



## दिल्ली विकास प्राधिकरण

मुख्य योजना विभाग  
छठी मंज़िल, विकास मीनार  
आई. पी. इस्टेट, नई दिल्ली-110002  
फोन नः 011-23370507

संख्या: F.1(6)/2019/MP/560

दिनांक: 10.12.2019

सेवा में,

Chief Town Planner,  
South Delhi Municipal Corporation,  
21<sup>st</sup> Floor, E-1 Block, Dr. S.P.M. Civic Centre,  
Minto Road, New Delhi - 110002

**Sub: Regarding Minutes of 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 10.06.2019.**

Ref.: (i) Letter No. TP/G/SDMC/2019/1952 dt. 16.08.2019  
(ii) Letter No. TP/G/SDMC/2019/2120 dt. 13.11.2019

Sir,

This is with reference to your letter dt. 16.08.2019 and 13.11.2019 on the subject cited above wherein it has been requested to modify the minutes of the 4<sup>th</sup> Technical Committee Meeting w.r.t. Guidelines/ Principles for implementation of regulations for enabling the planned development of privately owned land notified on 04.07.2018 in case of pockets/ land parcels where no layout plan is available.

In this regard, it is to inform that the issues raised in the letter dt. 16.08.2019 w.r.t. Point No. 4, 6 & 12 of Item No. 14/2019 were discussed in the 7<sup>th</sup> Technical Committee dt. 29.08.2019 while confirming the minutes of the 6<sup>th</sup> Technical Committee Meeting vide Item No. 25/2019. Technical Committee did not agree for inclusion in the amendments of minutes of the 4<sup>th</sup> Technical Committee. The copy of the minutes were circulated vide this office letter dt. 12.09.2019. A copy of the said minutes is enclosed herewith for your ready reference.

भवदीय

Encl.: As above.

शिखा भार्गव  
10/12/2019

o/c

उप निदेशक (यो.) मुख्य योजना एवं विकास नियंत्रण



**दिल्ली विकास प्राधिकरण**

मुख्य योजना विभाग  
छठी मंज़िल, विकास मीनार  
आई. पी. इस्टेट, नई दिल्ली-110002  
फोन नः 011-23370507

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दिनांक: 12.12.2019

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21<sup>st</sup> Floor, E-1 Block, Dr. S.P.M. Civic Centre,  
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In this regard, it is to inform that the issues raised in the letter dt. 16.08.2019 w.r.t. Point No. 4, 6 & 12 of Item No. 14/2019 were discussed in the 7<sup>th</sup> Technical Committee dt. 29.08.2019 while confirming the minutes of the 6<sup>th</sup> Technical Committee Meeting vide Item No. 25/2019. Technical Committee did not agree for inclusion in the amendments of minutes of the 4<sup>th</sup> Technical Committee. The copy of the minutes were circulated vide this office letter dt. 12.09.2019. A copy of the said minutes is enclosed herewith for your ready reference.

भवदीय

Encl.: As above.

उप निदेशक (यो.) मुख्य योजना एवं विकास नियंत्रण



**SOUTH DELHI MUNICIPAL CORPORATION**  
**Town Planning Department**

21<sup>st</sup> Floor, E-1 Block, Dr. S.P.M. Civic Centre, Minto Road, New Delhi-110002

Director (Planning) MP  
Diary No. 3221  
Date 19/11/19



No. TP/ 6/SDMC/2019/212

Date:- 13/11/2019

To,

**REMINDER-1**

✓ **The Commissioner (Plg.)**  
Delhi Development Authority  
Vikas Minar, New Delhi.

आयुक्त (योजना) कार्यालय  
डायरी सं. 4-1830  
दिनांक 13-11-19

**Sub: Regarding Minutes of 4th Technical Committee meeting of DDA for the year 2019 held on 10.06.2019**

Sir/Ma'am,

With respect to subject cited above, certain objections/ modifications were requested in the minutes of 4<sup>th</sup> Technical Committee meeting held on 10.06.2019 vide our letter No. TP/G/SDMC/2019/1952 dated 16.08.2019 (copy at Annexure-'A'). However, no reply has been received yet in this department.

Thus, it is once again requested to clarify/ modify minutes of 4<sup>th</sup> Technical Committee meeting and remove ambiguity regarding works related to superimposition of Khasra details on proposed layout plans.

