool, swimming pool at any level (if uncovered), platform around a tree, tank, fountain, bench, chabutara with open top and / or unenclosed sides by walls, open ramps, compound wall, gate, slide swing door, fire staircase, fire towers, refuse area, fire control room, overhead water tank on top of building/open shafts, cooling towers as per fire norms. Fire tender movement shall be unhindered.
- Mumty over staircase on top floor maximum 3m height.
- Culvert on Municipal drains.
- Watch and ward cabins of total area not more than 4.5 sqm and 6sqm with W.C each at entry and exit only, within the property line. Porta cabins for guard room is permitted within the plot line in residential plots of size minimum 200 sqm and above.
- Entrance porch, canopies and balconies.
- All pergolas at any floor level not exceeding 20% of Ground Coverage.
- Covered sky bridges or intermittent floors as relief in high rise buildings having landscape areas, service floors in high-rise buildings, jogging tracks, swimming pools and other public spaces shall not be counted in

Annexure - B

FAR irrespective of height and not to be counted towards ground coverage.

- i. Architectural feature on ground or any other floor including rooftops as approved by sanctioning authority/ Delhi Urban Art Commission and Delhi Fire Service.
- j. 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.
- k. Any landscape element which has built up area as approved by sanctioning authority/ Delhi Urban Art Commission and Delhi Fire Service wherever applicable.
- l. The projections (cantilever) of cupboards and shelves shall be permitted and are exempted from covered area calculations in all type of buildings except Mercantile and Business buildings. Such projection shall not exceed 0.75 m in depth and not hindered the fire tender movement.
- m. Plinth steps.
- n. Area of all staircase/s, Fire Tower/s in high rise/low rise buildings, excluding residential plotted development, shall not be counted in FAR and Ground coverage.
- o. ESS/ Meter Room with HT/LT panel, DG Room, AC Plant room, CC TV room/Control room, Fire Control room and similar services are permitted in the setback subject to approval of DFS and shall not be counted in ground coverage in FAR.
- p. Solar Panels on mounts at a clear height of 2m maximum from the terrace level to the springing point and subject to the max. height permitted by AAI.
- q. In multistory building service shafts like electrical shafts, communication shafts, fire shafts MEP and HVAC shall not be counted in ground coverage in FAR.
- r. For entrance lobby/lobby area, *See 8.10(i)*. Entrance Lobby/Lobby Area is not permitted in residential plotted development.
- s. Male and Female common toilets served by a public corridor shall be free from FAR, but shall be counted in Ground Coverage.

7.17.3 Only temporary site office shall be allowed during construction, which shall be removed before occupancy of building or validity of building sanction whichever is earlier.

7.18 Height Limit

The height shall be related to provisions of FAR as given in **Annexure VI-** (Development Control Norms) and the provisions of open spaces.

Minutes of the Technical Committee AID On TABLE Meeting Held on 5.12.2019 ITEM No. 44/TC/2019

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Sub : Proposed change of Land Use of Plots situated at Factory Road (Africa Avenue Road), New Delhi. P-20(13)/2019-MP

1.0 Background

Two plots measuring 2.388 acre and 2.236 acre were allotted to P&T Department at Factory Road, New Delhi to set up stores on 17.03.1954. Another plot measuring 2.388 acre adjoining to the earlier allotted sites, were also allotted to P&T Department for the purpose of stores on 21.10.1957. Besides two more plots measuring 0.23 acre each, totally 0.46 acre adjoining to the allotted land was also allotted to DG, P&T for the purpose of P&T stores on 03.02.1966. Thus, the total land allotted to P&T Department is 7.472 acre.

2.0 Examination

Plot is located on Factory Road (Africa Avenue Road), New Delhi. As per MPD – 2021 the Land Use of the Site is Public and Semi Public Facilities(T) and Transportation (D). (Location marked on attached Annexure A). The proposed land use of the site is Government Office.

3.0 Information as per MoHUA, GoI letter dated 07.04.2015 and 04.09.2015

Sl. No.	Information as sought by MOUD, GOI vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private, and who is the land-owning agency?	The land belongs to Government. Land and Development Office(L&DO) is the land owning agency
2.	On whose request the change of land use or modification to MPD-2021 has been initiated?	The proposal has been initiated on the request of L&DO
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of the site and a copy of the inspection report be provided.	Planning Department DDA has inspected the site.
4.	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The proposal modification/ change of land use will serve the public purpose of construction of Government offices.
5.	What will be the impact of the proposal on ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Yes
6.	What will be the proposal's impact/implications on the general public e.g. Law & order etc?	There will be no implication on the general public
7.	Whether any court cases ongoing on the land mentioned in the proposal? The full details are to be attached.	No

12/✓

Sl. No.	Information as sought by MOUD, GOI vide letter dated 04.09.2015	Reply
1.	Background note indicating current situation/provisions.	Two plots measuring 2.388 acre and 2.236 acre were allotted to P&T Department at Factory Road, New Delhi to set up stores on 17.03.1954. Another plot measuring 2.388 acre adjoining to the earlier allotted sites, were also allotted to P&T Department for the purpose of stores on 21.10.1957, Besides two more plots measuring 0.23 acre each, totally 0.46 acre adjoining to the allotted land was also allotted to DG, P&T for the purpose of P&T stores on 03.02.1966. Thus, the total land allotted to P&T Department is 7.472 acre.
2.	Whether similar proposal has earlier been considered by DDA/Ministry and/or disposed of and if yes, when and how?	Similar proposals have earlier been considered by DDA on request of L&DO.
3.	What are the specific recommendations of the Authority with regard to the proposal?	The proposal is to be considered by the authority as per Section 11A of DDA Act, 1957 and further action will be taken as per recommendation of Authority
4.	How and why the proposal was initiated?	The proposed parcel of lands belong to Government. The L&DO is the land owning authority of these lands. For development/redevelopment of the Central Vista project and Common Central Secretariat Building, this proposal has been initiated.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof?	This is essential to change the land use for these plots for development/ redevelopment of the Central vista Project and Common Central Secretariat Building.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented?	The proposed Offices and other Govt. buildings with other developments shall facilitate better and easy co-ordination among themselves thus saving time and money.
7.	How the Proposal will benefit in the development and economic growth of the city?	By redevelopment of the Central Vista, it is being proposed to give a new image of the Capitol complex with its avenues.
8.	What are the provisions corresponding to the proposed policy/change in other metropolitan cities in India and other countries, and in those provisions differ from the proposal then why are they not considered appropriate for Delhi?	There is no specific relation of the proposal in the context of other metropolitan cities in the area.
9.	What will be the public purpose served by the modification?	The Site will provide the enhanced space for the Central Secretariat Offices .

11/ ✓

10.	What is the number of people/family/households likely to get affected by the proposed policy?	No person / family/household will get affected Furthermore general public will be benefitted at large.
11.	Where the proposal is in consonance with the existing plans, laws, by-laws, rules, etc?	Yes the change in land use is within the purview of provisions contained in MPD 2021
12.	Whether the implementation of the proposal will require changes in certain rules, provision of Master Plan, etc. an if yes what action has been taken to bring about such changes?	No change required
13.	Whether the department/organization/ Ministry related to the proposal has been consulted and if yes what were their views and how they were disposed of?	Ministry of Housing and Urban Affairs is the Nodal Ministry and L&DO is the land owning authority under this Ministry. The proposal is moved by L&DO with approval of Competent Authority in MOHUA.
14.	Whether the Relevant guidelines/orders of DOPT, ministry of finance and other nodal ministries/ department were taken into account while preparing and examining the proposal?	The issue of change of land use is not related to any guidelines/order of DoPT, MoF and the Ministry/Department.
15.	The name, designation and contact information of an officer of the level of Director or above who will be Nodal officer to be contacted by the Ministry regarding the proposal.	Mr. Amit Kataria, Land & Development Officer Phone No. 23062871 Fax : 23061384

4. Proposal

The following proposed change of land use is placed before the Technical Committee for its consideration and further processing as per Section 11-A of DDA Act, 1957. The boundary description of the same has been indicated in the enclosed map as Annexure 'A'.

Location	Area (in acres)	Land use as per MPD 2021/ ZDP 2001	Land use Changed to	Boundaries
Located on Factory Road (Africa Avenue Road), near Netaji Nagar, New Delhi	7.472	Public and Semi Public Facilities(T) and Transportation (D)	Govt. Office	North: BSNL Office South: DTC Depot East: Africa Avenue Road West: GPRA Netaji Nagar

5. Recommendation

The proposal at Para 4 is placed before the Technical Committee for its consideration and approval.


 (Amit Kataria)
 Land and Development Officer
 Ministry of Housing and Urban Affairs
 Government of India

44/2019	Proposed change of Land use of Plots situated at Factory Road (Africa Avenue Road), New Delhi	The proposal was presented by Land & Development officer, Gol. 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.	
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

This Proposal was Considered in the 10th Technical Committee Meeting held on 5.12.2019
Vide Item no. 44/TC/2019

~~ASD~~ ASD
Master Plan

Jain
Director
Master Plan

9/✓

Government of India
Ministry of Housing & Urban Affairs
Land and Development Office
Nirman Bhawan, New Delhi

No. L&DO/L-IIA/11(1158)/546

Dated 4th December, 2019

To,

The Commissioner (Planning),
Delhi Development Authority (DDA),
5th Floor, Vikas Minar,
I.P. Estate, New Delhi-110002

Sub:- Proposed change of Land Use of Plot located on Factory Road (Africa Avenue Road), near Netaji Nagar, New Delhi as mentioned in the Technical Committee agenda.

