

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

**Subject: Minutes of the 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 23.12.2019.**

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 23.12.2019. 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*  
10/1/2020

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

**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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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

Agenda Item No.	Issue	Discussion / Recommendations
45/2019	Confirmation of the minutes of 10 <sup>th</sup> Technical Committee meeting held on 05.12.2019. <b>F.1(13)/2019/MP</b>	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 05.12.2019 were confirmed as circulated
46/2019	Reg. Modification in MPD-2021 for warehouses / warehousing schemes in MPD-2021. <b>F.3(84)/2010-MP</b>	<p>The proposal was presented by Addl. Commissioner (Plg.). It was deliberated that clarification w.r.t. the definitions of storage, godowns and warehouse is required. The Development Control norms for 'Godown Plots' have already been notified and incorporated in MPD-2021 under Para 6.4.2.</p> <p>After detailed deliberations, the Technical Committee recommended the proposal with following modifications:</p> <p>Table 6.2 to be as follows:</p>

Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
Integrated Freight Complex / Wholesale Market / Warehousing Schemes	30 40	80 100	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ warehouse, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, Warehouse and its related facilities.

The following footnotes to be added regarding various definitions:

(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

(vi) "Storage" is an area for storing goods for the self use.

(vii) "Warehousing" is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.

(viii) The Additional FAR charge shall be payable as decided by Government from time to time.

47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan
---------	--	--



Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector - B, Pkt. - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4 <sup>th</sup> July - 2018.	<p>was approved in the 368<sup>th</sup> Screening Committee held on 22.04.2019.</p> <p>Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified.</p> <ol style="list-style-type: none"> <li>1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP.</li> <li>2. The said plot u/r is part of existing integrated layout plan.</li> <li>3. The same has already been clarified in point no.1.</li> <li>4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda.</li> <li>5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies.</li> <li>6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD.</li> </ol> <p>It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.</p>
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC - 43.	<p>The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC.</p> <p>The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&amp;F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.</p>

Agenda Item No.	Issue	Discussion / Recommendations
		<p>It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan.</p> <p>The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.</p>

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



## ANNEXURE-I

### List of participants of 11<sup>th</sup> meeting for the year 2019 of Technical Committee on 23.12.2019

#### DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. ~~Addl. Commissioner (Plg.) - III~~
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg) LP / MP
10. Dy. Director (Plg) MP & DC

#### OTHER ORGANIZATIONS

1. Ex. Engineer (B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA (HQ) CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD







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

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

Subject: Minutes of the 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 23.12.2019.

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 23.12.2019. 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*  
10/1/2020

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

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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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



Agenda Item No.	Issue	Discussion / Recommendations
45/2019	Confirmation of the minutes of 10 <sup>th</sup> Technical Committee meeting held on 05.12.2019. <b>F.1(13)/2019/MP</b>	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 05.12.2019 were confirmed as circulated
46/2019	Reg. Modification in MPD-2021 for warehouses / warehousing schemes in MPD-2021. <b>F.3(84)/2010-MP</b>	<p>The proposal was presented by Addl. Commissioner (Plg.). It was deliberated that clarification w.r.t. the definitions of storage, godowns and warehouse is required. The Development Control norms for 'Godown Plots' have already been notified and incorporated in MPD-2021 under Para 6.4.2.</p> <p>-----</p> <p>After detailed deliberations, the Technical Committee recommended the proposal with following modifications:</p> <p>Table 6.2 to be as follows:</p>

Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
Integrated Freight Complex / Wholesale Market / Warehousing Schemes	30 40	80 100	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ warehouse, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, Warehouse and its related facilities.

The following footnotes to be added regarding various definitions:

(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

(vi) "Storage" is an area for storing goods for the self use.

(vii) "Warehousing" is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.

(viii) The Additional FAR charge shall be payable as decided by Government from time to time.

47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan
---------	--	--



Agenda Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector - B, Pkt. - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4 <sup>th</sup> july - 2018.	<p>was approved in the 368<sup>th</sup> Screening Committee held on 22.04.2019.</p> <p>Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified.</p> <ol style="list-style-type: none"> <li>1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP.</li> <li>2. The said plot u/r is part of existing integrated layout plan.</li> <li>3. The same has already been clarified in point no.1.</li> <li>4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda.</li> <li>5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies.</li> <li>6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD.</li> </ol> <p>It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.</p>
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC - 43.	<p>The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC.</p> <p>The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&amp;F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.</p>

Agenda Item No.	Issue	Discussion / Recommendations
		<p>It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan.</p> <p>The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.</p>

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



## ANNEXURE-I

### List of participants of 11<sup>th</sup> meeting for the year 2019 of Technical Committee on 23.12.2019

#### DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg) LP / MP
10. Dy. Director (Plg) MP & DC

#### OTHER ORGANIZATIONS

1. Ex. Engineer (B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA (HQ) CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD



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

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

Subject: Minutes of the 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 23.12.2019.

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 23.12.2019. 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*  
10/1/2020

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

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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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



Agenda Item No.	Issue	Discussion / Recommendations
45/2019	Confirmation of the minutes of 10 <sup>th</sup> Technical Committee meeting held on 05.12.2019. <b>F.1(13)/2019/MP</b>	Since no observations/ comments were received, the minutes of the 10 <sup>th</sup> Technical Committee meeting held on 05.12.2019 were confirmed as circulated
46/2019	Reg. Modification in MPD-2021 for warehouses / warehousing schemes in MPD-2021. <b>F.3(84)/2010-MP</b>	<p>The proposal was presented by Addl. Commissioner (Plg.). It was deliberated that clarification w.r.t. the definitions of storage, godowns and warehouse is required. The Development Control norms for 'Godown Plots' have already been notified and incorporated in MPD-2021 under Para 6.4.2.</p> <p>After detailed deliberations, the Technical Committee recommended the proposal with following modifications:</p> <p>Table 6.2 to be as follows:</p>

Use/Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
Integrated Freight Complex / Wholesale Market / Warehousing Schemes	30 40	80 100	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ warehouse, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, Warehouse and its related facilities.

The following footnotes to be added regarding various definitions:

(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

(vi) "Storage" is an area for storing goods for the self use.

(vii) "Warehousing" is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.

(viii) The Additional FAR charge shall be payable as decided by Government from time to time.

47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan
---------	--	--

Agenda Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector - B, Pkt. - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4 <sup>th</sup> july - 2018.	<p>was approved in the 368<sup>th</sup> Screening Committee held on 22.04.2019.</p> <p>Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified.</p> <ol style="list-style-type: none"> <li>1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP.</li> <li>2. The said plot u/r is part of existing integrated layout plan.</li> <li>3. The same has already been clarified in point no.1.</li> <li>4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda.</li> <li>5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies.</li> <li>6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD.</li> </ol> <p>It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.</p>
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC - 43.	<p>The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC.</p> <p>The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&amp;F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.</p>



Agenda Item No.	Issue	Discussion / Recommendations
		<p>It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan.</p> <p>The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.</p>

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



## ANNEXURE-I

### List of participants of 11<sup>th</sup> meeting for the year 2019 of Technical Committee on 23.12.2019

#### DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg) - III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg) LP / MP
10. Dy. Director (Plg) MP & DC

#### OTHER ORGANIZATIONS

1. Ex. Engineer (B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA (HQ) CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD





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

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

Subject: Minutes of the 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 23.12.2019.

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 23.12.2019. 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*  
10/1/2020

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

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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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

20. ACA to VC — DDA



Agenda Item No.	Issue	Discussion / Recommendations
45/2019	Confirmation of the minutes of 10 <sup>th</sup> Technical Committee meeting held on 05.12.2019. <b>F.1(13)/2019/MP</b>	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 05.12.2019 were confirmed as circulated
46/2019	Reg. Modification in MPD-2021 for warehouses / warehousing schemes in MPD-2021. <b>F.3(84)/2010-MP</b>	<p>The proposal was presented by Addl. Commissioner (Plg.). It was deliberated that clarification w.r.t. the definitions of storage, godowns and warehouse is required. The Development Control norms for 'Godown Plots' have already been notified and incorporated in MPD-2021 under Para 6.4.2.</p> <p>After detailed deliberations, the Technical Committee recommended the proposal with following modifications:</p> <p>Table 6.2 to be as follows:</p>

Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
Integrated Freight Complex / Wholesale Market / Warehousing Schemes	30 40	80 100	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ warehouse, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, Warehouse and its related facilities.

The following footnotes to be added regarding various definitions:

(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

(vi) "Storage" is an area for storing goods for the self use.

(vii) "Warehousing" is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.

(viii) The Additional FAR charge shall be payable as decided by Government from time to time.

47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan
---------	--	--

Agenda Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector - B, Pkt. - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4 <sup>th</sup> july - 2018.	<p>was approved in the 368<sup>th</sup> Screening Committee held on 22.04.2019.</p> <p>Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified.</p> <ol style="list-style-type: none"> <li>1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP.</li> <li>2. The said plot u/r is part of existing integrated layout plan.</li> <li>3. The same has already been clarified in point no.1.</li> <li>4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda.</li> <li>5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies.</li> <li>6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD.</li> </ol> <p>It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.</p>
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC - 43.	<p>The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC.</p> <p>The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&amp;F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.</p>



Agenda Item No.	Issue	Discussion / Recommendations
		<p>It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan.</p> <p>The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.</p>

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



## ANNEXURE-I

### List of participants of 11<sup>th</sup> meeting for the year 2019 of Technical Committee on 23.12.2019

#### DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg) LP / MP
10. Dy. Director (Plg) MP & DC

#### OTHER ORGANIZATIONS

1. Ex. Engineer (B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA (HQ) CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD



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

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

Subject: Minutes of the 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 23.12.2019.

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 23.12.2019. 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*  
10/1/2020

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

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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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

Agenda Item No.	Issue	Discussion / Recommendations
45/2019	Confirmation of the minutes of 10 <sup>th</sup> Technical Committee meeting held on 05.12.2019. <b>F.1(13)/2019/MP</b>	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 05.12.2019 were confirmed as circulated
46/2019	Reg. Modification in MPD-2021 for warehouses / warehousing schemes in MPD-2021. <b>F.3(84)/2010-MP</b>	<p>The proposal was presented by Addl. Commissioner (Plg.). It was deliberated that clarification w.r.t. the definitions of storage, godowns and warehouse is required. The Development Control norms for 'Godown Plots' have already been notified and incorporated in MPD-2021 under Para 6.4.2.</p> <p>After detailed deliberations, the Technical Committee recommended the proposal with following modifications:</p> <p>Table 6.2 to be as follows:</p>

Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
Integrated Freight Complex / Wholesale Market / Warehousing Schemes	30 40	80 100	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ <b>warehouse</b> , loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, <b>Warehouse and its related facilities.</b>

The following footnotes to be added regarding various definitions:

(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

(vi) "Storage" is an area for storing goods for the self use.

(vii) "Warehousing" is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.

(viii) The Additional FAR charge shall be payable as decided by Government from time to time.