An early reply is requested for.

Encl: As above

*hupth*

**Chief Town Planner**  
South Delhi Municipal Corporation

*hupth*  
14/11/19  
Dir (Proj) Narela  
Dir (Plg) MP  
Pl. Planning  
mx  
15/11/19

Pl. examine, we may  
discuss as desired by  
A.C. 8/8/5

*Shikha*  
19/11/19  
dy. Dir (Plg) MP

*Shikha*  
20/11/2019

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**SOUTH DELHI MUNICIPAL CORPORATION**  
**Town Planning Department**

21<sup>st</sup> Floor, E-1 Block, Dr. S.P.M. Civic Centre, Minto Road, New Delhi-110002



No. TP/ 6/SDMC/2019/1952

Date:- 16/08/2019

To,

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

**Sub: Regarding Minutes of 4th Technical Committee meeting of DDA for the year 2019 held on 10.06.2019**

Sir/Ma'am,

With respect to subject cited above, kind attention is drawn towards point No. 4, point No. 6 and point No. 12 of the Item No. 14/19 i.e. 'Guidelines/ principles for implementation of regulations for enabling the planned development of privately owned lands notified on 4th July 2018 in case of pockets/ land parcels where no layout plan is available' on the minutes dated 10.06.2019. The relevant portion of aforesaid points is reproduced as under:

Point No. 4: "All issues related to ownership and superimposition of Khasra of private land shall be checked by concerned ULB with respect to superimposition, shape and size through revenue dept. of GNCTD..."

Point No. 6: "In case of already approved DDA layout plans, the private land Khasra shall be superimposed with the help of Land Management Staff & Engineering staff of DDA/ Revenue Department GNCTD on the approved layout plan. Thereafter the layout plan shall be placed in the screening committee clearly defining the use of the plot..."

Point No. 12: "The following processing fees to be charged:-

- For Superimposition of the Khasras on the layout plans
- For preparation of the layout plans"

In the meetings regarding private land policy after detailed deliberations it was decided that S.D.M.C. shall not undertake the work of superimposing of Khasra details on layout plans of private lands and that the relevant government department should undertake the work of superimposition. Also, during the meeting held in conference hall of V.C./DDA, S.D.M.C. officials have categorically denied to undertake the work related to superimposition of Khasra details.

As evident from point No. 4 & point No. 6, multiple agencies/departments (D.D.A., Land Management Staff/D.D.A., Revenue Dept./G.N.C.T.D. and U.L.B.s) are going to be involved in same task of superimposition of Khasra details on proposed layout plans. To avoid this complexity/ multiplicity of authorities, the entire work related to superimposition may be carried out by DDA.

Further, as understood from point No. 12 of the minutes, the charges for superimposition will be submitted to D.D.A. Also, S.D.M.C. does not have any provision/policy to impose any such charges related to superimposition of Khasra details on layout plan.

In view of above, DDA is requested to clarify/ modify minutes of 4<sup>th</sup> Technical Committee meeting and remove ambiguity regarding works related to superimposition of Khasra details on proposed layout plans.

**Chief Town Planner**

South Delhi Municipal Corporation

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 <b>Sign: DIR .(PLG) NARELA</b>	<b>List of Files (As per Query)</b>	<b>Login-Id: plgwingftul</b>
<b>Date: 2-September-2019 5:35PM</b>		

Click on File No. to view History

Sl No	File Number		Main/Part	Subject	Status	Present Location
	Asc	Dsc				
			Asc Dsc	Asc Dsc	Asc Dsc	Asc Dsc
1	<u>F.1</u> <u>(6)/2019/MP</u>		Main File	Reg. Draft Minutes of the Technical Committee held on 10.06.2019 at 12.30 PM, Vikas Sadan, INA, New Delhi.	Current	ADDL. COMMR MPD 1(PLG) (02/09/2019)





172/C

अतिरिक्त आयुक्त  
डायरी सं. 228  
दिनांक 22/08

**SOUTH DELHI MUNICIPAL CORPORATION**  
**Town Planning Department**

21<sup>st</sup> Floor, E-1 Block, Dr. S.P.M. Civic Centre, Minto Road, New Delhi-110002