Sir,

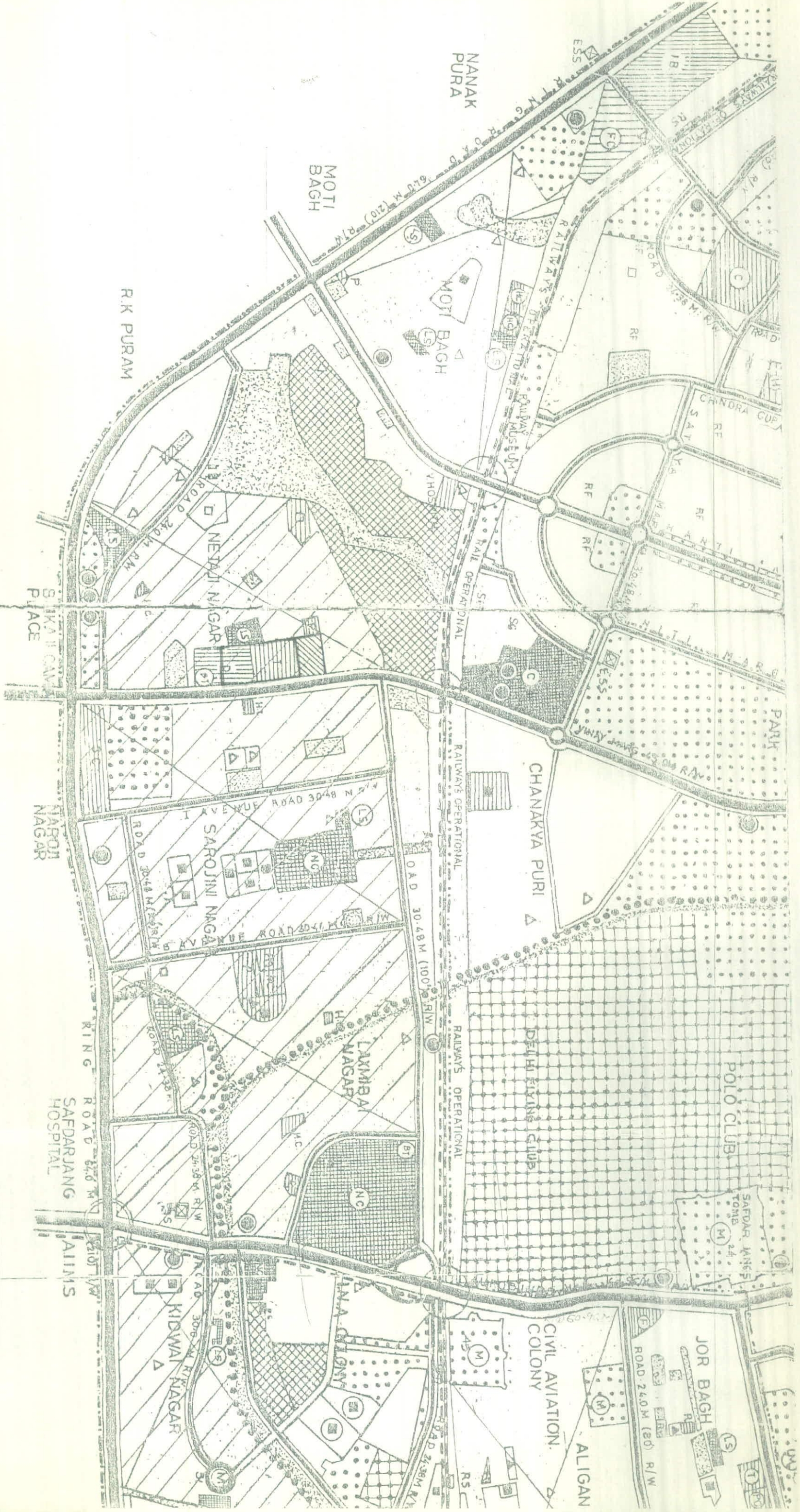
I am directed to enclose herewith an agenda for change of land use of Plot located on Factory Road (Africa Avenue Road), near Netaji Nagar, New Delhi for placing before the Technical Committee of DDA at an early date. A copy of lay out plan of the area showing the plots along with boundary description is also enclosed.

Encl. as above

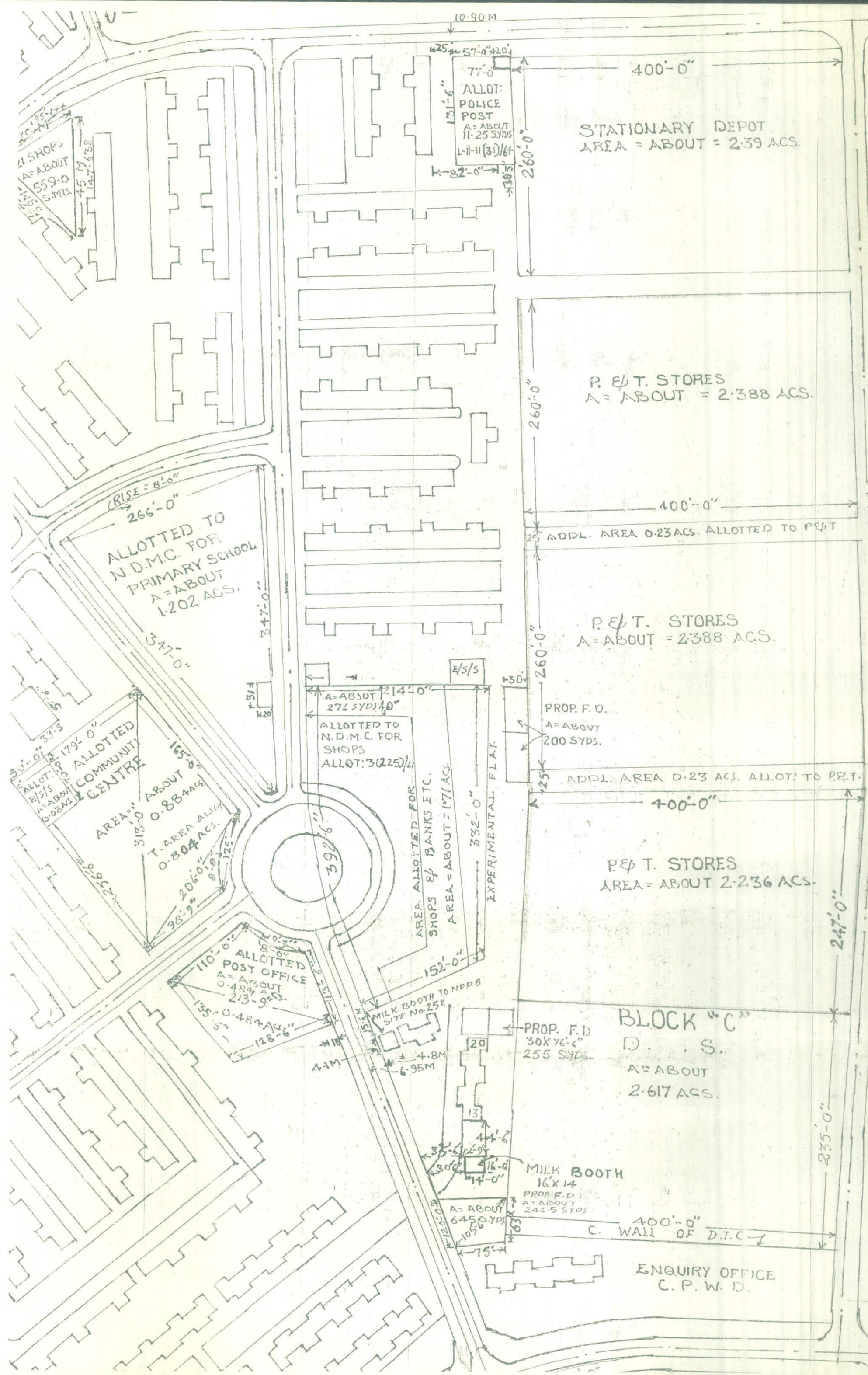
Yours Faithfully,



(Satish Kumar Singh)
Dy. Land and Development Officer
Ph: 011-23061296



Amend
Sketch A-1



STATIONARY DEPOT
AREA = ABOUT = 2.39 ACS.

P. & T. STORES
A = ABOUT = 2.388 ACS.

P. & T. STORES
A-ABOUT = 2388 ACS.

PEP T. STORES
AREA = ABOUT 2.236 ACS.

BLOCK "C"
D. . S.
A=ABOUT
2.617 ACS.

MILK BOOTH
16' X 14'
PROP. E.D.
A2 ABOUT
242.5 STPS.

ENQUIRY OFFICE
C. P. W. D.



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

F.1 (13)/2019/MP/

Date: 06.12.2019

Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2019 held on 05.12.2019.

The 10th Technical Committee meeting of DDA for the year 2019 was held under the chairmanship of V.C. DDA on Thursday, 05.12.2019. 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 (Plg.) Master Plan

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
41/2019	Confirmation of the 9 th Technical Committee meeting held on 11.11.2019	Since no observations/ comments were received, the minutes of the 9 th Technical Committee meeting held on 11.11.2019 were confirmed as circulated.	
42/2019	Special permission sought for features proposed in Bharat Vanadana Park.	<p>The proposal was presented by Addl. Commissioner (Landscape). It was explained that the aim and objective of development of this park is to showcase the rich diverse cultural/ art heritage/ ethnic values of country and different states under one roof to augment the national bonding among the citizens as well as visitors from foreign countries.</p> <p>The park has been conceptualised by dividing site in various zones including Congregational zone, Cultural zone, Tree walk, Eco-sensitive zone, Conservatory Fun Park, Adventure Park, Lake View, Restaurants & Mini India. The park also features excursion like boating, zip-lining, animal animatronics zoo, musical fountain and light show.</p> <p>Various structures in the form of permanent built-up structures, such as Entrance Gate Complex, Restaurant, Food stall, Souvenir shops, V.R. Gaming zone have been provided. Beside this, glass domes, pylon structure, spiral rings, Mini India Monument have also been proposed for which no development control norms have been mentioned in MPD and UBBL.</p> <p>As per provision of MPD-2021, built-up area of 400 sqm. is permissible in a District Park for restaurant. An amusement park is also a permissible activity of District Park for which 7.5 FAR is assigned. Therefore total 7,900 sqm. Built-up area can be permitted in a District Park of more than 25 Ha. of area. An area of 5,490sqm. has been utilised for restaurant, kiosk, café, food stall and rest of the area has been utilised for other structures.</p>	

Relaxation/ special permission has been sought for structures for which no development control norms have been given in MPD-2021 and UBBL, 2016.