47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan
---------	--	--



Agenda Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector - B, Pkt. - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4 <sup>th</sup> July - 2018.	<p>was approved in the 368<sup>th</sup> Screening Committee held on 22.04.2019.</p> <p>Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified.</p> <ol style="list-style-type: none"> <li>1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP.</li> <li>2. The said plot u/r is part of existing integrated layout plan.</li> <li>3. The same has already been clarified in point no.1.</li> <li>4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda.</li> <li>5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies.</li> <li>6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD.</li> </ol> <p>It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.</p>
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC - 43.	<p>The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC.</p> <p>The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&amp;F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.</p>

Agenda Item No.	Issue	Discussion / Recommendations
		<p>It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan.</p> <p>The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.</p>

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

## ANNEXURE-I

### List of participants of 11<sup>th</sup> meeting for the year 2019 of Technical Committee on 23.12.2019

#### DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg) LP / MP
10. Dy. Director (Plg) MP & DC

#### OTHER ORGANIZATIONS

1. Ex. Engineer (B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA (HQ) CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD





F.1 (14)/2019/MP/ 23

Date:-10.01.2020

**Subject: Minutes of the 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 23.12.2019.**

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 23.12.2019. 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*  
10/1/2020

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

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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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

Agenda Item No.	Issue	Discussion / Recommendations
45/2019	Confirmation of the minutes of 10 <sup>th</sup> Technical Committee meeting held on 05.12.2019. <b>F.1(13)/2019/MP</b>	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 05.12.2019 were confirmed as circulated
46/2019	Reg. Modification in MPD-2021 for warehouses / warehousing schemes in MPD-2021. <b>F.3(84)/2010-MP</b>	<p>The proposal was presented by Addl. Commissioner (Plg.). It was deliberated that clarification w.r.t. the definitions of storage, godowns and warehouse is required. The Development Control norms for 'Godown Plots' have already been notified and incorporated in MPD-2021 under Para 6.4.2.</p> <p>After detailed deliberations, the Technical Committee recommended the proposal with following modifications:</p> <p>Table 6.2 to be as follows:</p>

Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
Integrated Freight Complex / Wholesale Market / Warehousing Schemes	30 40	80 100	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ warehouse, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, Warehouse and its related facilities.

The following footnotes to be added regarding various definitions:

(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

(vi) "Storage" is an area for storing goods for the self use.

(vii) "Warehousing" is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.

(viii) The Additional FAR charge shall be payable as decided by Government from time to time.

47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan
---------	--	--



Agenda Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector - B, Pkt. - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4 <sup>th</sup> July - 2018.	<p>was approved in the 368<sup>th</sup> Screening Committee held on 22.04.2019.</p> <p>Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified.</p> <ol style="list-style-type: none"> <li>1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP.</li> <li>2. The said plot u/r is part of existing integrated layout plan.</li> <li>3. The same has already been clarified in point no.1.</li> <li>4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda.</li> <li>5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies.</li> <li>6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD.</li> </ol> <p>It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.</p>
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC - 43.	<p>The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC.</p> <p>The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&amp;F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.</p>



Agenda Item No.	Issue	Discussion / Recommendations
		<p>It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan.</p> <p>The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.</p>

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

## **ANNEXURE-I**

### **List of participants of 11<sup>th</sup> meeting for the year 2019 of Technical Committee on 23.12.2019**

#### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg) LP / MP
10. Dy. Director (Plg) MP & DC

#### **OTHER ORGANIZATIONS**

1. Ex. Engineer (B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA (HQ) CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD







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

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

**Subject: Minutes of the 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 23.12.2019.**

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 23.12.2019. 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*  
10/1/2020

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

**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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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

Agenda Item No.	Issue	Discussion / Recommendations
45/2019	Confirmation of the minutes of 10 <sup>th</sup> Technical Committee meeting held on 05.12.2019. F.1(13)/2019/MP	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 05.12.2019 were confirmed as circulated
46/2019	Reg. Modification in MPD-2021 for warehouses / warehousing schemes in MPD-2021. F.3(84)/2010-MP	<p>The proposal was presented by Addl. Commissioner (Plg.). It was deliberated that clarification w.r.t. the definitions of storage, godowns and warehouse is required. The Development Control norms for 'Godown Plots' have already been notified and incorporated in MPD-2021 under Para 6.4.2.</p> <p>After detailed deliberations, the Technical Committee recommended the proposal with following modifications:</p> <p>Table 6.2 to be as follows:</p>

Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
Integrated Freight Complex / Wholesale Market / Warehousing Schemes	30 40	80 100	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ warehouse, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, Warehouse and its related facilities.

The following footnotes to be added regarding various definitions:

(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

(vi) "Storage" is an area for storing goods for the self use.

(vii) "Warehousing" is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.

(viii) The Additional FAR charge shall be payable as decided by Government from time to time.

47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan
---------	--	--



Agenda Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector - B, Pkt. - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4 <sup>th</sup> July - 2018.	<p>was approved in the 368<sup>th</sup> Screening Committee held on 22.04.2019.</p> <p>Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified.</p> <ol style="list-style-type: none"> <li>1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP.</li> <li>2. The said plot u/r is part of existing integrated layout plan.</li> <li>3. The same has already been clarified in point no.1.</li> <li>4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda.</li> <li>5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies.</li> <li>6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD.</li> </ol> <p>It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.</p>
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC - 43.	<p>The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC.</p> <p>The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&amp;F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.</p>



Agenda Item No.	Issue	Discussion / Recommendations
		<p>It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan.</p> <p>The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.</p>

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

**ANNEXURE-I**

**List of participants of 11<sup>th</sup> meeting for the year 2019 of Technical Committee on 23.12.2019**

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg) LP / MP
10. Dy. Director (Plg) MP & DC

**OTHER ORGANIZATIONS**

1. Ex. Engineer (B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA (HQ) CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD







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

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

**Subject: Minutes of the 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 23.12.2019.**

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 23.12.2019. 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*  
10/1/2020

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

**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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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

Agenda Item No.	Issue	Discussion / Recommendations
45/2019	Confirmation of the minutes of 10 <sup>th</sup> Technical Committee meeting held on 05.12.2019. F.1(13)/2019/MP	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 05.12.2019 were confirmed as circulated
46/2019	Reg. Modification in MPD-2021 for warehouses / warehousing schemes in MPD-2021. F.3(84)/2010-MP	<p>The proposal was presented by Addl. Commissioner (Plg.). It was deliberated that clarification w.r.t. the definitions of storage, godowns and warehouse is required. The Development Control norms for 'Godown Plots' have already been notified and incorporated in MPD-2021 under Para 6.4.2.</p> <p>After detailed deliberations, the Technical Committee recommended the proposal with following modifications:</p> <p>Table 6.2 to be as follows:</p>

Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
Integrated Freight Complex / Wholesale Market / Warehousing Schemes	30 40	80 100	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ warehouse, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, Warehouse and its related facilities.

The following footnotes to be added regarding various definitions:

(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

(vi) "Storage" is an area for storing goods for the self use.

(vii) "Warehousing" is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.

(viii) The Additional FAR charge shall be payable as decided by Government from time to time.

47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan
---------	--	--



Agenda Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector - B, Pkt. - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4 <sup>th</sup> July - 2018.	<p>was approved in the 368<sup>th</sup> Screening Committee held on 22.04.2019.</p> <p>Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified.</p> <ol style="list-style-type: none"> <li>1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP.</li> <li>2. The said plot u/r is part of existing integrated layout plan.</li> <li>3. The same has already been clarified in point no.1.</li> <li>4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda.</li> <li>5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies.</li> <li>6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD.</li> </ol> <p>It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.</p>
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC - 43.	<p>The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC.</p> <p>The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&amp;F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.</p>



Agenda Item No.	Issue	Discussion / Recommendations
		<p>It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan.</p> <p>The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.</p>

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

## **ANNEXURE-I**

### **List of participants of 11<sup>th</sup> meeting for the year 2019 of Technical Committee on 23.12.2019**

#### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg) LP / MP
10. Dy. Director (Plg) MP & DC

#### **OTHER ORGANIZATIONS**

1. Ex. Engineer (B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA (HQ) CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD







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

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

**Subject: Minutes of the 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 23.12.2019.**

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 23.12.2019. 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*  
10/1/2020

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

**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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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

Agenda Item No.	Issue	Discussion / Recommendations
45/2019	Confirmation of the minutes of 10 <sup>th</sup> Technical Committee meeting held on 05.12.2019. <b>F.1(13)/2019/MP</b>	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 05.12.2019 were confirmed as circulated
46/2019	Reg. Modification in MPD-2021 for warehouses / warehousing schemes in MPD-2021. <b>F.3(84)/2010-MP</b>	<p>The proposal was presented by Addl. Commissioner (Plg.). It was deliberated that clarification w.r.t. the definitions of storage, godowns and warehouse is required. The Development Control norms for 'Godown Plots' have already been notified and incorporated in MPD-2021 under Para 6.4.2.</p> <p>After detailed deliberations, the Technical Committee recommended the proposal with following modifications:</p> <p>Table 6.2 to be as follows:</p>

Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
Integrated Freight Complex / Wholesale Market / Warehousing Schemes	30 40	80 100	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ warehouse, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, Warehouse and its related facilities.

The following footnotes to be added regarding various definitions:

(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

(vi) "Storage" is an area for storing goods for the self use.

(vii) "Warehousing" is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.

(viii) The Additional FAR charge shall be payable as decided by Government from time to time.

47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan
---------	--	--



Agenda Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector - B, Pkt. - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4 <sup>th</sup> July - 2018.	<p>was approved in the 368<sup>th</sup> Screening Committee held on 22.04.2019.</p> <p>Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified.</p> <ol style="list-style-type: none"> <li>1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP.</li> <li>2. The said plot u/r is part of existing integrated layout plan.</li> <li>3. The same has already been clarified in point no.1.</li> <li>4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda.</li> <li>5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies.</li> <li>6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD.</li> </ol> <p>It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.</p>
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC - 43.	<p>The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC.</p> <p>The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&amp;F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.</p>



Agenda Item No.	Issue	Discussion / Recommendations
		<p>It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan.</p> <p>The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.</p>

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

## **ANNEXURE-I**

### **List of participants of 11<sup>th</sup> meeting for the year 2019 of Technical Committee on 23.12.2019**

#### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg) LP / MP
10. Dy. Director (Plg) MP & DC

#### **OTHER ORGANIZATIONS**

1. Ex. Engineer (B), HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA (HQ) CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD



F.1 (14)/2019/MP/ 23

Date:-10.01.2020

**Subject: Minutes of the 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 23.12.2019.**

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 23.12.2019. 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*  
10/1/2020

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

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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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



Agenda Item No.	Issue	Discussion / Recommendations
45/2019	Confirmation of the minutes of 10 <sup>th</sup> Technical Committee meeting held on 05.12.2019. <b>F.1(13)/2019/MP</b>	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 05.12.2019 were confirmed as circulated
46/2019	Reg. Modification in MPD-2021 for warehouses / warehousing schemes in MPD-2021. <b>F.3(84)/2010-MP</b>	<p>The proposal was presented by Addl. Commissioner (Plg.). It was deliberated that clarification w.r.t. the definitions of storage, godowns and warehouse is required. The Development Control norms for 'Godown Plots' have already been notified and incorporated in MPD-2021 under Para 6.4.2.</p> <p>After detailed deliberations, the Technical Committee recommended the proposal with following modifications:</p> <p>Table 6.2 to be as follows:</p>

Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
Integrated Freight Complex / Wholesale Market / Warehousing Schemes	30 40	80 100	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ warehouse, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, Warehouse and its related facilities.

The following footnotes to be added regarding various definitions:

(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

(vi) "Storage" is an area for storing goods for the self use.

(vii) "Warehousing" is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.

(viii) The Additional FAR charge shall be payable as decided by Government from time to time.

47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan
---------	--	--

Agenda Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector - B, Pkt. - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4 <sup>th</sup> July - 2018.	<p>was approved in the 368<sup>th</sup> Screening Committee held on 22.04.2019.</p> <p>Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified.</p> <ol style="list-style-type: none"> <li>1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP.</li> <li>2. The said plot u/r is part of existing integrated layout plan.</li> <li>3. The same has already been clarified in point no.1.</li> <li>4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda.</li> <li>5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies.</li> <li>6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD.</li> </ol> <p>It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.</p>
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC - 43.	<p>The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC.</p> <p>The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&amp;F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.</p>



Agenda Item No.	Issue	Discussion / Recommendations
		<p>It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan.</p> <p>The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.</p>

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



## ANNEXURE-I

### List of participants of 11<sup>th</sup> meeting for the year 2019 of Technical Committee on 23.12.2019

#### DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg) LP / MP
10. Dy. Director (Plg) MP & DC

#### OTHER ORGANIZATIONS

1. Ex. Engineer (B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA (HQ) CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD





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

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

Subject: Minutes of the 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 23.12.2019.