No. TP/ G/S DMC/2019/1952

Date:- 16

To,

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

अतिरिक्त आयुक्त (योजना) 4  
डायरी सं. 22/08/19 आयुक्त (योजना)  
दिनांक 22/08/19 डायरी सं. 22/08/19  
दिनांक 22/08/19

**Sub: Regarding Minutes of 4th Technical Committee meeting of DDA for the year 2019 on 10.06.2019**

Sir/Ma'am,

With respect to subject cited above, kind attention is drawn towards point No. 4, point No. 6 and point No. 12 of the Item No. 14/19 i.e. 'Guidelines/ principles for implementation of regulation for enabling the planned development of privately owned lands notified on 4th July 2018 in case of pockets/ land parcels where no layout plan is available' on the minutes dated 10.06.2019. The relevant portion of aforesaid points is reproduced as under:

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As evident from point No. 4 & point No. 6, multiple agencies/departments (D.D.A., Land Management Staff/D.D.A., Revenue Dept./G.N.C.T.D. and U.L.B.s) are going to be involved in same task of superimposition of Khasra details on proposed layout plans. To avoid this complexity/ multiplicity of authorities, the entire work related to superimposition may be carried out by DDA.

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In view of above, DDA is requested to clarify/ modify minutes of 4<sup>th</sup> Technical Committee meeting and remove ambiguity regarding works related to superimposition of Khasra details on proposed layout plans.

16/08/19

AC (Plg.) I  
PS

Pl put up in file  
mm  
21/8/19  
Ch. Dharmvir

hmk

**Chief Town Planner**  
South Delhi Municipal Corporation





Minutes of the Technical  
Held on 10.6.2019

Agenda for Technical Committee

ITEM No. 14/TC/2019

Sub: Guidelines/principles for implementation of "regulations for enabling the planned development of privately owned lands" notified on 4<sup>th</sup> July, 2018. These may be read in continuation with the Standard Operating Procedure (SOP) already issued vide letter dated 15.01.2019.

(File No. Dir(Plg.)R/PLP/2019)

1. **Background:**

The Screening Committee in its 367<sup>th</sup> meeting held on 26.2.2019 vide item No.23:2019 observed following regarding implementation of privately owned lands:-

- i. While preparing the layout plan for the privately owned land in case of areas where layout plans are available or to be prepared all these cases have certain unique issues viz a viz variable plot sizes/shapes, unplanned development around such plots, accessibility for such plots land use, either the road network already established is too narrow or in some cases, it has an accessibility for the existing Planned Development.
- ii. It was also pointed out that in case of the facility corridor, no details/plans are readily available of the already developed plots with the Planning Deptt.(sanctioned by concerned agencies). In addition, there are certain land parcels falling in the designated green/recreational areas as per the MPD-2021, which may also have specific issues, and required to be dealt at site conditions.
- iii. The issue regarding the examination or proposal by the concerned ULBs w.r.t., the step I as per the SOP (i.e. verification from the revenue records, its applicability etc.) has also not been provided.
- iv. After detailed discussions and deliberations, it was decided that DDA shall only examine and limit its role to external planning in case of already prepared layout plan is available, a set of some generic principles need to be formulated by Planning, Architecture and Landscape Deptts. These guidelines shall be put up and be placed in the Technical Committee Meeting for consideration and approval.

2. **Examination:**

- i. "Regulations for enabling planned development of privately owned land" was notified on 4th July, 2018.
- ii. Standard Operating Procedure (SOP) approved by Competent Authority was forwarded to Local Body and all concerned for appropriate action.
- iii. Under Secretary, MOHUA vide letter No. F.No.K-12011/3/2018/DD-I dated 30.11.2018 conveyed that DDA shall prepare the Master Plan/ layout plan integrating all privately owned land so that basic infrastructure could be made available before regularization of these private land parcels.
- iv. While examination of these private land on pockets a number of issues were raised by Architectural Wing, HUPW, DDA, Planning Wing, DDA and Local Bodies. The broad issues raised are as under:-

**(I) In case of plots in the facility corridors.**

- i. As on date & proposals of isolated plots in different facility pockets of Zone G & J have been received. The proposal submitted by the owners in for commercial development. How much commercial development should be proposed taking into consideration the surrounding development which does not have a proper layout plan.
- ii. The vacant plots are scattered and contiguous land is not available.
- iii. Part plots have been sanctioned by ULB's for motels, hotels, farmhouses etc. and integrated development with the scattered plots vis a vis infrastructure facilities (road, services) will be difficult.
- iv. Minimum accessibility to be devised for individual isolated pockets.