After detailed deliberation, Technical Committee decided the following:

- (i) The area under Restaurant, kiosk, Café and Food stall as per the proposal is more than the area permitted in a District Park but the same is within the permissible built-up limits and was agreed considering the various nature of activities proposed and foot-fall envisaged to visit the park.
- (ii) UBBL, 2016 under clause 7.17.2 allow certain elements not to be included in covered area for FAR and Ground Coverage. The pylon structure spiral rings with connecting bridge are to be considered under this clause.
- (iii) Glass dome provided as a Special Landscape feature which is provided world over as an exemplary landscape feature such as in Gardens by the bay - Singapore, Kew Garden - England etc. where a diverse range of plants and fossils are maintained in a controlled environment, shall be permitted under sub-clause 7.24 of UBBL - 2016 as no specific provision has been given in MPD - 2021 and UBBL - 2016.

Mini India monument are the standalone replica of various monuments in the Ratio of 1:25 with landscape area having no habitable space in between shall be considered as Architectural Landscape element and shall be treated as free from Built up area, FAR and Ground Coverage.

Since the project is a unique and one of its own kind and shall be a land mark not only for Delhi but to the Nation. This shall be placed before the Authority for its appraisal and consideration.

43/2019	Proposed change of landuse of various plots (8 nos.) as mentioned in the Technical Committee Agenda	<p>The proposal was presented by Land & Development officer, Gol. Officers from Planning, Zone-D, DDA informed that Landuse was mentioned transportation for Plot No. 1 as in agenda item located on church road near DTC Central Secretariat Bus Terminal, New Delhi, but as per Master Plan and Zonal Plan of Zone D - 2001 it is as under:</p> <table border="1"> <tr> <td>Landuse as per MPD-2021/ ZDP 2001</td> <td>Landuse changed to</td> </tr> <tr> <td>MPD-2021 - Transportation (Bus Terminal/ Parking)</td> <td rowspan="3">Govt. Office</td> </tr> <tr> <td>ZDP- Zone-D - 2001 - Part - Recreational (Neighbourhood Play Area)</td> </tr> <tr> <td>Part - Transportation (Bus Terminal/ Parking)</td> </tr> </table> <p>After detailed deliberation, the proposal as contained in Para 4.0 of the agenda with the above modification in landuse for Plot No. 1 was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957. With the following conditions:</p> <p>(i) The clearances from the PMO, Heritage Conservation Committee and Central Vista Committee shall be taken by L&DO.</p> <p>(ii) The listed heritage structures shall be dealt as per the relevant heritage provisions.</p>	Landuse as per MPD-2021/ ZDP 2001	Landuse changed to	MPD-2021 - Transportation (Bus Terminal/ Parking)	Govt. Office	ZDP- Zone-D - 2001 - Part - Recreational (Neighbourhood Play Area)	Part - Transportation (Bus Terminal/ Parking)	<p>Action: Director (Building)</p>
Landuse as per MPD-2021/ ZDP 2001	Landuse changed to								
MPD-2021 - Transportation (Bus Terminal/ Parking)	Govt. Office								
ZDP- Zone-D - 2001 - Part - Recreational (Neighbourhood Play Area)									
Part - Transportation (Bus Terminal/ Parking)									
44/2019	Proposed change of Land use of Plots situated at Factory Road (Africa Avenue Road), New Delhi	<p>The proposal was presented by Land & Development officer, Gol. 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.</p>							

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

List of participants of 10th meeting for the year 2019 of Technical Committee on 05.12.2019

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(Housing)Sports
4. Pr. Commissioner - LD/LM
5. Commissioner(Plg)
6. Addl. Commissioner (Plg.) - III
7. Additional Commissioner (IS), Landscape Deptt, DDA
8. Addl. Chief Architect, VC Sectt.
9. Director(Plg)MP

OTHER ORGANIZATIONS

1. Land and Development Officer, L&DO
2. Executive Officer, Land and Development Office, L&DO
3. Assistant Engineer, Land and Development Office, L&DO
4. Assistant Engineer - II, Land and Development Office, L&DO
5. Town and Country Planner, TCPO
6. Deputy Chief Architect, NDMC
7. Assistant Architect, CPWD
8. Architect, DUAC
9. Assistant Divisional Officer, Delhi Fire Service
10. Executive Engineer, I&FC
11. Executive Engineer (B)HQ, SDMC
12. Assistant Engineer (B)HQ, SDMC

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

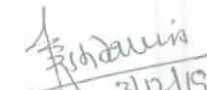
F.1 (13)/2019/MP/546

Date: 03.012.2019

MEETING NOTICE

The 10th Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Thursday, 05.12.2019 at 11.00 A.M.** in the Conference Hall at B-Block, 1st Floor, Vikas Sadan INA, New Delhi 110023.

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


(Rajesh Kr. Jain)
Director(Plg)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.) I, II & III/ DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

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10th Technical Committee Meeting to be held on 05.12.2019

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1	41/2019	Confirmation of the minutes of 9 th Technical Committee meeting held on 11.11.2019. F.1 (12)/2019/MP	1 - 6
2	42/2019	Special Permission sought for features proposed in Bharat Vandana Park. F.3(9)2019/MP	7 - 17
3	43/2019	Proposed change of land use of various plots (8 nos.) as mentioned in the Technical Committee Agenda. F.20(12)2019/MP	18 - 25



ITEM No. 41/TC/2019

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

F.1 (12)/2019/MP/542

Date: 29.11.2019

Subject: Minutes of the 9th Technical Committee meeting of DDA for the year 2019 held on 11.11.2019.

The 9th Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 11.11.2019. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Rajesh Kumar Jain
29/11/19

(Rajesh Kumar Jain)
Director (Plg.) Master Plan

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LD)
5. Commissioner (Plg.)
6. Chief Planner, TCPO
7. Chief Architect, HUPW, DDA
8. Chief Architect, NDMC
9. Chief Engineer (HQ.), DDA
10. Addl. Commissioner (Plg.) - II, DDA
11. Addl. Commissioner (Plg.) - III, DDA
12. Addl. Commissioner (Landscape), DDA
13. Secretary, DUAC
14. Chief Town Planner, (SDMC, NDMC, EDMC)
15. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
16. Land & Development Officer, (L&DO)
17. Director, Fire Service, GNCTD

Agenda Item No.	Issue	Discussion / Recommendations
36/2019	Confirmation of the minutes of 8 th Technical Committee meeting held on 30.09.2019	Since no observations/ comments were received, the minutes of the 8th Technical Committee meeting held on 30.09.2019 were confirmed as circulated.
37/2019	Proposal for change of land use of DDA land measuring 14.6 Hac (near Asadpur fruit & Vegetable market) located at Mukarba Chowk, Outer Ring road (between Jahangirpuri Metro Station and Haiderpur Metro Station) Failing in Planning Zone -C from "Commercial" (C2 Sub City Wholesale Market) to "Residential" (RD) under section 11(A) of DD Act, 1957, for utilization for Group Housing Project	The proposal was presented by Director (Plg) AP-II. After detailed deliberation, the Technical Committee recommended the proposal contained in para 4.0 of the agenda for processing the change of land use under Section 11-A of DD Act, 1957.
38/2019	Proposal for change of land-use of an area measuring 4.309 Acres (approximately) for Establishment of Solid Waste Management Facility (for processing of C&D Waste) at Maidangarhi.	The proposal was presented by Director (Plg) AP-II. After detailed deliberation, the Technical Committee recommended the proposal contained in para 4.0 of the agenda for processing the change of land use under Section 11-A of DD Act, 1957.
39/2019	Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone 'J' incorporating the vacant plots and existing features as per Satellite image and PT Survey	The proposal was presented by Director (Plg) Zone-J. The following was discussed: i) As per the minutes of the Technical Committee held on 30.09.2019, the proposal was put up in the public domain and four objections/ suggestion have been received. Two applications have requested for exemption of the approved layout plan by Technical Committee from placing in the layout screening committee of the local body. Also, to speeden up the process of the plans on private lands be processed by the High Powered Review and Monitoring Committee. ii) In this context the officers of the local body i.e. SDMC clarified the following: (a) The external layout plan / detailed plan of the area under reference shall be as approved by DDA and not to be put up before the layout Screening Committee of ULBs, but the internal layout plan of the plot and building plan shall be processed by ULBs as per the procedure.