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 23.12.2019. 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*  
10/1/2020

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

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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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



Agenda Item No.	Issue	Discussion / Recommendations
45/2019	Confirmation of the minutes of 10 <sup>th</sup> Technical Committee meeting held on 05.12.2019. <b>F.1(13)/2019/MP</b>	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 05.12.2019 were confirmed as circulated
46/2019	Reg. Modification in MPD-2021 for warehouses / warehousing schemes in MPD-2021. <b>F.3(84)/2010-MP</b>	<p>The proposal was presented by Addl. Commissioner (Plg.). It was deliberated that clarification w.r.t. the definitions of storage, godowns and warehouse is required. The Development Control norms for 'Godown Plots' have already been notified and incorporated in MPD-2021 under Para 6.4.2.</p> <p>After detailed deliberations, the Technical Committee recommended the proposal with following modifications:</p> <p>Table 6.2 to be as follows:</p>

Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
Integrated Freight Complex / Wholesale Market / Warehousing Schemes	30 40	80 100	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ warehouse, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, Warehouse and its related facilities.

The following footnotes to be added regarding various definitions:

(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

(vi) "Storage" is an area for storing goods for the self use.

(vii) "Warehousing" is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.

(viii) The Additional FAR charge shall be payable as decided by Government from time to time.

47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan
---------	--	--

Agenda Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector - B, Pkt. - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4 <sup>th</sup> July - 2018.	<p>was approved in the 368<sup>th</sup> Screening Committee held on 22.04.2019.</p> <p>Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified.</p> <ol style="list-style-type: none"> <li>1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP.</li> <li>2. The said plot u/r is part of existing integrated layout plan.</li> <li>3. The same has already been clarified in point no.1.</li> <li>4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda.</li> <li>5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies.</li> <li>6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD.</li> </ol> <p>It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.</p>
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC - 43.	<p>The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC.</p> <p>The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&amp;F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.</p>



Agenda Item No.	Issue	Discussion / Recommendations
		<p>It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan.</p> <p>The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.</p>

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



## ANNEXURE-I

### List of participants of 11<sup>th</sup> meeting for the year 2019 of Technical Committee on 23.12.2019

#### DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg) LP / MP
10. Dy. Director (Plg) MP & DC

#### OTHER ORGANIZATIONS

1. Ex. Engineer (B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA (HQ) CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD





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

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

**Subject: Minutes of the 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 23.12.2019.**

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 23.12.2019. 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*  
10/1/2020

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

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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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



Agenda Item No.	Issue	Discussion / Recommendations
45/2019	Confirmation of the minutes of 10 <sup>th</sup> Technical Committee meeting held on 05.12.2019. <b>F.1(13)/2019/MP</b>	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 05.12.2019 were confirmed as circulated
46/2019	Reg. Modification in MPD-2021 for warehouses / warehousing schemes in MPD-2021. <b>F.3(84)/2010-MP</b>	<p>The proposal was presented by Addl. Commissioner (Plg.). It was deliberated that clarification w.r.t. the definitions of storage, godowns and warehouse is required. The Development Control norms for 'Godown Plots' have already been notified and incorporated in MPD-2021 under Para 6.4.2.</p> <p>After detailed deliberations, the Technical Committee recommended the proposal with following modifications:</p> <p>Table 6.2 to be as follows:</p>

Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
Integrated Freight Complex / Wholesale Market / Warehousing Schemes	30 40	80 100	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ warehouse, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, Warehouse and its related facilities.

The following footnotes to be added regarding various definitions:

(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

(vi) "Storage" is an area for storing goods for the self use.

(vii) "Warehousing" is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.

(viii) The Additional FAR charge shall be payable as decided by Government from time to time.

47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan
---------	--	--

Agenda Item No.	Issue	Discussion / Recommendations
	<p>land in the approval layout plan of SFS Housing at Sector - B, Pkt. - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4<sup>th</sup> July - 2018.</p>	<p>was approved in the 368<sup>th</sup> Screening Committee held on 22.04.2019.</p> <p>Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified.</p> <ol style="list-style-type: none"> <li>1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP.</li> <li>2. The said plot u/r is part of existing integrated layout plan.</li> <li>3. The same has already been clarified in point no.1.</li> <li>4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda.</li> <li>5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies.</li> <li>6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD.</li> </ol> <p>It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.</p>
48/2019	<p>Relaxation regarding Demolition &amp; Re-construction of Chaupal at Village Adhchini, New Delhi AC - 43.</p>	<p>The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC.</p> <p>The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&amp;F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.</p>



Agenda Item No.	Issue	Discussion / Recommendations
		<p>It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan.</p> <p>The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.</p>

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



## ANNEXURE-I

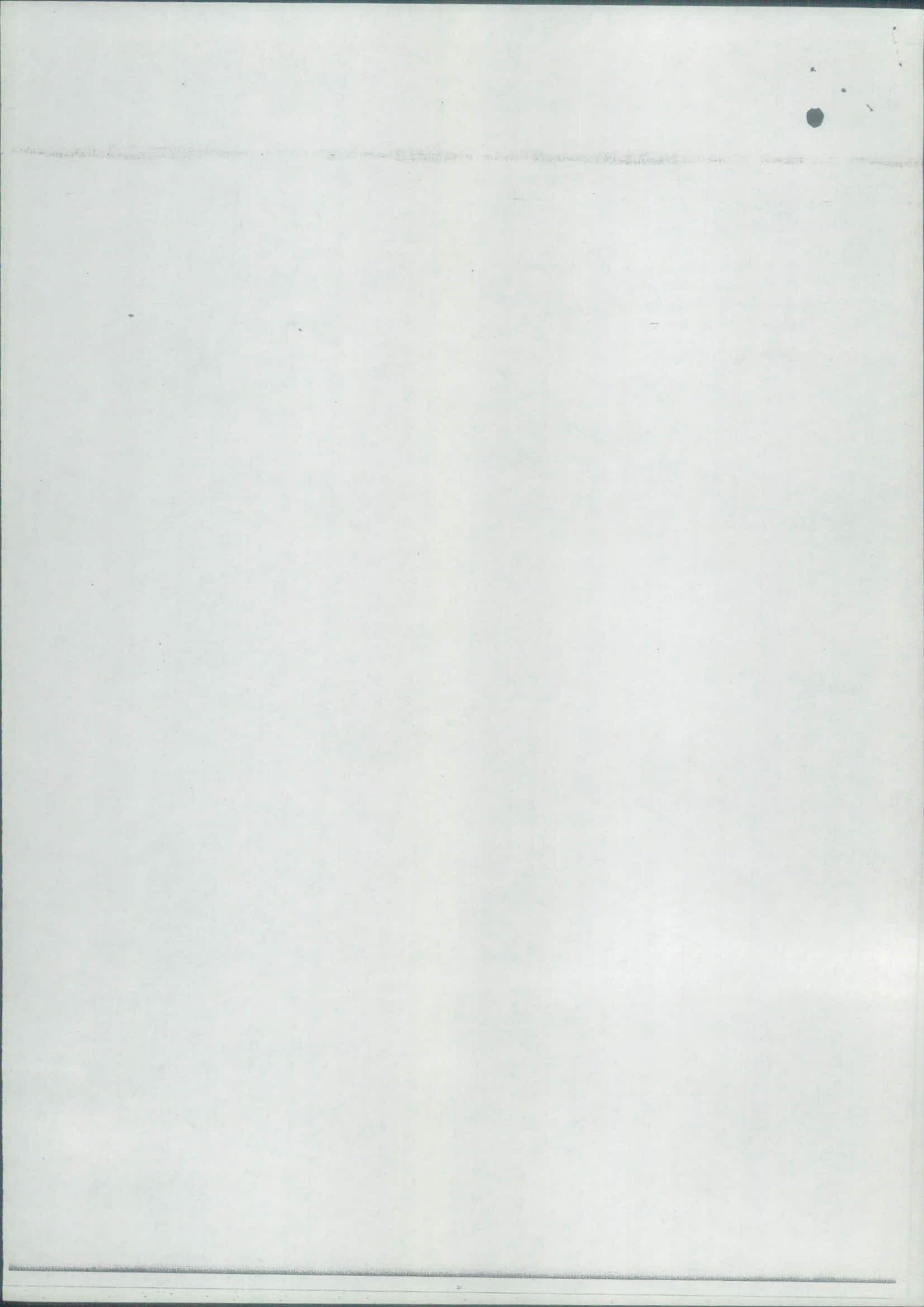
### List of participants of 11<sup>th</sup> meeting for the year 2019 of Technical Committee on 23.12.2019

#### DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg) LP / MP
10. Dy. Director (Plg) MP & DC

#### OTHER ORGANIZATIONS

1. Ex. Engineer (B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA(HQ) CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD





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

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

**Subject: Minutes of the 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 23.12.2019.**

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 23.12.2019. 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*  
10/1/2020

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

**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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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



Agenda Item No.	Issue	Discussion / Recommendations
45/2019	Confirmation of the minutes of 10 <sup>th</sup> Technical Committee meeting held on 05.12.2019. <b>F.1(13)/2019/MP</b>	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 05.12.2019 were confirmed as circulated
46/2019	Reg. Modification in MPD-2021 for warehouses / warehousing schemes in MPD-2021. <b>F.3(84)/2010-MP</b>	<p>The proposal was presented by Addl. Commissioner (Plg.). It was deliberated that clarification w.r.t. the definitions of storage, godowns and warehouse is required. The Development Control norms for 'Godown Plots' have already been notified and incorporated in MPD-2021 under Para 6.4.2.</p> <p>After detailed deliberations, the Technical Committee recommended the proposal with following modifications:</p> <p>Table 6.2 to be as follows:</p>

Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
Integrated Freight Complex / Wholesale Market / Warehousing Schemes	30 40	80 100	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ warehouse, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, Warehouse and its related facilities.

The following footnotes to be added regarding various definitions:

(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

(vi) "Storage" is an area for storing goods for the self use.

(vii) "Warehousing" is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.

(viii) The Additional FAR charge shall be payable as decided by Government from time to time.

47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan
---------	--	--

Agenda Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector - B, Pkt. - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4 <sup>th</sup> july - 2018.	<p>was approved in the 368<sup>th</sup> Screening Committee held on 22.04.2019.</p> <p>Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified.</p> <ol style="list-style-type: none"> <li>1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP.</li> <li>2. The said plot u/r is part of existing integrated layout plan.</li> <li>3. The same has already been clarified in point no.1.</li> <li>4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda.</li> <li>5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies.</li> <li>6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD.</li> </ol> <p>It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.</p>
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC - 43.	<p>The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC.</p> <p>The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&amp;F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.</p>



Agenda Item No.	Issue	Discussion / Recommendations
		<p>It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan.</p> <p>The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.</p>

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



## **ANNEXURE-I**

### **List of participants of 11<sup>th</sup> meeting for the year 2019 of Technical Committee on 23.12.2019**

#### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg) LP / MP
10. Dy. Director (Plg) MP & DC

#### **OTHER ORGANIZATIONS**

1. Ex. Engineer (B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA (HQ) CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD



F.1 (14)/2019/MP/ 23

Date:-10.01.2020

**Subject: Minutes of the 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 23.12.2019.**

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 23.12.2019. 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*  
10/1/2020

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

**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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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

Agenda Item No.	Issue	Discussion / Recommendations
45/2019	Confirmation of the minutes of 10 <sup>th</sup> Technical Committee meeting held on 05.12.2019. <b>F.1(13)/2019/MP</b>	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 05.12.2019 were confirmed as circulated
46/2019	Reg. Modification in MPD-2021 for warehouses / warehousing schemes in MPD-2021. <b>F.3(84)/2010-MP</b>	<p>The proposal was presented by Addl. Commissioner (Plg.). It was deliberated that clarification w.r.t. the definitions of storage, godowns and warehouse is required. The Development Control norms for 'Godown Plots' have already been notified and incorporated in MPD-2021 under Para 6.4.2.</p> <p>After detailed deliberations, the Technical Committee recommended the proposal with following modifications:</p> <p>Table 6.2 to be as follows:</p>

Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
Integrated Freight Complex / Wholesale Market / Warehousing Schemes	30 40	80 100	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ warehouse, loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, Warehouse and its related facilities.