**(II) Isolated pockets falling in the developed area**

- i. Accessibility and Infrastructure to be provided for land locked parcels from all the existing development – DDA housing, parks.
- ii. Applicability of development control norms and relaxations to be provided – plot size, use, road width, setbacks subjects to all statutory clearances.
- iii. Assessment of use premise plot – minimum two – three uses may be provided.
- iv. In cases where the privately owned land falls within the Group Housing Pockets and the minimum size of land is marginally less than the size of plot for Group Housing as per MPD-2021 and the width of approach road is also less than 18 mtr. Whether the privately owned land be eligible for Group Housing in such cases?
- v. In cases where there is a land lock and access to the plot is to be proposed from DDA's land. Whether the owner of privately owned land be asked to surrender the equivalent land to DDA. ?
- vi. In cases where the land is falling partially or fully under road R/W of the approved layout plan. Whether the land be acquired by DDA to maintain planned development and the owner of privately owned land be accommodated in the scheme somewhere else.
- vii. In cases where the permissible ground coverage of the approved scheme has been exhausted or marginally left. Whether the ground coverage be considered over and above the permissible ground coverage of the pocket?
- viii. In cases where the layout plan is not available in records especially in old cases developed by the Delhi Improvement Trust (DIT).
- ix. In cases where the privately owned land qualifies for housing but abutting to road R/W less than the road R/W mentioned in MPD-2021 i.e. 18mtr. Whether the plot is eligible for Group Housing. ?
- x. 10. In cases where the proposed land falling partially/wholly within the green area of the Pocket of approved layout plan. Whether housing is permitted in such cases. In case if, group housing is permitted than is it mandatory to maintain quantum of green area as per already approved LOP?
- xi. In cases where the location, shape, Khasra numbers and size of the plot is neither superimposed in the layout plan nor the LOP is superimposed on the "Sajra plan" by the ULB'S. Can these cases be put up for the approval of SCM?



- xii. Can the Development Control Norms for privately owned land be as per approved layout plan approved under MPD-1962 and 2001 or prevailing MPD norms be applicable?
- xiii. The amount of processing charges to be levied and under which head the same shall be deposited. Can the proposal be put up in SCM without depositing the processing fee?
- xiv. Respective local bodies & departments were requested vide letter dated 05.04.2019 to provide comments on the draft guidelines/ principles for implementation of "regulations for enabling planned development of privately owned land" notified on 4<sup>th</sup> July, 2018 discussed in the meeting held on 20.03.2019.
- xv. In response to the latter dated 04.04.2019, Comments of SDMC received vide letter dated 08/04/2019, for most of the Guidelines/ Principles are agreed and accepted with specific comments for paras as mentioned below:

Si. No.	Points as per draft guidelines/ Principals	Comments of SDMC
2.	In case of land parcels which include private and Govt. land, an integrated development plan shall be prepared for optimum utilization of land.	All Development Plans shall be prepared by DDA.
5.	All issues related to ownership of private land shall be checked by the concerned ULB and DDA shall only prepare the area layout plan.	Ownership shall be verified from Revenue Department/ GNCTD.
7.	The scrutiny vis-a-vis applicability shall be got verified by the concerned ULBs /agencies through their respective departments. (Applicability of private land policy shall be checked by the concerned ULB) DDA shall only prepare the area layout plan.	Applicability of Private land Policy shall be checked by the concerned ULB and same shall be concurred by DDA.
15.	The Khasra has to be superimposed on the layout plan, with shape and size. It has to be checked by concerned ULB and then put up.	The issues related to revenue department and DDA (being land owning agency). ULB has no role in this process.
16.	The layout plans of isolated pockets especially in case of facility corridors, the ULBs shall provide the layout plans of all the existing sanctions and available services on site to the Planning Department, DDA of the surrounding areas to prepare an integrated plan. The integrated layout plan shall be prepared for a depth of minimum 500 mtr. and maximum 1 Km length or the length has shown in the Zonal Plan, which shall be measured as per scale or ground reality on the either side.	The ULB shall provide the details for all sanctioned plans for particular stretches under reference. However the details related to services may directly be obtained from utility agencies.