Agenda Item No.	Issue	Discussion / Recommendations
		<p>(b) The High Powered Review & Monitoring Committee was formed to Fast Track the building plan approvals. However with the Online Building Plan App. in place at all the local bodies & DDA, the process has been streamlined and made time bound, therefore High Power Committee and Monitoring Committee is not functional now.</p> <p>(c) Fire Deptt. raised the objection that since the use activities proposed in the vacant areas are non residential, the minimum road of width of 18.0 m ROW is mandatory.</p> <p>(d) Chief Town Planner, SDMC insisted on assigning a specific use premise to every plot, it was clarified that as per the provision of the Master Plan the plots falling in the facility corridor can be assigned both commercial and PSP use premise.</p> <p>(e) It was pointed out that as per the MPD 2021, "in the urban extensions, District centres, community centres could be developed wherever possible in a linear form as 'commercial cum Facility corridors along major transport network. Such corridors will have non-residential uses like commercial, recreational, public and semi public, utilities, services and repair with detailed Urban Design and Landscape scheme". It was deliberated that since 70-80% of the plots are already built up as per the earlier sanctions given by SDMC and the vacant plots are also not contiguous. So flexibility of uses may be permitted taking into consideration the feasibility and ground realities.</p> <p>After the due deliberations on the above facts as presented by various departments, the following was decided:</p> <ol style="list-style-type: none"> 1. Since the owner of the Plot (Plot No 3 & 4) has requested for commercial use, therefore the committee decided to grant "commercial use" to the said plots number 3 & 4. 2. The proposed roads abutting the vacant plots shall be kept minimum 18 m ROW. The LOP to be accordingly revised and issued to SDMC as well as Fire Deptt. The required land shall be given by the plot

Agenda Item No.	Issue	Discussion / Recommendations
		<p>owners from their parcel of land for which they shall be compensated by FAR on pro-rata basis as per the Policy.</p> <p>3. The other vacant plots as shown in the layout plan may be permitted - "Commercial / PSP" use, however the specific use premise shall be permitted by the concerned ULB. In the said proposed layout plan, hardly 10-15% of land is vacant, and for the remaining area, SDMC has been sanctioning the individual building plans for specific use without preparation of the layout plan. It was decided that SDMC may decide on the specific uses for the other vacant plots as permitted and approved in the layout plan. In case of any clarification w.r.t. any specific plot in proposed layout plan, the same can be placed before the Technical Committee, if required.</p>
40/2019	Modification in Master Plan for Delhi- 2021 w.r.t. EWS/ Community- Service personnel housing	<p>The proposal was presented by Addl. Commr (Plg) - I. It was decided that the provisions related to the EWS housing and the criteria laid down in the Master Plan in its Chapter-4.0 would remain altered and would be modified to the extent to facilitate levying of stamp duty only at one level. The same criteria would be extended in the relevant clauses in the chapter on the Land Pooling to ensure there is no ambiguity. The clause to be read as follows:</p> <p>Para 4.4.3 B</p> <p>(v) The developer shall ensure that minimum 15% of the proposed FAR to be constructed for Community-Service Personnel / EWS and lower category. Such flats should have an area between 25 to 40 sqm. This 15% of the proposed FAR for Community Service Personnel / EWS and lower category housing would be over and above 200 Permissible FAR and density of 200 DUs. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel / EWS and lower income category. 50% of the EWS Housing Stock shall be retained by Developer Entity (DE) and disposed</p>

Agenda Item No.	Issue	Discussion / Recommendations
		<p>only to the Apartment owners, at market rates, to house Community Service Personnel (CSP) working for the Residents/Owners of the Group Housing. These will be developed by DE at the respective Group Housing site/premises or contiguous site. Remaining 50% of DUs developed by DE to be sold to the eligible beneficiaries identified by DDA/ local bodies as per DDA Policy. The base cost of Rs. 2000 per sq. ft. as per CPWD index of 2013 (plus cost of EWS parking) which shall be enhanced as per CPWD escalation index at the time of actual handing over and can be developed by DE at an alternate nearby site. Necessary parking, commercial and PSP facilities shall also be provided by the DE for this separate housing pocket. The EWS housing component created by the DE shall be subject to quality assurance checks, as prescribed in this regard by Govt./DDA. The final handing/taking over of this component shall be subject to fulfilling the quality assurance requirements. The DE shall be allowed to undertake actual transfer/transaction of saleable component under its share/ownership to the prospective buyers only after the prescribed land and EWS housing component is handed over to the DDA.</p> <p>Chapter 19: Land Pooling Para 19.3 xi. 50% of DUs developed by DE to be sold to the eligible beneficiaries identified by DDA/ local bodies as per DDA Policy.</p>

4. in #

The meeting ended with the vote of thanks to the chair

-6-

ANNEXURE-I

List of participants of 9th meeting for the year 2019 of Technical Committee on 11.11.2019

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Commissioner(Plg.)
5. Addl. Commissioner (Plg.) - I
6. Addl. Commissioner (Plg.) - III
7. Addl. Chief Architect, VC Sectt.
8. Chief Security Officer, DDA
9. Director (Plg) LP
10. Director(Plg) AP-III
11. Director(Plg) MP
12. Director (Plg) UC & J
13. Dy. Director(Plg) Zone-C

OTHER ORGANIZATIONS

1. Chief Town Planner, SDMC
2. Town Planner, T.P. Deptt., EDMC
3. Ex. Engineer, SDMC
4. Asstt. Architect, O/o SA(HQ)CPWD
5. Associate Architect, TCPO
6. Architect, DUAC
7. Asstt. Divisional Officer, Delhi Fire Service

Title : Special Permission sought for features proposed in
Bharat Vandana Park.

1.0 Background

- i) Master plan Delhi proposed three urban extensions to accommodate about 3 to 5 millions of proposed population of Delhi. One of the urban extension was proposed in South West of Delhi which has been developed as Zone KII, Dwarka sub city for projected 12 lac population.
- ii) The city level Recreational area around 200 Acres designated as District Park in the heart of the city besides various other uses like Residences, Commercial, social infrastructure etc.
- iii) DDA intends to develop a large park titled as "Bharat Vandana Park"(BVP) over a large tract of land spread over in 200 acres at sector- 20 Dwarka, New Delhi.
- iv) The aim and objective of such development is to showcase the rich diverse cultural/art heritage/ethnic values of country/ different states under one roof to augment the national bonding among the citizens as well as visitors from foreign countries.
- v) In view of same, DDA vide letter no D.O. No. PA/AC(LS) /DDA/2018 /1158- 4 dated 13.12.18 has entrusted NBCC with development and management of the proposed Bharat Vandana Park. DDA & NBCC have inked an MOU on 18 Feb 2019 for development of BVP wherein NBCC shall be PMC, will do from Concept to Commissioning. Estimated cost of the project is Rs 524 Crores .
- vi) Salient features of the Project

Bharat Vandana Park is a Greenfield project of special category. It aims for sustainable and environment friendly development like Eco Park, Bio diversity Park, Landscape creations, Water bodies, Observatories, Pylon with skywalks and zero discharge. Intention behind such development is to show case the rich diverse cultural/art heritage/ethnic values of country/ different states under one roof to augment the national bonding.

The park visions to integrate various experiences and activities that would engage people of all ages and cultures. This park has been conceptualised by dividing the site into different leaves each having its own function and special elements.

Different binding elements such as sky-bridges walk along the wall and water canals add a unique feel to the park. The Vandana Sarovar in the centre acts as a focal point to the site and shall also help in creating micro climate within the premises.

The green precincts include congregational zone, cultural zone, tree walk, eco sensitive zone, conservatory, Fun Park, Adventure Park, lake view restaurants and Mini India. The park also features excursion like boating, zip-lining, animal animatronics zoo, musical fountain and light show. Division of various activities in various zone creates independent active nodes within the overall site. Pylon structures with observatory are other attractions.

Mini India an important element of the park state-wise outlines the heritage and geography of India. It brings forward the state identities in the form of buildings, gateways, landscapes, topography also with its crafts and cuisines. Monuments of each state have been depicted through scaled models with same touch and feel as that of the actual monument. The walk through the park is experiential as well as educational.

The park has adequate parking with ticketing and entrance plazas along all the edges. The park also proposes ola/uber/auto stops at all gates for ease of commuting.

Aiming for a sustainable park, environmental friendly measures like efficient rain water harvesting system, generation of power through solar, recharging of landscaped area, zero net discharge etc have been proposed.

All features shall be incorporated to build a sustainable & environment friendly park. Water bodies/Ground water recharging structures, lesser paved area, zero discharge of sewer/garbage etc. Bare minimum use of Concrete, other construction materials shall be eco friendly perforated like grass pavers, sand stone and earthy materials, as under:

- Master plan approx percentage area distribution
 - Greens - 58%
 - Water bodies - 11%
 - Impermeable paved - 4%
 - Permeable paved - 20%
 - HDPE greens - 6%
 - Built up area - 1%
- 24 Nos. Toilet blocks (Within the site at strategic locations)
- 9 Nos. Pylons, elevated structure with 6 m wide Sky bridge/sky walk
- Ample surface parking to house 1700 Nos. (4 wheelers), 250 Nos. (2wheelers) and 20 Nos. Bus parking
- Total 4 Nos. STP based on MBBR technology (Moving bed bio-film reactor) each of 200 KLD capacity is proposed at site.

- Planting of 9400 Nos. trees different species of native varieties.
- For Circulation inside the park-Tram on wheel and Golf cart is recommended
- Herbal Vatika- representing and having co-relation with human body parts (approx 3 acre area)
- Mini India segment spread over 25 acres having Monuments models, Landscape Park, Craft bazaar, Ethnic cuisine kiosks, Souvenir shops, Motorized Track boating, Congregational area.
- Wall of India, Tram stands, Virtual reality Gaming zone and Conservatory Glass Domes
- Restaurant and food courts

The concept was put up in Screening Committee meeting held on 26th Nov.2019 approved with following directions.

That total built up area comprising of 7900 sqm(as per MPD provisions) exclude pylons, connecting bridges, conservatory. The permissible area for restaurant as per MPD is 400 sqm and the area proposed is 5700sqm which is not conformity. Since the project is one of its kind being proposed in Delhi. The proposal was Approved subject to obtaining special permissions/ relaxations from Competent Authority or Pylons, connecting bridges, Conservatory, Restaurant etc., NBCC to obtain all statutory approvals from DUAC, EIA, AAI, DFS etc."

2.0 Examination

i) Master Plan Provisions.