The following footnotes to be added regarding various definitions:

(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

(vi) "Storage" is an area for storing goods for the self use.

(vii) "Warehousing" is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.

(viii) The Additional FAR charge shall be payable as decided by Government from time to time.

47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan
---------	--	--



Agenda Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector - B, Pkt. - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4 <sup>th</sup> july - 2018.	<p>was approved in the 368<sup>th</sup> Screening Committee held on 22.04.2019.</p> <p>Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified.</p> <ol style="list-style-type: none"> <li>1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP.</li> <li>2. The said plot u/r is part of existing integrated layout plan.</li> <li>3. The same has already been clarified in point no.1.</li> <li>4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda.</li> <li>5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AA/ Fire Department and other statutory bodies.</li> <li>6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD.</li> </ol> <p>It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.</p>
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC - 43.	<p>The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC.</p> <p>The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&amp;F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.</p>

Agenda Item No.	Issue	Discussion / Recommendations
		<p>It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan.</p> <p>The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.</p>

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

## **ANNEXURE-I**

### **List of participants of 11<sup>th</sup> meeting for the year 2019 of Technical Committee on 23.12.2019**

#### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg) LP / MP
10. Dy. Director (Plg) MP & DC

#### **OTHER ORGANIZATIONS**

1. Ex. Engineer (B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA (HQ) CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD







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

F.1 (14)/2019/MP/ 23

Date:-10.01.2020

**Subject: Minutes of the 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 23.12.2019.**

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 23.12.2019. 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*  
10/1/2020

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

**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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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

Agenda Item No.	Issue	Discussion / Recommendations
45/2019	Confirmation of the minutes of 10 <sup>th</sup> Technical Committee meeting held on 05.12.2019. <b>F.1(13)/2019/MP</b>	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 05.12.2019 were confirmed as circulated
46/2019	Reg. Modification in MPD-2021 for warehouses / warehousing schemes in MPD-2021. <b>F.3(84)/2010-MP</b>	<p>The proposal was presented by Addl. Commissioner (Plg.). It was deliberated that clarification w.r.t. the definitions of storage, godowns and warehouse is required. The Development Control norms for 'Godown Plots' have already been notified and incorporated in MPD-2021 under Para 6.4.2.</p> <p>After detailed deliberations, the Technical Committee recommended the proposal with following modifications:</p> <p>Table 6.2 to be as follows:</p>

Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
Integrated Freight Complex / Wholesale Market / Warehousing Schemes	30 <b>40</b>	80 <b>100</b>	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ <b>warehouse</b> , loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, <b>Warehouse and its related facilities.</b>

The following footnotes to be added regarding various definitions:

(v) "Godown" is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

(vi) "Storage" is an area for storing goods for the self use.

(vii) "Warehousing" is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.

(viii) The Additional FAR charge shall be payable as decided by Government from time to time.

47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan
---------	--	--



Agenda Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector - B, Pkt. - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4 <sup>th</sup> July - 2018.	<p>was approved in the 368<sup>th</sup> Screening Committee held on 22.04.2019.</p> <p>Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified.</p> <ol style="list-style-type: none"> <li>1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP.</li> <li>2. The said plot u/r is part of existing integrated layout plan.</li> <li>3. The same has already been clarified in point no.1.</li> <li>4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda.</li> <li>5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies.</li> <li>6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD.</li> </ol> <p>It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.</p>
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC - 43.	<p>The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC.</p> <p>The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&amp;F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.</p>

Agenda Item No.	Issue	Discussion / Recommendations
		<p>It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be utilized for the activities as per the provisions of Master Plan.</p> <p>The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt. /public funds, however, the approval / NOC from PWD and Fire Deptt. shall be required.</p>

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

## **ANNEXURE-I**

### **List of participants of 11<sup>th</sup> meeting for the year 2019 of Technical Committee on 23.12.2019**

#### **DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg) LP / MP
10. Dy. Director (Plg) MP & DC

#### **OTHER ORGANIZATIONS**

1. Ex. Engineer (B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA (HQ) CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD





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

**F.1 (14)/2019/MP/**

**Date: 01.2020**

**Subject: Minutes of the 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 23.12.2019.**

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 23.12.2019. 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)  
**Director (Plg.) Master Plan**

**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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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

Agenda Item No.	Issue	Discussion / Recommendations
45/2019	Confirmation of the minutes of 10 <sup>th</sup> Technical Committee meeting held on 05.12.2019. <b>F.1(13)/2019/MP</b>	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 05.12.2019 were confirmed as circulated
46/2019	Reg. Modification in MPD-2021 for warehouses / warehousing schemes in MPD-2021. <b>F.3(84)/2010-MP</b>	<p>The proposal was presented by Addl. Commissioner (Plg.). It was deliberated that clarification w.r.t. the definitions of storage, godowns and warehouse is required. The Development Control norms for 'Godown Plots' have already been notified and incorporated in MPD-2021 under Para 6.4.2.</p> <p>After detailed deliberations, the Technical Committee recommended the proposal with following modifications:</p> <p>Table 6.2 to be as follows:</p>

Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
	Ground Coverage %	FAR	Height (m)			
Integrated Freight Complex / Wholesale Market / Warehousing Schemes	30 <b>40</b>	80 <b>100</b>	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ <b>warehouse</b> , loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, <b>Warehouse and its related facilities.</b>

The following footnotes to be added regarding various definitions:

(v) 'Godown' is an area where material is stored in bulk for a longer period and is used by commercial enterprises for the purpose of easy distribution of goods. There can be multiplicity of owners of goods.

(vi) 'Storage' is an area for storing goods for the self use.

(vii) 'Warehousing' is an area where storage of commodities and its selling to retailers is allowed. There can be multiplicity of owners of goods.

(viii) The Additional FAR charges shall be payable as decided by Government from time to time.

47/2019	Applicability of Development Control Norms with reference to privately owned land in the approval layout	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan was approved in the 368 <sup>th</sup> Screening Committee held on
---------	--	--



Agenda Item No.	Issue	Discussion / Recommendations
	<p>plan of SFS Housing at Sector - B, Pkt. - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4<sup>th</sup> July - 2018.</p>	<p>22/04/19.</p> <p>Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the screening committee. The issues raised by SDMC were deliberated point-wise and the following was clarified:-</p> <ol style="list-style-type: none"> <li>1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP.</li> <li>2. The said plot u/r is part of existing integrated layout plan.</li> <li>3. The same has already been clarified in point no 1.</li> <li>4. As informed, the incorporation of private land ( Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda.</li> <li>5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies.</li> <li>6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULBs from Revenue Deptt. GNCTD.</li> </ol> <p>It was decided that the guidelines, SOP be forwarded to Ministry and LG office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the said clarifications may also be included in the SOPs/Guidelines.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.</p>
48/2019	<p>Relaxation regarding Demolition &amp; Re-construction of Chaupal at Village Adhchini, New Delhi AC - 43.</p>	<p>The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC.</p> <p>The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&amp;F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.</p> <p>It was further deliberated that since the project is already partly constructed, it was decided that no further construction shall be allowed and the said area be</p>



Agenda Item No.	Issue	Discussion / Recommendations
		<p>utilized for the activities as per the provisions of Master Plan.</p> <p>The Technical Committee agreed in principle that the setbacks can be relaxed for ground floor for the part which has already been constructed (without any approval) to avoid wastage of govt./public funds, however, the approval/ NOC from PWD and Fire Deptt. shall be required.</p>

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

## ANNEXURE-I

### List of participants of 11<sup>th</sup> meeting for the year 2019 of Technical Committee on 23.12.2019

#### DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(Housing)Sports
4. Pr. Commissioner(LD)
5. Commissioner(Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) – III
8. Addl. Chief Architect, VC Sectt.
9. Director (Plg)LP / MP
10. Dy. Director(Plg)MP & DC

#### OTHER ORGANIZATIONS

1. Ex. Engineer(B) HQ
2. Town Planner, T.P. Deptt., EDMC
3. Asstt. Architect. O/o SA(HQ)CPWD
4. Town & Country Planner, PCPO
5. Architect, DUAC
6. Ex. Engineer, I & FC, GNTCD

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

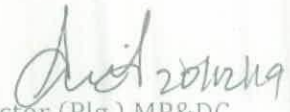
F.1 (14)/2019/MP/ 580

Date: 20.12.2019

MEETING NOTICE

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Monday, 23.12.2019 at 1.00 P.M.** in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan INA, New Delhi 110023.

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

  
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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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



# INDEX

11<sup>th</sup> Technical Committee Meeting to be held on 23.12.2019

Sr. No.	ITEM NO.	SUBJECT	PAGE NO.
1.	45/2019	Confirmation of the minutes of 10 <sup>th</sup> Technical Committee meeting held on 05.12.2019 <b>F.1(13)/2019/MP</b>	1-5
2.	46/2019	Reg. Modification in MPD-2021 for warehouses/ warehousing schemes in MPD-2021 <b>F.3(84)/2010-MP</b>	6-13
3.	47/2019	Applicability of Development control norms with reference to privately owned land in the approved layout plan of SFS Housing at Sector-B, Pkt.-I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4 <sup>th</sup> July -2018	14-17
4.	48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC-43	18-26



ITEM No. 45/TC/2019  
DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
6<sup>th</sup> Floor, Vikas Minar  
I.P. Estate, New Delhi - 110002

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

Date: 06.12.2019

**Subject: Minutes of the 10<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 05.12.2019.**

The 10<sup>th</sup> 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 <sup>th</sup> Technical Committee meeting held on 11.11.2019	Since no observations/ comments were received, the minutes of the 9 <sup>th</sup> 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 &amp; 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</p> <p>ZDP- Zone-D - 2001 - Part - Recreational (Neighbourhood Play Area)</p> <p>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&amp;DO.</p> <p>(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 10<sup>th</sup> 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



- 6 -

ITEM No. 46/TC/2019

**SUB: REGARDING MODIFICATION IN MPD - 2021 FOR "WAREHOUSE/  
WAREHOUSING SCHEMES" IN MPD-2021**

File No. F 3(84)2010/MP

**1.0 BACKGROUND**

- 1.1 Various requests from concerned local bodies were received regarding warehouses, warehousing schemes along with other related issues. The matter was examined and a clarification w.r.t. number of affected warehousing schemes, existing conditions, parking, environmental assessment etc. was requested from local bodies, however no reply in this regard has been received. Further in various meetings held at sr. levels the issue regarding norms and permissibility of warehousing is being raised.
- 1.2 Requests have been received from Sh. Subhash Arya, Former MLA, Former Mayor, SDMC regarding allowing smaller warehousing units with higher FAR equivalent to LSC / CSC.
- 1.3 Also, due to changing times and introduction of numerous online shopping sites, the demand for 'warehouse to home' model of business has increased the need of warehouses for various commodities.

**2.0 EXAMINATION**

- 2.1 Earlier in MPD-2001, Development Control Norms for Wholesale Trade / Warehousing was given as:

Maximum Ground Coverage:	20%
Maximum floor area ratio:	60
Maximum Height:	14m
- 2.2 Master Plan of Delhi- 2021 is notified on 07.02.2007, wherein the following provisions are given w.r.t. "Warehousing":
  - a) The following is stipulated under Para 6.1.2 Proposed Wholesale Markets within Integrated Freight Complexes in Chapter - 6 of MPD-2021:

*"Wholesale markets within Integrated Freight Complexes are to be developed as per requirement.*

*The new wholesale markets shall provide facilities for:*

    - i) Intra-urban freight movement and interchange of mode.
    - ii) Warehousing and storage facilities.
    - iii) Servicing, lodging and boarding, idle parking and other required facilities." (Annexure I)

- b) As per Para 6.2: Sub-City Level Markets:

*Some of the existing planned Wholesale Markets, Warehousing and Transport Centres are as given in Table 6.1. (Annexure II)*

**Table 6.1: Sub-City Level Markets**

S. No.	Location	Commodity / Activities
i)	Azadpur	Fruit and vegetable
ii)	Okhla	Fruit and vegetable
iii)	Keshopur	Fruit and vegetable
iv)	Naraina	Iron and Steel
v)	Sanjay Gandhi Transport Centre	Transport / Warehousing
vi)	Rohta Road Transport Centre	Transport / Warehousing
vii)	Narela	Food grains
viii)	Najafgarh	Food grains
ix)	Kirti Nagar	Timber

- c) In notes under Table 6.2: Development Controls – Wholesale trade at sr. no. (iv) following is mentioned:

*iv) In case of individual plots not forming part of any comprehensive / integrated development scheme, the development controls shall be as per already approved scheme / layout plan.*

- d) As per Chapter 17: Development Code, Clause 4.0 and Sub-Clause 8(2) of MPD-2021, Warehousing falls under 'Commercial – C2' use zone and is a permissible use premise in 'Commercial C2' and in 'Manufacturing, Service and Repair Industry – M' (As part of approval of layout plan or as a case of special permission from the Authority) respectively.