### 3. Proposal :

- i. In case of land parcels which include private and Govt land, falling within already approved plans, an integrated plan shall be prepared for optimum utilization of land.
- ii. The land for the basic infrastructure facilities required for the private project have to be provided by the land owner as per the usage and FAR as applicable in the plot. These facilities shall be provided by the respective service providing agencies i.e., DJB, Delhi Transco, PWD etc. for which he may apply directly.
- iii. In case the land parcel is required to be surrendered to the Govt. or local body for any type of common use/ public infrastructure provisions, in such cases the FAR of the surrendered land shall be loaded on the balance plot area where construction can be done after making all the statutory provisions. If the provided public infrastructure is only for the use of private land then no extra FAR shall be permitted.
- iv. All issues related to ownership of private land shall be checked by the concerned ULB and DDA shall only prepare the area layout plan. DDA shall not examine this issue at all and will limit to preparation of area layout.
- v. The scrutiny vis-a-vis applicability shall be got verified by the concerned ULBs /agencies through their respective departments. Also, the Khasra has to be superimposed on the layout plan, with shape and size. It has to be checked by concerned ULB and accordingly processed.
- vi. In case of already approved DDA layout plans, the private land khasra shall be superimposed with the help of Land Management Staff & Engineering staff of DDA/ Revenue Department GNCTD on the approved layout plan. Thereafter the layout plan shall be placed in the screening committee clearly defining the use of the plot. The development control norms on the plot shall be governed as per the MPD provisions subject to all statutory clearances and approvals.
- vii. In case, the land parcel is land-locked and has a limited access, in such cases:-
  - (a) *The minimum access required for the development of the plot shall be provided from the govt. Land in accordance with layout plan after payment of the due land compensation to the land owning agency by the private owner as per applicable rates calculated by the L.M. Deptt.*
  - (b) *In case, the private land forms the parcel of the integrated layout plan of the area/pocket, such development shall be permitted subject to all statutory clearances and no separate boundary walls, gates/ physical barrier shall be permitted. All provisions such as parking etc., will be provided within the plot and the development should merge with the surrounding development.*
- viii. In case of the land parcels, where no layout plans are available (for instances in the special area zones – Karol Bagh zones etc., developed by DIT), for such areas, existing layout plan shall be prepared by conducting a TSS/Drone surveys of the area upto the main approach roads 18 m /24 m ROW and other existing features.



This existing layout plan shall be verified by the concerned ULBs/Agencies and Planning Department, DDA.

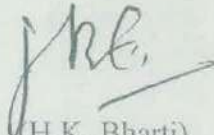
- ix. No relaxation in terms of the use of the plot/FAR or other development control norms, shall be allowed in case, the plot area does not fulfil the minimum area requirement as stipulated in the Master Plan provisions.
- x. All such cases where the relaxation is required vis-a-vis ground coverage, setbacks as stipulated in the Master Plan provisions shall be placed in the Technical Committee.
- xi. In case of the land parcels which have been earmarked for common facilities/utilities, all private owned pockets shall be governed by the broad land use of the particular area as per the zonal plan. In such cases revised layout shall be prepared keeping in view the actual development in the area and requirement of facilities.
- xii. The Khasra has to be superimposed on the layout plan, with shape and size. It has to be checked by concerned ULB and then put up.
- xiii. The layout plans of isolated pockets especially in case of facility corridors, the ULBs shall provide the layout plans of all the existing sanctions and available services on site to the Planning Department, DDA of the surrounding areas to prepare an integrated plan. The integrated layout plan shall be prepared for a depth of minimum 500 mtr. and maximum 1 Km length or the length as shown in the Zonal Plan, which shall be measured as per scale or ground reality on the either side. In case of some natural or physical boundaries are available then these boundaries need to be reflected in the layout plan instead of restricting to 1 km length and 500 m depth.
- xiv. The minimum accessibility to the plots in facility corridor shall be 12 mtr. the land required for widening of road shall be spared by the land owners proportionate to the plot size in order to provide proper accessibility. The minimum parking norms shall also be followed in the area of which the layout plan is being prepared.
- xv. The following processing fees to be charged :-
  - For superimposition of the khasras on the layout plans.
  - For preparation of the layout plans.
- xvi. These are preliminary guidelines and have been worked out on the basis of cases received till date. The same are subject to modifications as and when required.