The land use of the land under reference is Recreational, District Park as per the Master Plan of Delhi 2021 and Zonal Development Plan of Zone KII. The activities permitted in District Park are mentioned in table 9.4 of Chapter-9 Environment of MPD 2021 which are as follows:-

District Park

District Park, Theme Park, 7 (Bio-diversity Park), Recreational Club, National Memorial, Open-air food court, Children Park, Orchard, Plant Nursery ,Area for water harvesting, Archaeological Park, Specialized Park, Amusement Park, Children Traffic Park, Sports activity, Playground, Amenity structures.

Restaurant in a District Park having an area above 25 Ha. subject to following:

- a. Area of the restaurant plot shall not be more than 0.8 Ha or 1% of the District Park, whichever is less.*
- b. Restaurant plot shall have no physical segregation from the rest of the District Park area./*

- c. *The building shall be a single storey structure with max, FAR of 5 and height not more than 4 m. without any residential facility and to harmonize with the surroundings.*
- d. *In case there is no parking lot in the vicinity, parking should be provided at a reasonable distance from the restaurants. Parking area should not form part of the restaurant complex/greens.*
- e. *30% of the area shall be developed as dense plantation.*

The development control norms for Amusement parks is as follows:-

AMUSEMENT PARK

Amusement Park up to 10 Ha. may be permitted in District Park.
Following Development controls shall be applicable.

- i) Max Ground Coverage- 5%
- ii) Max. FAR- 7.5
- iii) Max. Height- 8 mtr.
- iv) Parking-3 ECS/100 sqm. of floor area with the stipulation to provide min. parking for 100 cars.

ii) Restaurant:

The large area has been designated as Restaurants with enclosed and open sitting area measuring 450 sq.m each and small cafes distributed in different zones. Area of all these restaurants, café, food stalls comes out to be 5490 sqm.

- The area of 5490sqm. for the restaurants does not comply with the provisions of MPD 2021 norms of District Park-which provides for areas of the restaurants to be not more than 0.8 Ha or 1% of the District Park.
- It appears that the NBCC has utilized the major portion of the FAR of 7.5 (i.e. 7500 Sqm.) as permissible in Amusement Park for the restaurant (i.e. 5490 Sqm.); whereas as per MPD 2021 for District Park, the plot area permissible for Restaurant cannot be not more than 0.8 Ha. or 1% of the District Park(i.e. 8000 Sqm.) . In this case @ 5 FAR the restaurant area becomes 400 Sqm. **A decision/special permission in this regard needs to be taken from the Competent Authority.**

- iii) The certain other elements which have also been proposed like Pylon Structure Spiral Rings, Glass Dome, Mini India Monuments.

Pylon Structure Spiral Rings: As per UBBL 2016; sub-clause 7.17.2, the skybridges, architectural features, landscape elements are allowed free from FAR and GC calculations. The 6m wide connecting bridge can be considered as skybridge. While finalizing the Pylon structures with Spiral Rings, these provisions of UBBL 2016 shall also be looked into. Since the area is very large, it is **suggested that special permission may be necessary.**

- 11 -

Glass Dome: The Glass dome has been provided as a Special Landscape feature as provided world over in exemplary landscape e.g. Garden by the bay; Singapore, Kew Gardens – England; where a diverse range of plants and fossils are maintained in a controlled environment. But, it has a foundation and covered by a Glass Dome as an Atrium, developed as a Landscaped Garden in a controlled environment, therefore Special Permission of such a structure has to be taken from the Competent Authority under **sub-clause 7.24 of UBBL 2016**, as the bye laws are silent about it.

Mini India Monuments: The proposal is a standalone replica of various monuments in the ratio of 1:25 with landscaped areas. NBCC confirmed that there will be no habitable space in between. Therefore, this can be considered as Architectural / Landscape elements – which may be treated as free from Built-up Area, FAR and Ground Coverage.

- iv. Pylon Structure Spiral Rings, Glass Dome are not in the category of built up area and there is no development controls have been given for the same in the Master Plan or building by laws. However, UBBL -2016 provides exemption and special permission under Clause- 7.24 and 7.17.2.


3. Proposal:

To develop Pylon Structure Spiral Rings, Glass Dome in this prestigious project of Bharat Vandana special permission is required for the components which are not under regular category of buildable area.

- i) Glass Dome - the skybridges, architectural features, landscape elements are allowed free from FAR and GC calculations. The 6m wide connecting bridge can be considered as skybridge. While finalizing the Pylon structures with Spiral Rings, these provisions of UBBL 2016 shall also be looked into. Since the area is very large, it is suggested that special permission may be necessary [Annexure 'A'].
- ii) Pylon Structure & Spiral Rings – For the pylon structure & spiral rings, sub-clause 7.17.2 of UBBL 2016 to be seen [Annexure 'B'].
- iii) Area for Restaurants – The area for restaurants which is within 7.5% of amusement park area may be permitted.

4. Recommendations:

The proposal has given in Para 3 is put up for consideration of Technical Committee.


4/12/19
(Santosh Khanjodkar)
Dy. Director-III(LS)

9. A Se
4/12/19
Addl. Commissioner(LS)

- iii. The minimum distance of any farm shed or farm building from the dwelling unit should be 7.5 m.

c. Farm Shed

- i. Shed should be constructed on pillars with walls on two longer sides not higher than 1.2 m.
- ii. The remaining height of the farm sheds in respect of two longer sidewalls can be covered with netting or other similar material.
- iii. The maximum height of the roof of the farm shed shall not exceed 6.0 m.

7.23.5 Exit requirement in LDRP leading to min 6m of road width.

- a. Means of entry and exit for various configurations of LDRP to and from the road width of min 6.0m wide shall be as per the illustrations (I-12) given in Annexure XV.
- b. The area outside the boundary wall shall stand automatically surrendered and become the part of the public road.
- c. while sanctioning the building plans the automatically surrendered part of the plot shall be counted towards the total plot area. Ground coverage and FAR shall be calculated on the total plot area including automatically surrendered area.
- d. In case any other configurations not covered in the Illustrations (I-12) given in Annexure XV the same principles of clear fire tender movement shall apply.

7.24 Special Provisions for Other Buildings which are not covered under MPD and Building Bye Laws:

For Hospitals, Hotels & Banquets Halls, Stadiums, Jails, Court Complexes, Art Galleries, Museums, Filling Stations, Bus Terminals/ Depot, Multi-storey Parking, Sports Complexes and any other, the provisions in the following documents shall apply:

- a. Development Control Regulations of MPD.
- b. National Building Code.
- c. Any other statutory provisions of Republic of India.
- d. International Guidelines of credential.

7.25 Provisions in the Public Buildings for Differently Abled Persons

The buildings to be designed for differently abled persons need special treatment and the provisions for site planning, building requirements etc. are given in Chapter - 11.

7.26 Provision for Conservation of Heritage Sites including Heritage Buildings, Heritage Precincts and Natural Feature Areas.

Provision for Conservation of Heritage Sites including Heritage Buildings, Heritage Precincts and Natural Feature Areas shall be as per Annexure -II.

7.27 Rules for Development of Land

The provisions of Master Plan/Zonal Development Plan and norms formulated by Authority shall apply regarding sub-division of a large parcel of land into plots, open areas, roads, spaces for services and community facilities.

7.28 Lifts and Escalators

Provision of Lifts (Refer Annexure VIII): It shall be made for all buildings more than 15m and above in height

Notes:

- p. Solar Panels on mounts at a clear height of 2m maximum from the terrace level to the springing point and subject to the max. height permitted by AAI.
- q. In multistory building service shafts like electrical shafts, communication shafts, fire shafts MEP and HVAC shall not be counted in ground coverage in FAR.
- r. For entrance lobby/lobby area, *See 8.10(i)*. Entrance Lobby/Lobby Area is not permitted free from FAR and Ground Coverage in residential plotted development.
- s. Male and Female common toilets served by a public corridor shall be free from FAR, but shall be counted in Ground Coverage.
- t. For the additional area of passageway/ corridor constructed over and above the prescribed /permissible limit, *See 7.11.2.i*.

7.17.3 Only temporary site office shall be allowed during construction, which shall be removed before occupancy of building or validity of building sanction whichever is earlier.

7.18 Height Limit

The height shall be related to provisions of FAR as given in Annexure VI- (Development Control Norms) and the provisions of open spaces.

7.19 Height Exemptions

The following structures shall not be included in the height of building covered under Building Bye-Laws.

- i. Roof tanks and their supports not exceeding 1.8 m.
- ii. Ventilating apparatus, air conditioning equipments and lift machine room(s) if required as per the specification of lift manufacturer and similar service equipments,
- iii. Stair covered with mummy not exceeding 3.0 m in height.
- iv. Chimneys and parapet wall not exceeding 1.5 m in height
- v. Screen wall upto the height of 1.8 m.
- vi. Solar panel fixed on terrace as per 7.17.2 (p).