2.3 Central Government notified the amendments vide Gazette Notification S.O. 3027 (E) dated 21.06.2018 as 'Para 6.4: Norms for Redevelopment of Godown Clusters Existing in Non-Conforming Areas' wherein the development controls for redevelopment of Standalone Godowns and Godown Clusters with other conditions have been introduced. (Annexure III)

2.4 Further it may be also be pertinent to provide that, the Development control norms applicable at the level of integrated schemes turns to higher side when distributed to smaller variable size plots excluding roads, greens and other facilities.

2.5 Now due to lack of clarity w.r.t. warehousing plots/ warehousing schemes in MPD-2021, the modification in Table 6.2 of Chapter 6: Wholesale Trade, with inclusion of term warehousing with flexible development controls shall help in including warehouses as a use premise.



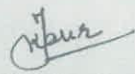
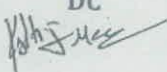
### 3.0 PROPOSAL

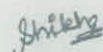
Based on the above examination the following modification in MPD-2021 is proposed:

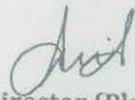
Provision in MPD - 2021							
Table 6. 2: Development Controls - Wholesale Trade							
Existing Provisions	Proposed Amendments/Modifications						
As per Table 6.2	Use/ Use Premises	Maximum			Parking Standard ECS/100 sq.m. of floor area	Definition	Activities Permitted
		Ground Coverage %	FAR	Height (m)			
	Integrated Freight Complex / Wholesale Market / <b>Warehouses/ Warehousing Schemes</b>	30 40	80 100	No Restriction subject to (i)	3	Wholesale Market. A premise from where goods and commodities are sold and delivered to retailers. The premises include storage and godown/ <b>warehouse</b> , loading and unloading facilities.	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area), Night Shelter, <b>Warehousing and its related facilities.</b>

### 4.0 RECOMMENDATION

The proposed modifications as contained in para 3.0 above is placed before the Technical Committee for its consideration for further processing under Section 11 - A of DD Act, 1957.

  
Asstt. Director (Plg.)  
DC  


  
Dy. Director (Plg.)  
MP & DC

  
Director (Plg.)  
MP & DC



- 9 -

MPD-2021 modified upto 31/12/2018

**ii) Disincentives:**

- a) Restriction on the entry of heavy goods vehicles in the Special area;
- b) Storage of hazardous / inflammable commodities like paper, plastic / PVC, chemicals, petroleum and its products; should be discouraged.
- c) Restriction on storage / warehousing of bulky commodities like food grains, fruits and vegetables, dairy, poultry / fish products, iron and steel, and building materials; and
- d) Non-renewal of trade licenses for Wholesale Trade in non-conforming areas.

**Sadar Bazar**

The old congested built up areas like Sadar bazaar have serious problems of traffic congestion, inadequate physical and social infrastructure, lack of open spaces etc. The wholesale market of Sadar bazaar needs to be redeveloped at the same location with necessary infrastructure and parking required for wholesale trade.

**6.1.2 PROPOSED WHOLESALE MARKETS WITHIN INTEGRATED FREIGHT COMPLEXES**

It is proposed to develop new wholesale markets as counter markets to cater to the demands of the growing population of Delhi only, near the rail and road entry points of NCTD. These should be linked with the proposed Wholesale Markets within Integrated Freight Complexes where the wholesale business could be operated more efficiently in a better environment. The break up of land requirement for different commodities at various locations should be decided at the time of preparation of schemes for the complex by the implementing agency.

Wholesale markets within Integrated Freight Complexes are to be developed as per requirement.

The new wholesale markets shall provide facilities for:

- i) Intra-urban freight movement and interchange of mode.
- ii) Warehousing and storage facilities.
- iii) Servicing, lodging and boarding, idle parking and other required facilities.

**6.2 SUB-CITY LEVEL MARKETS**

Delhi has become an agglomeration of cities over a period of time. Sub-City level wholesale markets shall cater to the needs of population at local level. These markets of medium size need to be dispersed throughout the city to enable even distribution of commodities from these complexes to the retail outlets.

-10-

MPD-2021 modified upto 31/12/2018

Most of the existing planned markets and warehousing were developed in early seventies for specific commodities. Due to their proximity to residential area, these markets need to be redeveloped to overcome the environmental and traffic problems. <sup>1</sup>[To incentivize the redevelopment, a maximum overall FAR of 50% over and above the permissible FAR shall be given.] The traders associations shall share the responsibility of redevelopment to modern wholesale markets. The beneficiaries will have to pay the betterment charges to the implementing agency. Space for commodities that are not permissible in mixed use streets under para 15.6. shall be made available in wholesale city level market and sub-city level market to enable their relocation.

Some of the existing planned Wholesale Markets, Warehousing and Transport Centres are as given in Table 6.1.

Table 6.1: Sub-City Level Markets

S. No.	Location	Commodity / Activities
i)	Azadpur	Fruit and vegetable
ii)	Okhla	Fruit and vegetable
iii)	Keshopur	Fruit and vegetable
iv)	Naraina	Iron and Steel
v)	Sanjay Gandhi Transport Centre	Transport / Warehousing
vi)	Rohtak Road Transport Centre	Transport / Warehousing
vii)	Narela	Food grains
viii)	Najafgarh	Food grains
<sup>2</sup> [ix]	Kirti Nagar	Timber]

In addition to above, the following wholesale markets are to be developed:

- i) Loni Road
- ii) Rohini Ph-IV / V
- iii) Dwarka Sub-City
- iv) Narela Sub-City

In Urban Extension, about 8-10 ha. of land for about one million population should be provided for such Sub-City level markets. The different commodities to be provided at various locations should be decided at the time of preparation of schemes by the implementing agency. These markets shall have adequate parking, repair and servicing facilities. Land should be identified in each zone accordingly.

<sup>1</sup> Added vide S.O. 1215(E) dated 13.05.2013

<sup>2</sup> Added vide S.O. 2690(E) dated 11-08-2016



6.4.2.7. गोदाम क्लस्टर पुनर्विकास स्कीम के लिए निम्नलिखित क्षेत्र पात्र नहीं होंगे। बंगलो जोन (नई दिल्ली एवं सिविल लाइन्स) रिज नदी तल (जोन-0) जलाशयों के निकट के क्षेत्र, नहरें, सुरक्षा की दृष्टि से संवदेनशील क्षेत्र, संरक्षण तथा विरासत क्षेत्र, आरक्षित/संरक्षित वन, डीडीए फ्लैट, सहकारी समूह आवास सोसाटियों, सरकारी फ्लैट/बंगलों/नियोक्ता आवास आदि तथा उनके सन्निकट समकक्ष।

[फा. सं. के-12011/5/2018-डीडी-1]

अनिल कुमार, अवर सचिव

## MINISTRY OF HOUSING AND URBAN AFFAIRS

(Delhi Division)

### NOTIFICATION

New Delhi, the 21st June, 2018

S.O. 3027(E).—Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021(MPD), were published in the Gazette of India, Extraordinary, as Public Notice S.O. 509(E) dt. 03.02.2018 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within three (03) days from the date of the said notice ( as per notification GSR 101(E) dated 31.01.2018) which was further extended by two (02) days vide S.O. 533(E) dated 06.02.2018;

2. Whereas, 121 number of objections / suggestions received from individuals, RWAs, NGOs and public representatives with regard to the proposed modification have been considered by the Board of Enquiry and Hearing, set up by the Delhi Development Authority and also approved at the meeting of the Delhi Development Authority;

3. Whereas, the Hon'ble Supreme Court vide its order dated 06.03.2018 in Writ Petition (Civil) No. 4677/1985 titled MC Mehta vs Union of India & Ors, had stayed further progress in the amendments to MPD in view of which the proposed modifications could not be considered and notified by the Central Government;

4. Whereas, the Hon'ble Supreme Court vide its orders dated 15.05.2018 in the above court case directed the Central Government to put up the modifications proposed by DDA in public domain for another period of 15 days, giving opportunity to the public to give objections / suggestions on the proposed modifications;

5. Whereas, in compliance of the above mentioned orders of Hon'ble Supreme Court, modifications which the Central Government proposed to make in the Master Plan for Delhi-2021, were again published in the Gazette of India, Extraordinary, as Public Notice S.O. 2152(E) dt. 26.05.2018 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions, within fifteen (15) days from the date of the said notice;

6. Whereas, within the said prescribed period, 115 numbers of objections / suggestions received with regard to the proposed modification have been considered by the Board of Enquiry and Hearing set up by the Delhi Development Authority.

7. Whereas, the proposal along with the recommendations of the Board of Enquiry and Hearing were placed in the meeting of Delhi Development Authority on 19.06.2018. The proposal as approved by the Delhi Development Authority was forwarded for consideration of Central Government;

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

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



## MODIFICATIONS

Following new Para 6.4 is added in Chapter 6 – Wholesale Trade of Master Plan for Delhi-2021:

### 6.4 NORMS FOR REDEVELOPMENT OF GODOWN CLUSTERS EXISTING IN NON-CONFORMING AREAS

The National Capital Territory of Delhi Laws (Special Provisions) Second Act- 2011 provides for formulation of "policy or plan for orderly arrangement regarding schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land and guidelines for redevelopment for existing Godown clusters (including those for a storages of non- agricultural goods) required to cater to the needs of the peoples of the National Capital Territory of Delhi"

#### 6.4.1 NORMS FOR REDEVELOPMENT OF GODOWN CLUSTERS IN NON-CONFORMING AREAS

Following norms will be followed in redevelopment process, keeping in view the existing ground realities as well as the imperatives of planned development.

6.4.1.1 Stand alone Godown plots which do not form part of any cluster shall be governed with the following conditions:

- i. Stand alone godowns (storage of non polluting / non hazardous materials) shall be allowed only which are having direct access from minimum 30 mtr ROW road.
- ii. In village abadi (laldora area) and extended laldora areas, storage godowns of non-polluting / non-hazardous materials shall be allowed only which are having direct access from
  - a. 9 mtr. RoW with plot size upto 300 sq.m (7.5 mtr. in case the road is defined / approved by the revenue deptt.)
  - b. 12 mtr. RoW for plot size above 300 sqm .
- iii. These godowns shall be allowed subject to fulfillment of parking requirements within the plot and NOC from the Traffic Police Deptt. and the Fire Deptt. of GNCTD.
- iv. The loading / unloading facility from the vehicles shall be provided within the plot.
- v. Owners of stand alone godowns needs to get the plans approved within one year period from the date of this notification. The owners of plots falling in non-conforming areas and existing godowns located on less than 30.0 m will have to shift to the other conforming areas / godown clusters within this one year. Such godowns functioning in non-conforming areas shall have to close down within the above said time period.

6.4.1.2 Non-conforming clusters of godowns / warehousing activities of minimum 2 Ha. contiguous area and having concentration of more than 55 percent of the plots within the clusters may be considered for redevelopment of area identified on the basis of actual surveys.