#### 4. Follow up Action :

Respective Local Bodies, Authorities and Departments to take necessary action as stated in proposal at Para-3 of agenda.

## 5. Recommendations:

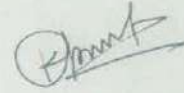
The proposal at para-3 above is placed for consideration of Technical Committee.

  
(H.K. Bharti)

Director (Plg.) Rohini


(A. K. Malhotra)

Dy.Dir (Plg.) Rohini



(Kapil prashant)

Consult. Asstt.Dir. (Plg.) Rohini

  
Next Page -



The proposal was presented by Director (Plg) Projects. After detailed deliberation, the Technical Committee approved the proposal at para 3.0 with certain modifications. It was discussed that the guidelines have to be read along with the stipulations given in the notified regulations.

The approved proposal incorporating the changes by the Technical Committee is as follows:

1. In case of land parcels which include private and Govt. land, falling within already approved plans, an integrated plan shall be prepared for optimum utilization of land.
2. The land for the basic infrastructure facilities required for the private project have to be provided by the land owner as per the usage and FAR as applicable in the plot. These facilities shall be provided by the respective service providing agencies i.e., DJB, Delhi Transco, PWD etc. for which he may apply directly.
3. In case the land parcel is required to be surrendered to the Govt. or local body for any type of common use/ public infrastructure provisions, in such cases the FAR of the surrendered land shall be loaded on the balance plot area where construction can be done after making all the statutory provisions. If the provided public infrastructure is only for the use of private land then no extra FAR shall be permitted.
4. All issues related to ownership and superimposition of khasra of private land shall be checked by the concerned ULB with respect to the superimposition, shape and size through revenue Deptt. of GNCTD. DDA shall not examine this issue at all and will limit to preparation of area layout plan.
5. The scrutiny regarding applicability of policy shall be got verified by the concerned ULBs /agencies through their respective departments.
6. In case of already approved DDA layout plans, the private land khasra shall be superimposed with the help of Land Management Staff & Engineering staff of DDA/ Revenue Department GNCTD on the approved layout plan. Thereafter the layout plan shall be placed in the screening committee clearly defining the use of the plot. The development control norms on the plot shall be governed as per the MPD provisions subject to all statutory clearances and approvals.
7. In case, the land parcel is land-locked and has a limited access, in such cases:-
  - (a) The minimum access required for the development of the plot shall be provided from the govt. Land in accordance with layout plan after payment of the due land compensation to the land owning agency by the private owner as per applicable rates calculated by the competent authority, if allowed by the land owning agency.
  - (b) In case, the private land forms the parcel of the integrated layout plan of the area/pocket, such development shall be permitted subject to all statutory clearances and no separate boundary walls, gates/ physical barrier shall be permitted. All provisions such as parking etc., will be provided within the plot and the development should merge with the surrounding development.
8. In case of the land parcels, where no layout plans are available (for instances in the special area zones - Karol Bagh zones etc., developed by DIT), for such areas, layout plan shall be prepared by conducting a TSS/Drone surveys of the area upto the main approach roads 18 m /24 m ROW and other existing features. The layout plans so prepared shall be verified by the concerned ULBs/Agencies and Planning Department, DDA.
9. All such cases where the plot area fulfils the minimum area requirement as stipulated in the Master Plan, the relaxation if required in the ground coverage, height and setbacks can be given as per Clause 8(3)V of Chapter 17 in special circumstances by Technical Committee of DDA. However, No relaxation in terms of the use of the plot/FAR or other development control norms, shall be allowed in case, the plot area does not fulfil the minimum area requirement as stipulated in the Master Plan provisions.