7.20 Lighting and Ventilation of Habitable Rooms

- 7.20.1 All habitable rooms shall have for the admission of sun/natural light and air, one or more apertures, such as window, glazed door and fan lights, opening directly to the external air or into an open verandah not more than 2.40 m in width. In case light and ventilation to habitable space area are through an internal courtyard, the minimum dimensions of such courtyard shall not be less than 3.0 m x 3.0 m for buildings below 15m in height unless mechanically ventilated.
- 7.20.2 Where the lighting and ventilation requirements are not fully met through day lighting and natural ventilation, the same shall be further ensured through artificial lighting and mechanical ventilation as given in part-VII building services (Section-1 lighting and Ventilation of National Building Code of India). The latest version of the National Building Code of India shall be taken into account at the time of enforcement of these Building Bye-Laws. Notwithstanding the above, the minimum aggregate area of openings of habitable rooms and kitchens excluding doors shall not be less than 1/10 of the floor area. No portion

- a. Machine room for lift on top floor as required for the lift machine installation.
- b. Rockery, lift/ lift well, escalator/travellator well and well structures, plant nursery, water pool, swimming pool at any level (if uncovered), platform around a tree, tank, fountain, bench, chabutara with open top and / or unenclosed sides by walls, open ramps, compound wall, gate, slide swing door, fire staircase, fire towers, refuse area, fire control room, overhead water tank on top of building/open shafts, cooling towers as per fire norms. Fire tender movement shall be unhindered.
- c. Mumty over staircase on top floor maximum 3m height.
- d. Culvert on Municipal drains.
- e. Watch and ward cabins of total area not more than 4.5 sqm and 6sqm with W.C each at entry and exit only, within the property line. Porta cabins for guard room is permitted within the plot line in residential plots of size minimum 200 sqm and above.
- f. Entrance porch, canopies and balconies.
- g. All pergolas at any floor level not exceeding 20% of Ground Coverage.
- h. Covered sky bridges or intermittent floors as relief in high rise buildings having landscape areas, service floors in high-rise buildings, jogging tracks, swimming pools and other public spaces shall not be counted in FAR irrespective of height and not to be counted towards ground coverage.
- i. Architectural feature on ground or any other floor including rooftops such as swimming pool, terrace garden as approved by sanctioning authority, Delhi Urban Art Commission and Delhi Fire Service.
- j. 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.
- k. Any landscape element which has built up area as approved by sanctioning authority/ Delhi Urban Art Commission and Delhi Fire Service wherever applicable.
- l. The projections (cantilever) of cupboards and shelves shall be permitted and are exempted from covered area calculations in all type of buildings except Mercantile and Business buildings. Such projection shall not exceed 0.75 m in depth and not hindered the fire tender movement.
- m. Plinth steps.
- n. Area of all staircase/s, Fire Tower/s in high rise/low rise buildings, excluding residential plotted development, shall not be counted in FAR and Ground coverage.
- o. ESS/ Meter Room with HT/LT panel, DG Room, AC Plant room, CC TV room/Control room, Fire Control room and similar services are permitted in the setback subject to approval of DFS and shall not be counted in ground coverage in FAR.

on an interior open space whose minimum width in all directions shall be 3.0 m in case of buildings not more than 15 m in height unless mechanically ventilated.

7.14.2 **Sunken Courtyard:** Sunken courtyard as 'light well' within building envelop shall be permitted for light and ventilation for basement area.

7.14.3 **Skylight:** Skylight in interior open space(courtyard) may be permitted subject to it may not act as a coverage space on the ground floor and not violate the maximum/ minimum ground coverage as per Development Control Regulations (Annexure VI).

7.15 Provision of parking in Stilts, Podium and Landscaping

7.15.1 In case a building is to be constructed on individual plot with stilt floor, a minimum 2.4m height at soffit level of beam and maximum 2.7m height at soffit level of slab for providing parking space is permitted. In podium(s), minimum 2.4m height at soffit level of beam and maximum 2.7m height at soffit level of slab for providing parking space can be constructed in continuation of the stilt floor having access for the parking without conflicting with the access requirement as per clause 2.0.4.j.iv and 8.2 from the plot line. The terrace of podium may be used for plantation, swimming pool, landscaping, other related structures and parking/entrance and exits as required.

7.15.2 In case of provision of stack-parking in stilt floor, the heights prescribed in 7.15.1 for stilt floor may be relaxed. However, in case of stack parking the height shall be as per design and structural safety requirement.

Notes:

1. Shear wall/ bracing/ any other structural provision as per IS 1893 (Part 1), IS 13920, IS 4326 may be provided to reduce impact of soft storey in the stilt area.

7.16 Joint Open Air Space

7.16.1 Every interior or exterior space, unless the latter is a street, shall be maintained for the benefit of such building exclusively and shall be entirely within the owner's own premises.

7.16.2 If such interior or exterior open air space is intended to be used for the benefit of more than one building belonging to the same owner; then the width of such open space shall be the one specified for the tallest building as specified in building byelaw, abutting such open space.

7.17 Exemption to Projections in Open Spaces/Covered area

The following exemption to open space shall be permitted.

7.17.1 Projections into open spaces: Every interior open space shall be kept, free from any erection thereon and shall be open to the sky. Nothing except cornice, chajjas or weather shade (not more than 0.75 m wide) shall overhang or project over the said open spaces so as to reduce the width to less than the minimum required.

Notes:

- a. Such projections shall be allowed at a height more than 2.20 m from the corresponding finished floor level.
- b. Pergola shall be permitted if constructed in the exterior open spaces within plot line or terrace. Such pergola shall not exceed 20% of ground coverage. Such pergolas shall have a minimum clear height of 2.2 m with 40% void.

7.17.2 The following shall not be included in covered area for FAR and Ground Coverage calculations.

1. Shear wall/ bracing/ any other structural provision as per IS 1893 (Part 1), IS 13920, IS 4326 may be provided to reduce impact of soft storey in the stilt area.

7.16 Joint Open Air Space

- 7.16.1 Every interior or exterior space, unless the latter is a street, shall be maintained for the benefit of such building exclusively and shall be entirely within the owner's own premises.
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7.17 Exemption to Projections in Open Spaces/Covered area

The following exemption to open space shall be permitted.

- 7.17.1 Projections into open spaces: Every interior open space shall be kept, free from any erection thereon and shall be open to the sky. Nothing except cornice, chajjas or weather shade (not more than 0.75 m wide) shall overhang or project over the said open spaces so as to reduce the width to less than the minimum required.

Notes:

- Such projections shall be allowed at a height more than 2.20 m from the corresponding finished floor level.
- Pergola shall be permitted if constructed in the exterior open spaces within plot line or terrace. Such pergola shall not exceed 20% of ground coverage. Such pergolas shall have a minimum clear height of 2.2 m with 40% void.

- 7.17.2 The following shall not be included in covered area for FAR and Ground Coverage calculations.

- Machine room for lift on top floor as required for the lift machine installation.
- Rockery, lift/ lift well, escalator/travellator well and well structures, plant nursery, water pool, swimming pool at any level (if uncovered), platform around a tree, tank, fountain, bench, chabutara with open top and / or unenclosed sides by walls, open ramps, compound wall, gate, slide swing door, fire staircase, fire towers, refuse area, fire control room, overhead water tank on top of building/open shafts, cooling towers as per fire norms. Fire tender movement shall be unhindered.
- Mumty over staircase on top floor maximum 3m height.
- Culvert on Municipal drains.
- Watch and ward cabins of total area not more than 4.5 sqm and 6sqm with W.C each at entry and exit only, within the property line. Porta cabins for guard room is permitted within the plot line in residential plots of size minimum 200 sqm and above.
- Entrance porch, canopies and balconies.
- All pergolas at any floor level not exceeding 20% of Ground Coverage.
- Covered sky bridges or intermittent floors as relief in high rise buildings having landscape areas, service floors in high-rise buildings, jogging tracks, swimming pools and other public spaces shall not be counted in

Annexure - B

FAR irrespective of height and not to be counted towards ground coverage.

- i. Architectural feature on ground or any other floor including rooftops as approved by sanctioning authority/ Delhi Urban Art Commission and Delhi Fire Service.
- j. 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.
- k. Any landscape element which has built up area as approved by sanctioning authority/ Delhi Urban Art Commission and Delhi Fire Service wherever applicable.
- l. The projections (cantilever) of cupboards and shelves shall be permitted and are exempted from covered area calculations in all type of buildings except Mercantile and Business buildings. Such projection shall not exceed 0.75 m in depth and not hindered the fire tender movement.
- m. Plinth steps.
- n. Area of all staircase/s, Fire Tower/s in high rise/low rise buildings, excluding residential plotted development, shall not be counted in FAR and Ground coverage.
- o. ESS/ Meter Room with HT/LT panel, DG Room, AC Plant room, CC TV room/Control room, Fire Control room and similar services are permitted in the setback subject to approval of DFS and shall not be counted in ground coverage in FAR.
- p. Solar Panels on mounts at a clear height of 2m maximum from the terrace level to the springing point and subject to the max. height permitted by AAI.
- q. In multistory building service shafts like electrical shafts, communication shafts, fire shafts MEP and HVAC shall not be counted in ground coverage in FAR.
- r. For entrance lobby/lobby area, *See 8.10(i)*. Entrance Lobby/Lobby Area is not permitted in residential plotted development.
- s. Male and Female common toilets served by a public corridor shall be free from FAR, but shall be counted in Ground Coverage.

7.17.3 Only temporary site office shall be allowed during construction, which shall be removed before occupancy of building or validity of building sanction whichever is earlier.

7.18 Height Limit

The height shall be related to provisions of FAR as given in **Annexure VI-** (Development Control Norms) and the provisions of open spaces.

Sub : Proposed change of Land Use of Plot Nos. 1,2,3,4,5,6,7 and 8.

F.20(12)1209-MP
1.0 Background

Architects Edwin Lutyens and Herbert Baker planned the Central Vista of New Delhi which houses Rashtrapati Bhawan, Parliament House, North and South Block, India Gate etc. All these iconic buildings were constructed between 1911-1931, the year in which the new Capital was inaugurated. Thereafter no major building of such exemplary architecture has been constructed. However, few other buildings were built on various plots subsequently to address the office requirements of Central Ministries and Departments.

Parliament Building

Parliament House building was completed in 1927 is over 90 yrs old. It has been declared Heritage Grade – I Building. It's facilities and infrastructure are inadequate to meet the current demand. There is an acute shortage of office space and there are lack of Chambers for Members of Parliament. There is a likely increase in number of seats in future Lok Sabha due to delimitation and accordingly in Rajya Sabha, hence the situation will further aggravate. There is an imperative need to redesign and redevelop the existing Parliament Building Complex and construct a modern state-of-art facility.