After notification of such clusters by the local bodies / GNCTD, the redevelopment scheme will have to be prepared by the society (to be formed by the land owners) based on following norms / conditions and thereafter approval by concerned local body.

- i. The cluster should have direct access from a road of minimum 30mt RoW.
- ii. Formation of group or society shall be mandatory to facilitate preparation of redevelopment scheme / plan, development of services, parking and maintenance, pollution control and environment management.
- iii. Amalgamation and reconstitution of plots shall be permissible for redevelopment within the scheme area.
- iv. Owners of the godowns shall have to obtain the requisite statutory clearances from the concerned agencies, wherever necessary. After approval of the Layout Plan for redevelopment by the society, the identified clusters will be processed for change of land use on receiving the proposal from local body.

- v. Other stipulations shall include:
- About 10% area is to be reserved for circulation / roads / service lanes.
  - About 10% area of semi permeable surface for common parking, idle parking and loading / unloading areas.
  - About 10% of the area to be reserved for associated infrastructure requirement such as Electric Sub-stations, Fire Station, Police Post, servicing, lodging and Boarding and informal market areas etc. as per the norms.
  - Preparation of Plan for water supply from DJB / Central Ground Water Authority (wherever required) along with requirement for pumping stations, storage tanks, ground water recharging / rainwater harvesting and Drainage plan as per norms.
  - About 8% of the area shall be reserved for parks / green buffer.
  - Utilities such as ESS, underground water storage tank, rain water harvesting system, solar heating / lighting systems etc. will be provided within the plot.
  - All plots within the scheme should have direct access from road of minimum 12 mts RoW.
- vi. Other provisions / development control norms shall be applicable as prescribed.
- Note: Subject to availability of land for these facility mentioned at v) (a, b, c, e) within godown cluster or in the surrounding area be considered.*
- vii. Requisite conversion charges and any other levies as decided by the Government from time to time (wherever applicable) would be required to be paid to the concerned Authority.
- viii. Redevelopment plans of individual clusters will have to be prepared by the society and thereafter approved by the concerned local authority / MCD. The redevelopment shall be completed within three years from the date of approval of the plans.
- ix. Clusters, which fail to complete the redevelopment proposals within the period specified as above, shall have to shift to other conforming areas and these godowns functioning in non-conforming clusters shall have to close down. In such cases, the licensing authority will not renew the licenses to such godowns without obtaining land use clearance from the competent authority. Further, no new licenses will be issued in non-conforming areas, without obtaining land use clearance.

#### 6.4.2 OTHER CONDITIONS

6.4.2.1. Development control norms for the godown plot incorporating the risk based classification as per Table 3.2 of UBBL 2016, shall be as follows:

Plot Size (in sq m)	Max. Gr. Coverage (%)	Max. FAR	Max. Height	Parking
Up to 500	70	140	Below 15 m	<ul style="list-style-type: none"> <li>Common parking to be provided in case of plots upto 300 sq.m.</li> <li>3 ECS / 100 sq.m. of floor area for plots above 300 sq.m.</li> </ul>
Above 500 - 2000	60	120	Below 15 m	
Above 2000 - upto 10,000	50	100	Below 15 m	
Above 10,000	40	80	Below 15 m	

#### Notes:

- Wherever the building regulations are given for different categories of plots, the covered area and the floor area shall in no case be less than the permissible covered area and floor area respectively for the largest size of plot in the lower category.
- Conformity to fire safety norms based on Risk based classification as per UBBL 2016; Delhi Fire Services Act.
- Common parking shall be provided for plots up to 300sqmt. size and front setback shall be provided without boundary wall for use of parking and loading / unloading purposes.



**Subject:** Applicability of Development Control Norms with reference to privately owned land in the approved layout plan of SFS Housing at Sector -B, Pkt.-I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4<sup>th</sup> July 2018.

**1.0 BACKGROUND:**

1.1 "The Regulations for enabling the planned development of privately owned land" were notified on 4<sup>th</sup> July 2018.

1.2 In pursuance to the notification proposal of incorporation of privately owned land in the layout plan of SFS Housing at Sector B, Pkt.-1, Vasant Kunj was approved by the 368<sup>th</sup> Screening Committee Meeting held on 22.04.2019. The proposal contained in the agenda was approved with observations that privately owned land in question shall not be bounded by permanent physical barrier. The proposal approved by the Screening Committee was as follows:-

- (i) The approach of the Group Housing at Sector-B Pocket-I is from 24 M. road R/W in the North and Western Side, 45 M. road R/W on the Eastern Side and 75 M. road R/W in the Southern Side. The plot under reference forms an integral part of this pocket. Therefore, as per MPD the entire pocket alongwith plot under reference qualifies for Group Housing.
- (ii) On the basis of the above report submitted by Dy. Director (LM) south west zone, Khasra No. 1230/2, village Mehrauli has been incorporated in the layout plan of SFS Housing at, Sector-B, Pocket-I, Vasant Kunj for Group Housing.
- (iii) The proposal is subject to compliance of all the statutory regulations notified vide S.O. 3249(E) dated 04.07.2018 regarding 'The regulations for enabling the planned development of Privately Owned Land' and fulfillment of all the requirement as laid down in 'Standard Operating Procedure for grant of permission for planned development of privately owned land' issued by DDA and relevant provisions of Master Plan/UBBL- 2016 before the sanctioning of the Building Plan by South DMC.
- (iv) South DMC shall verify the area of the Khasra No. 1230/2, village Mehrauli, its location, configuration, dimensions etc. from the concerned Revenue Department of Govt. of NCT of Delhi/Delhi Municipal Corporation.
- (v) South DMC shall levy all applicable charges.

**2.0 EXAMINATION:**

2.1 After the approval of the Screening Committee as a follow up action the owner was to submit an Affidavit and Indemnity Bond to DDA stating that DDA shall not be party to any dispute arising at any stage with regard to location, shape, size and ownership of the plot. The owner subsequently submitted Indemnity Bond vide letter dated 05.09.2019 and deposited an amount of Rs. 20,000/- (Twenty Thousand Only) as processing fees @ Rs. 10,000/- (Ten Thousand Only) per Acre subject to approval by the Ministry of Housing and Urban Affairs. The payment has been verified by Dy. CAO (PE), DDA dated 09.09.2019.



2.2 The decision of the Screening Committee was conveyed to Chief Engineer (Bldg.) HQ vide letter No. F.No.ACA-I/SZ/HUPW/DDA/2019(4)/SCM/SDMC/D-02 dated 16.09.2019 for taking further necessary action by South Delhi Municipal Corporation.

2.3 The Chief Engineer (Bldg.) SDMC forwarded the file on the subject seeking clarification regarding decision taken in the Screening Committee. The clarifications sought by SDMC is as follows:-

- 1) *It has been mentioned in the letter dated 16.09.2019 of DDA that the privately land under reference shall not be bounded by physical barrier. Being group housing project, the EWS & Community Services may also be part of Group Housing, therefore, it may be clarified by DDA that how this can be achieved without permanent physical barrier with the surrounding DDA Flats.*
- 2) *In the letter of DDA, it has been mentioned that the entire pocket B-1 qualifies for the Group Housing. However, it has not been clarified whether this individual plot under reference qualifies for Group Housing or not and whether it can be treated as an independent plot of Group Housing or no.*
- 3) *The plot under reference abuts the road which is 10.66 meter wide while as per MPD-2021; the minimum road width requirement for group housing is 18 meters. This needs clarification/relaxation from DDA. Moreover, the density of the Group Housing may be taken as per MPD-2021 or MPD-2001, has not been mentioned in the letter of DDA.*
- 4) *The plot under reference is part of the approved comprehensive scheme of DDA for pocket B-1, however, DDA has not provided the modified layout plan of the area. As per Private Land Policy dated 04.07.2018, the agency who has prepared the Layout Plan shall amend its existing layout plan. As such, DDA may be requested to provide a copy of the modified Layout plan of the area showing the boundaries and dimensions etc. of the plot under reference.*
- 5) *As far as height of the building is concerned, in this regard para 5.5 of the Development Control Norms of private Land Policy read as Under:  
"Land parcels falling within the already approved or developed schemes of DDA/ULBs/other government bodies shall be in conformity with the surrounding development, irrespective of applicable developed control norms. The development of such land will governed by the use/activity and the development control norms of the surrounding development (subject to availability of required infrastructure services), maintaining the planned development around the land parcel".*

In the vicinity of the plot under reference there exists 3 stories flats constructed by DDA having height less than 15 meters. Whether the height more than 15 meters can be considered in the present case, may be clarified by the DDA.

- 6) In the letter of DDA, it has been mentioned that location, configuration, dimension etc. may be taken up from Revenue Deptt. In this regard, it is pertinent to mention here that the said land was shown by the DDA for development of DDA flats of Pocket B-1. Being the land for development of DDA flats, the Layout Plan of which was also approved by the DDA. Hence, the requisite clarification w.r.t. location, configuration, dimensions etc. be done by the DDA with the Revenue Department. As such, location, configuration, dimensions etc. be super-imposed along with the Khasras in the modified layout plan which may be done by the DDA.

2.4 Sr. Architect (South Zone) vide letter No. F.PA/Dir(Plg.)/Narela/2018/319 dated 09.12.2019 was requested to provide the clarifications on the issues raised by South Delhi Municipal Corporation as per Integrated Housing Scheme of DDA, Vasant Kunj, Pkt. B-I.. Sr. Architect (South Zone) vide note No. SA/SZ/HUPW/DDA/2014/SCM/D-36, dated 17.12.2019 provided the following comments-

- (i) The private land under reference shall not be bounded by permanent physical barrier is the observation of SCM, referred in the letter. The EWS and community services may be provided as per the provisions of MPD.
- (ii) In para 4.1 under 'Proposal' it is mentioned that "the plot under reference forms an integral part of the pocket. Therefore, as per MPD the entire pocket along with plot under reference qualifies for Group Housing". Therefore, it cannot be treated as an independent plot of Group Housing.
- (iii) The entire pocket at Sector-B, Pocket-I is a Group Housing Plot which is bounded by 24 M. road R/W in the North and Western side, 45 M. road R/W on the Eastern side and 75 M. road R/W on the Southern side. The development controls norms shall be as per Clause 5.5 of the 'Regulations for enabling the Planned Development of privately owned lands' dated 4<sup>th</sup> July, 2018.
- (iv) The copy of the approved agenda, minutes along with the Layout plan of Sector-B, Pocket-I, Vasant Kunj incorporating, KH. No. 1230/2, Village Mehrauli were forwarded to Commissioner (Plg.). In the Layout Plan, tentative location of KH. No. 1230/2, is marked. As per Para-3 of Minutes of Meeting dated 15.01.2019 issued by Director (Plg.) NP, documents pertaining to ownership etc. may be got verified by the local body from Revenue Deptt., GNCTD.
- (v) The issue is regarding permissible Height of building. The statutory provisions of para 5.5 of 'the regulation for enabling the planned development of privately owned land' shall be complied. This issue is clarified in para 4.3 of the agenda.



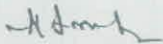
- (vi) The issue is regarding location, configuration, dimension etc. to be taken up from Revenue Deptt. In this context it is clarified that as per Para-3 of Minutes of Meeting dated 15.01.2019 issued by Director (Plg.)NP documents pertaining to ownership etc. may be got verified by the local body from Revenue Deptt., GNCTD. After examination the same shall be forwarded to DDA for further necessary action for preparation of layout plans, alteration and addition etc.

**3.0 PROPOSAL:**

- 3.1 The issue regarding location, configuration, dimension etc. to be dealt by the DDA. The verification of ownership documents from the Revenue Deptt. is to be dealt by local bodies.
- 3.2 The matter regarding applicability of Development Control Norms and Height in this matter as per the Para 5.5. of the Regulations for enabling planned development of the privately owned land is placed before the Technical Committee for its deliberation.

**4.0 RECOMMENDATION:**

The proposal contained in Para-3 above is placed for consideration of Technical Committee.



Addl. Commissioner (Plg.)-III



Dy. Director (Plg.)  
Zone-F&H (part)



Asstt. Dir. (Plg.)  
Zone-F&H/part



LAI'D ON TABLE

- 18 -

ITEM No.48/TC/2019

**South Delhi Municipal Corporation**

**Building Department(HQ) : 9<sup>th</sup> Floor, E-1 Wing, Civic Centre**

Subject :	Agenda for relaxations regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC-43.
Applicant	Ex. Engineer: CD-V, Deptt. of Irrigation and Flood Control, GNCTD
Plot Area	332.34 Sqm.

No. SDMC/EE(B) HQ/2019/938 dated 19.12.2019 (Annexure-A)

Reference is invited to the EXEN. (SHA) Bldg. SDMC's Letter No. SDMC/EE(B) HQ/2019/938 dated 19.12.2019 (Annexure-A). This reference has been received from Ex. Engineer: CD-V, Deptt. of Irrigation and Flood Control, GNCTD regarding construction of Chaupal at Village Adhchini, New Delhi under South Zone. It has been submitted by the Irrigation and Flood Control Department that "the work for construction of Chaupal was awarded for its execution with stipulated ate of start and completion as 12.02.2017 and 10.10.2017. The matter was informed to SDMC vide letter bearing No.EE/CD-V/DB/SCh-158/13-14/7247 dated 12.09.2013 and further communication of even number dated 26.09.2018. It is relevant to mention that as per Government Buildings Act 1899, Govt. buildings the work was being executed. Hon'ble High Court vide its orders dated 30.08.2018 directed SDMC to take necessary action as per available law. The SDMC directed I & F Department to stop the execution of work vide their letter dated 31.10.2018. The matter was pursued with SDMC and request was made for approval of building plan. Copy of land report of Tehsildar Hauz Khas dated 07.07.2017 is placed at page C-24.

A meeting was held on 01.07.2019 in the Civic Centre, SDMC office where Sh. Somnath Bharti, Hon'ble MLA and officers of I & FC and officers of SDMC were present. In this regard, another meeting was held with officers of SDMC on dated 18.07.2019. In the meeting, it was informed by the officers of SDMC that the building plan of the said Chaupal should be approved from Technical Committee of Delhi Development Authority."

In this regard, the office was attended by the representatives of Village along with the officers of Irrigation and Flood Deptt. and their architect and it was informed by them that the ground floor of the said Chaupal has already been constructed and the plan of which is available in the file. Further, they want to construct the first floor over the existing ground floor for which they have invited tenders etc.

It is also submitted that Ex. Engineer : CD-V, Deptt. of Irrigation and Flood Control, GNCTD submitted an undertaking that the registered ownership documents are not available with the Department. However, the Choupal is a Government property, which was being used for the public purpose since last many decades. Hence, on the basis of this, the ownership can be taken in order.

The details of the area/ FAR of the proposal are as under:-

1. Total Plot Area	=	332.34 sqm.
2. Existing covered area of ground floor	=	245.90 sqm.
3. Proposed cover area at first Floor	=	245.90 sqm.
4. Area of mumty	=	18.32 sqm

*[Signature]*

*[Signature]*

**Setbacks**

	<b><u>Required</u></b> (in mtr.)	<b><u>Available</u></b> (in mtr.)
Front	4	0.00
Rear	3	0.00
Side 1	3	0.00
Side 2	...	1.71

The Development Control Norms of said structure i.e. Chaupal are not given in MPD-2021. However, on going through the Master Plan, the closest category is multipurpose community hall as given in table 13.17 (Sl.No.1) of MPD-2021, this aspect may also be seen by DDA. The norms given in table 13.17 at Sl. No.1 under Category Multipurpose Community Hall of the MPD-2021, for such type of buildings are as under:-

- |    |                   |   |                             |
|----|-------------------|---|-----------------------------|
| 1. | Minimum Plot Area | - | 2000 sqm.                   |
| 2. | Ground coverage   | - | 30 %                        |
| 3. | FAR               | - | 120%                        |
| 4. | Parking Standard  | - | 3 ECS/100 Sqm of floor area |
| 5. | Height            | - | 26 mtr.                     |

From the above, it is observed that the setbacks available at the site are less i.e. on the front, rear and side setbacks as per provisions of the MPD-2021 are not available in the drawing as submitted by the Ex. Engineer, CD-V, Irrigation & Flood Control Department, Govt. of NCT Delhi.

- |    |                       |   |  |
|----|-----------------------|---|--|
| 1. | Plot Area             | - | 332.34 sqm.  |
| 2. | Ground coverage       | - | 74   |
| 3. | FAR                   | - | 147.98   |
|    | (existing + proposed) |   |  |
| 4. | Parking               | - | Not provided (as per the plan submitted by I&FC Deptt.), GNCTD |

It is submitted that the setback, plot area, ground coverage, FAR and parking standards need relaxation, which can be granted by the Technical Committee of DDA.

As requested by the Irrigation and Flood Control Deptt., Govt. of NCT Delhi, the agenda was prepared and submitted after approval to the Commissioner (Planning), DDA for necessary action in the matter / placing the case before the Technical Committee of DDA. Accordingly, the agenda was placed before the Technical Committee of DDA vide Item No.35/2019 in its 8<sup>th</sup> Meeting held on 30.09.2019. The decision and the Minutes of the meeting in respect to the instant proposal was issued by the Dy. Dir. (Plg.) Zone-F&H/Part, DDA, circulated vide their letter No.F.1(27)/2005-MP/D-162 dated 16.10.2019 of alongwith copy of approved minutes of Technical Committee. The decision of Technical Committee DDA is reproduced below:-

*"The proposal was presented by the officers of Irrigation & Flood Control Deptt. It was explained that the size of the plots is 332.34 sqm. A new building is to be constructed with an area of 245.90 sqm. each on ground floor and first floor. There is no setback proposed in front, rear and one side of the plot. The other side of the plot is having 1.71 M set back. The proposal brought before the Technical Committee is for relaxation in setbacks, ground coverage and parking.*

*After detailed deliberations, Technical Committee has decided that in the first instance the fire clearance may be obtained by the Flood & Irrigation Deptt. and SDMC may confirm to the proposal. Thereafter, the proposal be placed before the Technical Committee with full facts for its consideration."*

*[Signature]*

*[Signature]*



***It is also to inform that the plot under reference is adjoining to the Aurobindo Marg proposed 60 Meter road ROW or not.***

With regard to ROW, a letter from EE-CD-V, Irrigation & Flood Control Deptt., GNCTD vide their letter No.EE/CD-V/DB/Sch.-157/Adhchni chaupal/19-20/7617 dated 09.12.2019 stating therein as under:-

"It is mentioned that the road width of Aurobindo Marg is more than 30 meter and proposal height of Chaupal is less than 10.00 Meter".

Further, in the enclosed site plan alongwith the letter, the officials of I&F Deptt. verified the location of the plot in question on the part site plan showing the plot line existing at a distance of 21M (approx.) from the existing central verge (site plan as provided by I&F Deptt. enclosed). However, being a PWD road, I&F Deptt. may take up the matter with PWD to clarify the status of the plot whether it falls within the ROW or not.

In compliance of the decision of the Technical Committee, Flood & Irrigation Deptt., GNCTD pursued the matter with Fire Deptt. in regard to fire safety certificate in r/o Chaupal at village Adhchini, New Delhi. In response to which the Chief Fire Officer, Delhi Fire Services vide their letter No.F.6/DFS/MS/2019/BP/6676 dated 11.11.2019 informed that:-

"...as per provision of Rule 34 of Delhi Fire Service Rules 2010 under Delhi Service Act-2007, a reference from local authority or any other statutory authority is required for issuance of fire prevention and fire safety measures. Therefore, you are hereby requested to apply online with complete building plans including fire and life safety provisions as per BBL 2016 / NBC 2016 through building sanctioning authority for further consideration in the matter".

Thereafter, the Chief Fire Officer, D.F.S. vide their letter No.F.6/DFS/MS/2019/BP/7014 dated 21.11.2019 informed the following:-


"This is in continuation of this office letter No.F.6/DFS/MS/2019/BP/6676 dated 11.11.2019 on the subject cited above. In this regard it is to inform you that set back area, ground coverage and parking issues are not in the domain of this department. As the building is low rise having height less than 15 M for which 6M wide internal road all around the building as per Clause 8.2 of UBBL-2016 is not required. However, the proposed building plans of Assembly Occupancy are also not in the conformity of UBBL-2016 Part-IV. Therefore, you are once again requested to apply Online with complete building plans including fire and life safety provisions as per UBL-2016 / NBC-2016 through concern building sanctioning authority".

The EE-CD-V, Irrigation & Flood Control Deptt., GNCTD vide their letter No.EE/CD-V/DB/Sch.-157/Adhchni chaupal/19-20/7620 dated 09.12.2019 has re-submitted the proposal for "Demolition & Reconstruction of Chaupal at Village Adchini New Delhi in AC-43 for onward submission for taking up the matter in Technical Committee of DDA.

**Point of Consideration:**

In the light of above, the matter may be placed before the Technical Committee of DDA for considering the case for relaxation in the setbacks, plot area, ground coverage, FAR and parking standards.

  
EE(B)HO

  
AS(B)HQ



-21

Annexure A'



**SOUTH DELHI MUNICIPAL CORPORATION**  
OFFICE OF THE EXECUTIVE ENGINEER (BUILDING)HQ  
9TH FLOOR : DR. S.P.M. CIVIC CENTRE  
J.L. NEHRU MARG : NEW DELHI-110002  
Phone : 011-23225960

No.South DMC/EE(B)HQ/2019/ 938  
To

Dated : 9.12.2019

The Commissioner (Planning),  
Delhi Development Authority,  
I.N.A., Vikas Sadan,  
New Delhi.

आयुक्त (गोपनीय) कार्यालय  
संख्या सं. I-3820  
दिनांक 20/12/19

Subject :	Agenda for relaxations regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC-43.
Applicant	Ex. Engineer: CD-V, Deptt. of Irrigation and Flood Control, GNCTD
Plot Area	332.34 Sqm.

Sir / Madam,


Kindly refer to letter No.F.1(27)/2005-MP/D-162 dated 16.10.2019 from the Dy. Director (Plg)Zone-F&H/Part vide which the decision & minutes of the 8th Technical Committee meeting held on 30.09.2019 vide Item No.35/2019 w.r.t. subject matter was forwarded to SDMC.

Further, Ex. Engineer: CD-V, Deptt. of Irrigation and Flood Control, GNCTD vide their letter No.EE/CD-V/DB/Sch.-157/Adhchni chaupal/19-20/7620 dated 09.12.2019 has submitted documents relating to instant case with the request to forward the same for taking up the matter in the Technical Committee, DDA.

In this regard, an Agenda of meeting duly approved from the Competent Authority, to be placed before the Technical Committee alongwith copies of letters under reference are enclosed herewith, with the request to place the matter before the Technical Committee, DDA.

Yours faithfully,

Encl: As above.

  
Executive Engineer (Building)HQ

- 22 -

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI  
DIRECTORATE OF DELHI FIRE SERVICE: NEW DELHI - 110001

No. F.6/DFS/MS/2019/ BP/6676  
To

Dated: 11.11.2019

Sh. Ravinder Kumar, Executive Engineer,  
Civil Division No.V, Irrigation & Flood Control Department,  
Govt. of NCT of Delhi, Near Paryavaran Office Complex,  
Village Said-Ula-Jaib, New Delhi-110030.



Sub: Issuance of fire safety certificate in r/o M/s Chauapal at Village Adhchni, New Delhi, AC-43.  
Sir,

Please refer to your office letter No. EE/CD-V/DB/Misc/T-2/Sch./2019-20/5891, Dated 22.10.2019 on subject cited above. In this regard it is to inform you that as per provision of Rule 34 of Delhi Fire Service Rules 2010 under Delhi Fire Service Act 2007, a reference from local authority or any other statutory authority is required for issuance of fire prevention and fire safety measures. Therefore you are hereby requested to apply online with complete building plans including fire and life safety provisions as per BBL 2016/NBC 2016 through building sanctioning authority for further consideration in the matter.