Common Central Secretariat

Central Secretariat, at present, is spread over many buildings in Delhi, housing various Ministries, Departments, Attached and Subordinate Offices etc.

There are more than 30 buildings/plots in the Central Vista area which include:

- (i) Rashtrapati Bhawan, Vice President's House, Parliament House, North Block and South Block;
- (ii) Various General Purpose Office Accommodation (GPOAs) like Udyog Bhawan, Nirman Bhawan, Krishi Bhawan, Shastri Bhawan etc.;
- (iii) Buildings of various Ministries like Jawaharlal Nehru Bhawan, Sena Bhawan, Vayu Bhawan, DRDO, Rail Bhawan etc.;
- (iv) Specific purpose buildings like National Museum, National Archives, Indira Gandhi National Centre for Arts, etc.; and
- (v) Buildings around India Gate such as Hyderabad House, Jamnagar house etc.

Out of the above, certain plots are in the form of hutments since Independence and are under-utilized. These include L&M Block near North Block, A&B Block near South Block, Plot No. 30 on Thyagraj Marg, Plot No.36 & 38, Jamnagar House and Jodhpur House. These hutments occupy an area

of over 90 acres and house either Defense establishments or offices of various other Ministries.

Most of the buildings in the Central Vista area are more than 40-50 years old and have either outlived or approaching their structural lives. Further Buildings constructed over 100 years ago such as North and South Block are not earthquake safe. There is shortage of working spaces, parking, amenities and services. The spread of Central Government Ministries and Departments in different locations leads to inefficiencies and difficulty in coordination.

Central Vista

The Central Vista, which is the main boulevard of New Delhi extending from Rashtrapati Bhawan to India Gate is one of the most visited tourist places in Delhi. It is used for Republic Day parade and various other functions organized in the lawns/green spaces which showcase the Capital to the world. However, it lacks basic public facilities, amenities and parking. The unorganized vending and haphazard parking leads to congestion and gives a poor public perception. Therefore, there is a need for its up gradation.

2.0 Examination

- A. Plot No.1 is located on Church road near DTC Central Secretariat Bus Terminal, New Delhi. As per MPD – 2021 the Land Use of the Site is under Transportation (Bus Terminal/Parking). (Location marked on attached Annexure A). The proposed land use of the site is Government Office.
- B. Plot No. 2 is located opposite to the Parliament House, New Delhi. As per MPD -2021 the land use of the site is under Recreational (District Park). (Location marked on attached Annexure A). The proposed land use of the site is Government Office.
- C. Plot No. 3 is located on Dr. Rajendra Prasad Road and houses National Archives. As per MPD -2021 the land use of the site is under Public and Semi Public facilities. (Location marked on attached Annexure A). The proposed land use of the site is Government Office and Recreational (District Park).
- D. Plot No. 4 is located on Dr. Rajendra Prasad Road and is occupied by Indira Gandhi National Centre for Art and Culture. As per MPD -2021 the land use of the site is under Public and Semi Public facilities (SC). (Location marked on attached Annexure A). The proposed land use of the site is under Government Office and Recreational (District Park).
- E. Plot No. 5 is located between Man Singh Road, Ashoka Road and India Gate Hexagon in a triangular formation. As MPD -2021 the land use of the site is under Public and Semi Public facilities. (Location marked on attached Annexure A). The proposed land use of the site is Government Office.
- F. Plot No. 6 is located on Maulana Azad Road and consists of VP house, Vigyan Bhavan and National Musuem. As per MPD -2021 the land use of the site is under Public and Semi Public facilities(SC). (Location marked on attached Annexure A). The proposed land use of the site is under Government Office.

- G. Plot No. 7 is located on Dara shikoh Marg. As per MPD -2021 the land use of the site is under Government office. (Location marked on attached Annexure A). The proposed land use of the site is Residential.
- H. Plot No. 8 is Located on Lucknow Road near Timarpur and part of Planning Zone C. As per MPD -2021 the land use of the site is under Public and Semi Public Facilities. (Location marked on attached Annexure B). The proposed land use of the site is Recreational (District Park).

3.0 Information as per MoHUA, GoI letter dated 07.04.2015 and 04.09.2015

Sl. No.	Information as sought by MOUD, GOI vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private, and who is the land-owning agency?	The land belongs to Government. Land and Development Office(L&DO) is the land owning agency
2.	On whose request the change of land use or modification to MPD-2021 has been initiated?	The proposal has been initiated on the request of L&DO
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of the site and a copy of the inspection report be provided.	Planning Department DDA has inspected the site.
4.	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The proposal modification/ change of landuse will serve the public purpose of construction of Government offices.
5.	What will be the impact of the proposal on ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Yes
6.	What will be the proposal's impact/implications on the general public e.g. Law & order etc?	There will be no implication on the general public
7.	Whether any court cases ongoing on the land mentioned in the proposal? The full details are to be attached.	No
Sl. No.	Information as sought by MOUD, GOI vide letter dated 04.09.2015	Reply
1.	Background note indicating current situation/provisions.	Architects Edwin Lutyens and Herbert Baker planned the Central Vista of New Delhi which houses Rashtrapati Bhawan, Parliament House, North and South Block, India Gate etc. All these iconic buildings were constructed between 1911-1931, the year in which the new capital was inaugurated. Thereafter no major building of such exemplary architecture has been constructed. However, few other buildings were built on various plots subsequently to address the office requirements of Central Ministries and Departments. Therefore, it has been decided to develop/redevelop the Central Vista project and Common Central Secretariat Building.

2.	Whether similar proposal has earlier been considered by DDA/Ministry and/or disposed of and if yes, when and how?	Similar proposals have earlier been considered by DDA on request of L&DO.
3.	What are the specific recommendations of the Authority with regard to the proposal?	The proposal is to be considered by the authority as per Section 11A of DDA Act, 1957 and further action will be taken as per recommendation of Authority
4.	How and why the proposal was initiated?	The proposed parcel of lands belong to Government. The L&DO is the land owning authority of these lands. For development/redevelopment of the Central Vista project and Common Central Secretariat Building, this proposal has been initiated.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof?	This is essential to change the land use for these plots for development/ redevelopment of the Central vista Project and Common Central Secretariat Building including Parliament building.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented?	The proposed Offices and other Govt. buildings with other developments shall facilitate better and easy co-ordination among themselves thus saving time and money.
7.	How the Proposal will benefit in the development and economic growth of the city?	By redevelopment of the Central Vista, it is being proposed to give a new image of the Capitol complex with its avenues. This State of art facilities will further smoothen the functioning of government and boost the tourism.
8.	What are the provisions corresponding to the proposed policy/change in other metropolitan cities in India and other countries, and in those provisions differ from the proposal then why are they not considered appropriate for Delhi?	There is no specific relation of the proposal in the context of other metropolitan cities in the area.
9.	What will be the public purpose served by the modification?	The Site will provide the enhanced space for the Parliament, Central Secretariat Offices and Prime Minister's Residence
10.	What is the number of people/family/households likely to get affected by the proposed policy?	No person / family/household will get affected Furthermore general public will be benefitted at large.
11.	Where the proposal is in consonance with the existing plans, laws, by-laws, rules, etc?	Yes the change in landuse is within the purview of provisions contained in MPD 2021
12.	Whether the implementation of the proposal will require changes in certain rules, provision of Master Plan, etc. an if yes what action has been taken to bring about such changes?	No change required
13.	Whether the department/organization/ Ministry related to the proposal has been consulted and if yes what were their views and how they were disposed of?	Ministry of Housing and Urban Affairs is the Nodal Ministry and L&DO is the land owning authority under this Ministry. The proposal is moved by L&DO with approval of Competent Authority in MOHUA.

14.	Whether the Relevant guidelines/orders of DOPT, ministry of finance and other nodal ministries/ department were taken into account while preparing and examining the proposal?	The issue of change of land use is not related to any guidelines/ order of DoPT, MoF and the Ministry/Department.
15.	The name, designation and contact information of an officer of the level of Director or above who will be Nodal officer to be contacted by the Ministry regarding the proposal.	Mr. Amit Kataria, L&DO Phone No. 23062871 Fax : 23061384

4. Proposal

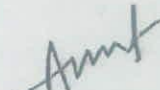
The following proposed change of land use is placed before the Technical Committee for its consideration and further processing as per section 11-A of DDA Act, 1957. The boundary description of the same has been indicated in the enclosed map as Annexure 'A' and 'B'.