Yours faithfully

(Virendra Singh)

Dy. Chief Fire Officer  
T.No.011-23412025

Copy to:- Executive Engineer, Bldg. (H.Q),  
Civic Centre, SDMC, 8<sup>th</sup> Floor,  
Minto Road, New Delhi.

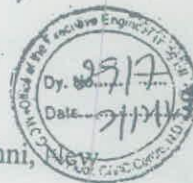
- 23 -

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI  
DIRECTORATE OF DELHI FIRE SERVICE: NEW DELHI - 110001

No. F.6/DFS/MS/2019/ 7014  
To

Dated: 21.11.2019 *wil*

Sh. Ravinder Kumar, Executive Engineer,  
Civil Division No.V, Irrigation & Flood Control Department,  
Govt. of NCT of Delhi, Near Paryavaran Office Complex,  
Village Said-Ula-Jaib, New Delhi-110030.



Sub: Issuance of fire safety certificate in r/o M/s Chauapal at Village Adhchni,  
Delhi, AC-43.

Sir,

This is in continuation of this office letter No. F6/DFS/MS/2019/BP/6676, dated 11.11.2019 on subject cited above. In this regard it is to inform you that set back area, ground coverage and parking issues are not in the domain of this department. As the building is low rise having height less than 15 m for which 6m wide internal road all around the building as per clause 8.2 of UBBL 2016 is not required. However the proposed building plans of Assembly Occupancy are also not in the conformity of UBBL 2016/NBC Part-IV. Therefore you are once again requested to apply online with complete building plans including fire and life safety provisions as per BBL 2016/NBC 2016 through concern building sanctioning authority.

Yours faithfully

*Vipin Kental*

(Vipin Kental)  
Chief Fire Officer  
T.No.011-23412225

Copy to:-

1. Shri Somnath Bharti, Member Legislative Assembly, Delhi for information.
2. Executive Engineer, Bldg. (H.Q), Civic Centre, SDMC, 8<sup>th</sup> Floor, Mintto Road, New Delhi.

AE(b)HG-1

*h*  
*21/11/19*



-24-

57

OFFICE OF THE EXECUTIVE ENGINEER: CIVIL DIVISION NO.V  
IRRIGATION & FLOOD CONTROL DEPARTMENT GOVT. OF NCT OF DELHI  
NEAR PARAYAVARN OFFICE COMPLEX: VILLAGE: SAID-ULA-JAIG NEW DELHI-30.  
Email: ifccdvg@gmail.com



No.EE/CD-V/DB/Sch.-157/Adhchni chaupal/19-20/-

Dated: 12/12/2019.

To,

The Chief Fire Officer  
Delhi fire Services,  
Barakhamba road,  
New Delhi-110001.



Sub:- Demolition & Reconstruction of Chaupal at village Adchini New Delhi in AC-43.

Sir,

Please find enclosed herewith site plan of above subject mentioning the road width.

It is mentioned that the road width of Aurobindo Marg is more than 30 meter and proposal height of Chaupal is less than 10.00 Meter.

So it is requested, to give permission to allow execute the above said Chaupal.

Encl: As above.

(RAVEENDRA KUMAR)  
EXECUTIVE ENGINEER-CD-V  
Dated:- 09/12/2019.

No.EE/CD-V/DB/Sch.-157/Adhchni chaupal/19-20/-76/7

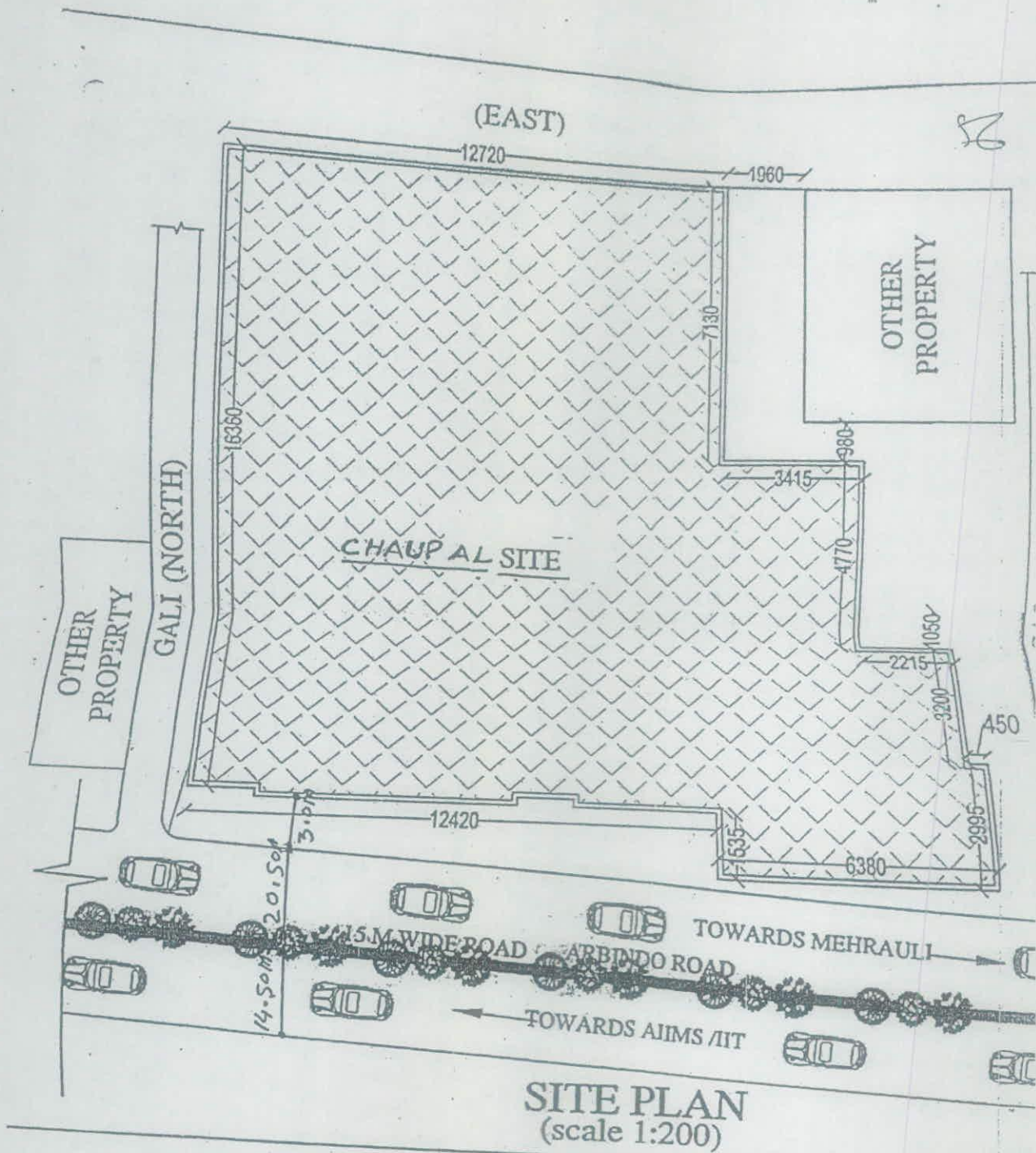
Copy forwarded for information to:-

1. The Hon'ble area M.L.A. Sh. Somnath Bharti, 26 AB Block Malviya Nagar (AC-43) N. Delhi-17.
2. The Chief Engineer (I&FC) Zone-I Deptt., L.M. Bund office Complex Shasui Nagar Near Bank Enclave, Marginal Bund Road, Shahdara Delhi-31.
3. The Superintending Engineer, Flood Circle-IV, I&FC Department, Govt. of NCT of Delhi, Basaidarapur office complex, Ring Road, New Delhi.
4. The Deputy Director (Plg) Zone-F&H/Part, 4<sup>th</sup> Floor Vikas Minar New Delhi-02.
5. The Executive Engineer, Building (HQ), Civic Centre, SDMC, 9<sup>th</sup> floor Minto Road, New Delhi.
6. The Assistant Engineer-II, (CD-V) GNCT with the direction to peruse the matter at his level.
7. Guard File.

AC(0)NO-2  
10/12/19

  
EXECUTIVE ENGINEER-CD-V

- 25 -





- 26 -

OFFICE OF THE EXECUTIVE ENGINEER: CIVIL DIVISION NO.V  
IRRIGATION & FLOOD CONTROL DEPARTMENT GOVT. OF NCT OF DELHI  
NEAR PARAYAVARN OFFICE COMPLEX: VILLAGE: SAID-ULA-JAIB NEW DELHI-30.  
Email: ifccdvd@gmail.com



No.EE/CD-V/DB/Sch.-157/Adhchni chaupal/19-20/-7620

Dated:- 09/12/2019.

To,

The Executive Engineer, Building (HQ),  
Civic Centre, SDMC, 9th floor Minto Road,  
New Delhi.

AC(6)10-2  
10/12/19



Sub:- Demolition & Reconstruction of Chaupal at village Adchini New Delhi in AC-43.

All the information, regarding above subject have already been submitted to your office for approval of plan.

The information/details is again being forwarded to you for taking up the matter in Technical Committee DDA and other agency for taking necessary action and approval of plan please.

Encl: As above.

(RAVEENDRA KUMAR)  
EXECUTIVE ENGINEER-CD-V

Dated:- /12/2019.

No.EE/CD-V/DB/Sch.-157/Adhchni chaupal/19-20/-  
Copy forwarded for information to:-

1. The Hon'ble area M.L.A. Sh. Somnath Bharti, 26 AB Block Malviya Nagar (AC-43) N. Delhi-17.
2. The Chief Engineer (I&FC) Zone-I Deptt., L.M. Bund office Complex Shastri Nagar Near Bank Enclave, Marginal Bund Road, Shahdra Delhi-31.
3. The Superintending Engineer, Flood Circle.IV, I&FC Department, Govt.of NCT of Delhi, Basaidara pur office complex, Ring Road, New Delhi.
4. The Deputy Director (Plg) Zone-F&H/Part, 4th Floor Vikas Minar New Delhi-02.
5. The Chief Fire Officer Delhi fire Services, Barakhamba road, New Delhi-110001.
6. The Assistant Engineer-II, (CD-V) GNCT with the direction to peruse the matter at his level.
7. Guard File.

EXECUTIVE ENGINEER-CD-V



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

F.1 (14)/2019/MP/ 580

Date: 20.12.2019

MEETING NOTICE

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Monday, 23.12.2019 at 1.00 P.M.** in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan INA, New Delhi 110023.

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

  
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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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

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

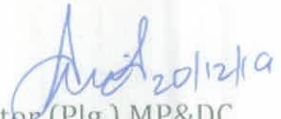
F.1 (14)/2019/MP/

Date: 20.12.2019

MEETING NOTICE

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Monday, 23.12.2019 at 1.00 P.M.** in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan INA, New Delhi 110023.

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

  
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. (Landscape), DDA
13. Addl. Commr. (AP-I), 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

**N.O.O.**

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

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

F.1 (14)/2019/MP/571

Date: 18.12.2019



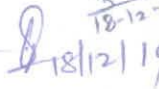
MEETING NOTICE

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Friday, 20.12.2019 at 4.00 P.M.** in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan INA, New Delhi 110023.


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

  
18/12/19  
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  18/12/19
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  18-12-19
13. Addl. Commr. (Landscape), DDA  18/12/19
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

 18/12/19

 18/12/19



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

F.1 (14)/2019/MP/571

Date: 18.12.2019

MEETING NOTICE

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Friday, 20.12.2019 at 4.00 P.M.** in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan INA, New Delhi 110023.

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

  
18/12/19  
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

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

F.1 (14)/2019/MP/571

Date: 18.12.2019

MEETING NOTICE

The 11<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Friday, 20.12.2019 at 4.00 P.M.** in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan INA, New Delhi 110023.

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

  
18/12/19  
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

**N.O.O.**

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