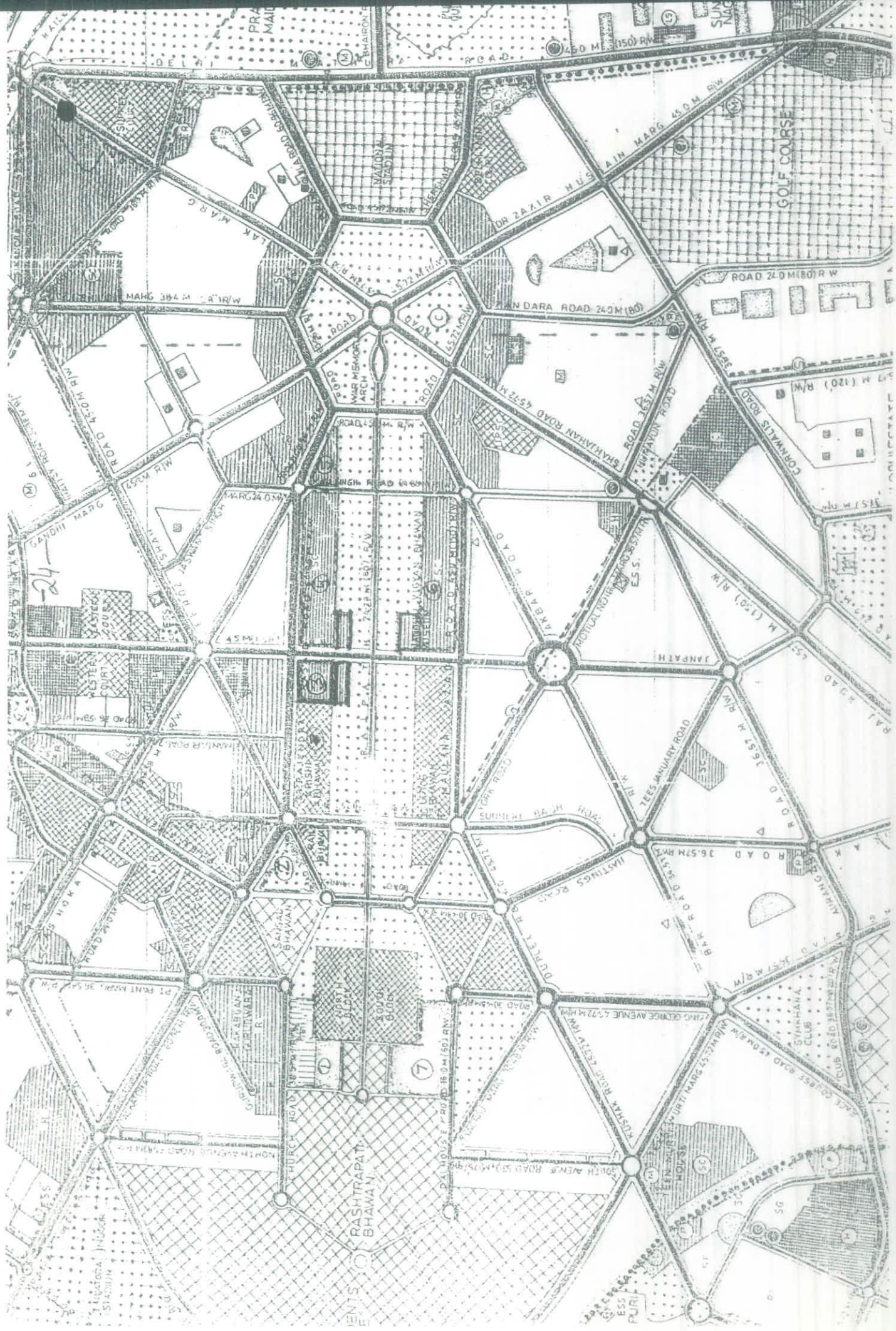
Location	Area (in acres)	Land use as per MPD 2021/ ZDP 2001	Land use Changed to	Boundaries
Plot No. 1 Located on church road near DTC Central Secretariat Bus Terminal, New Delhi	15	Transportation (Bus Terminal/Parking)	Govt. Office	North: Church Road South: Rashtrapati Bhavan and North Block East: Part of North Block West: Rashtrapati Bhavan
Plot No. 2 Opposite to Parliament house	9.5	Recreational (District Park)	Parliament House	North: Red Cross Road South: Raisina Road West: Parliament of India
Plot No. 3 Located on south of Dr. Rajendra Prasad Road and houses National Archives	7.7	Public and Semi Public Facilities	Govt Office(5.88 acres) and Recreational (District Park) (1.88 acres)	North: Dr Rajendra Prasad Road South: Green area and Rajpath East: Janpath West: Shastri Bhavan
Plot No. 4 Located on South of Dr. Rajendra Prasad Road and East of Janpath	24.7	Public and Semi Public Facilities (SC)	Govt. Office(22.82 acres) and Recreational (District Park) (1.88 acres)	North: Dr Rajendra Prasad Road South: Green area and Rajpath East: Man Singh Road West: Janpath

Plot No. 5 Located on east of Man Singh Road and South of Ashoka Road	4.5	Public and Semi Public Facilities(SC)	Govt. Office	North: Ashoka Road South: Green Area and Rajpath East: C- Hexagon West: Man Singh Road
Plot No. 6 Located on North of Maulana Azad Road and East of Janpath	24.7	Public and Semi Public Facilities(SC)	Govt. Office(22.82 acres) and Recreational (District Park) (1.88 acres))	North: Green Area and Rajpath South: Maulana Azad road East: Man Singh Road West: Janpath
Plot No. 7 Located on North of Dalhausi Road near South Block	15	MPD-2021- Government office ZDP Zone-D-2001 Recreational (Neighborhood Play Area)	Residential	North: South Block South: Dara Shikoh Road East: Part of South Block West: Rashtrapati Bhavan
Plot No. 8 Located on Lucknow Road near Timarpur	3.9	Public and Semi Public Facilities	Recreational (District Park)	North: CGHS Dispensary South: Government Land East: Lucknow Road West: Government Land

5. Recommendation

The proposal at Para 4 is placed before the Technical Committee for its consideration and approval.


 (Amit Kataria)
 Land and Development Officer
 Ministry of Housing and Urban Affairs
 Government of India



42

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BHAVAN

NATIONAL
STADIUM

GOLF COURSE

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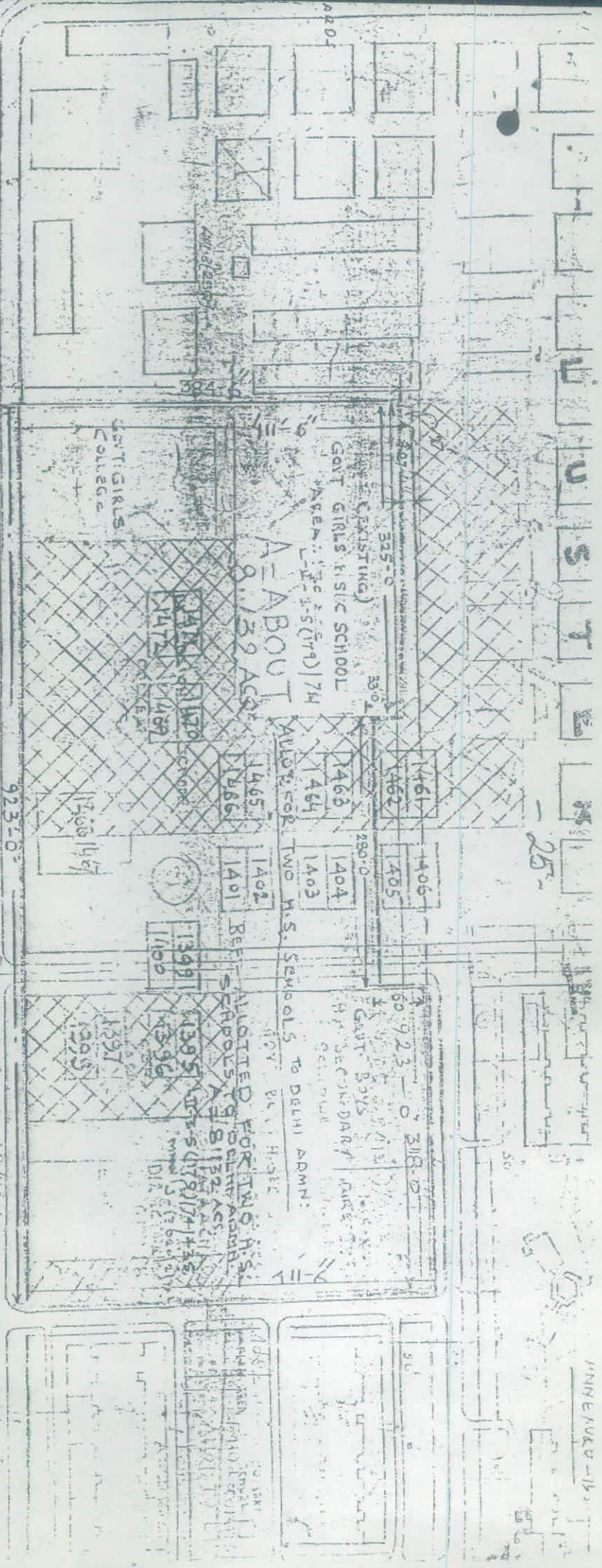
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Total area = 4.828 Acres

Allotted C.H.S. = (-) 1.778 Acres

Road etc = (-) 1.21 Acres

Land use as per Master plan is ~~for~~ public / semi public

Sachin Goyal - CTP (EDMC)

Harender - Traffic Police

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

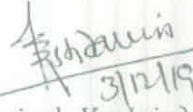
F.1 (13)/2019/MP/546

Date: 03.012.2019

MEETING NOTICE

The 10th Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Thursday, 05.12.2019 at 11.00 A.M.** in the Conference Hall at B-Block, 1st Floor, Vikas Sadan INA, New Delhi 110023.

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


(Rajesh Kr. Jain)
Director(Plg)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.) I, II & III/ DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
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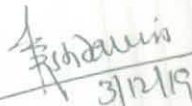
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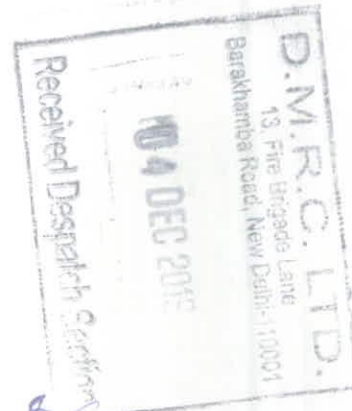
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1. Chief Security Officer, Vikas Sadan, INA, New Delhi-23.
2. A.E. (Maintenance)-I, Civil, B- Block, Vikas Sadan, INA, New Delhi-23.
3. A.E. (Maintenance)Electrical, Vikas Sadan, INA, New Delhi-23.

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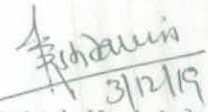
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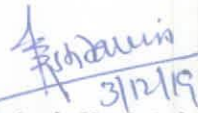
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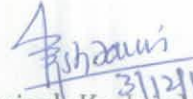
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