10. In case of isolated pockets falling in facility corridors, the ULBs shall provide the details of all the existing sanctions as per actual site to the Planning Department, DDA of the surrounding areas of such pockets to enable DDA to prepare an integrated plan. The layout plan shall be prepared for a sector as shown in the Zonal Development Plan (ZDP). In case it is not possible to prepare the sector plan, the layout plan shall be prepared for a depth of minimum 500 mtr. and maximum 1 Km length or the length as shown in the Zonal Plan, which shall be measured as per scale or ground reality on the either side. In case some natural or physical boundaries are available then these boundaries need to be reflected in the layout plan. The part layout plan shall be merged in the main sector layout plan at a later stage.
11. The minimum accessibility to the plots in facility corridor shall be 12 mtr. <sup>and</sup> the land required for widening of road shall be spared by the land owners proportionate to the plot size in order to provide proper accessibility. The minimum parking norms shall also be followed in the area of which the layout plan is being prepared.
12. The following processing fees to be charged :-
  - For superimposition of the khasras on the layout plans.
  - For preparation of the layout plans.
13. These are preliminary guidelines and have been worked out on the basis of cases received till date. The same are subject to modifications as and when required.
14. Commissioner (Plg) shall be the nodal officer for all applications of Privately Owned Land Policy received in other departments of DDA and concerned Chief Town Planners of local body for areas falling under their jurisdiction.

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
VERIFIED

This Proposal was Considered

4th.

Technical Committee

On 10.6.2019

14/TC/2019

*Chauhan*  
17/6/19

Master Plan

*Shukla*  
17/6/2019

Dy. Director

Master Plan



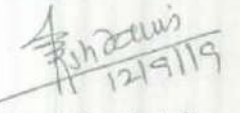
DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
6<sup>th</sup> Floor, Vikas Minar  
I.P. Estate, New Delhi - 110002

F.1 (09)/2019/MP/390

Date: 12.09.2019

**Subject:** Minutes of the 7<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 29.08.2019.

The 7<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 29.08.2019. 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 Kr. Jain)  
Director(Plg)MP

To:

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2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LD)
5. Commissioner (Plg.)
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7. Chief Architect, HUPW, DDA
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The meeting ended with the vote of thanks to the chair.

List of participants of 7th meeting for the year 2019 of Technical Committee on 29.08.2019

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1. Vice Chairman, DDA
2. Engineer Member, DDA
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4. Pr. Commissioner(Housing)Sports
5. Commissioner(Plg)
6. Commr.-cum-Secy.
7. Addl. Commissioner (Plg.) - I
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MASTER PLAN SECTION  
6<sup>th</sup> Floor, Vikas Minar  
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F.1 (09)/2019/MP/390

Date: 12.09.2019

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ANNEXURE-I

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Agenda Item No.	Issue	Discussion / Recommendations	Remarks
	Recreational (P2 District Park) to Recreational (Multi-purpose Ground) at Block-B, Janakpuri as per Section 12 of Delhi Development (Master Plan and Zonal Development Plan) rule, 1959 w.r.t. the contempt Petition NO. 229/2019 in the court case titled "Ramleela Committee, Janakpuri (Regd) & Anr. V/s Rishu Kant Sharma & Ors falling in Planning Zone-G.	<p>an area measuring 2.62 Ha (6.47 acre approx.) from Recreational (P2 District Park) to Recreational (Multipurpose Ground) at Block B Janakpuri was discussed.</p> <p>It was deliberatd that the area proposed under Multipurpose Ground is already earmarked as the Function Ground in the approved Layout Plan of the District Park.</p> <p>Keeping this in view, it was decided that the case may be processed for seeking approval of the Authority under Chapter 17 of MPD 2021 which in its Sub-Clause 8(2) provides for Permission of Use Premises in Use zones as part of approval of Layout Plan or as a case of Special Permission from the Authority.</p>	
31/2019	Proposal of North DMC regarding categorization and consideration of Plot no. 28-29 DDU Marg, ITO measuring 952 sqm. allotted for construction of Toy Bank Museum in Socio-Cultural facilities under MPD-2021 and relaxation of setback and basement.	<ol style="list-style-type: none"> <li>1. The proposal was presented by the Addl. Commr. (Plg) II. The officers of North DMC and CPWD informed that they have no objections to the proposal.</li> <li>2. The officers of the Fire Department informed that in case the building height is beyond 15.0 m, the relaxation given by T.C. may not apply and the building plans would be approved as per the Fire Safety norms.</li> <li>3. After detailed deliberations the Technical Committee agreed for relaxation in setbacks in the following manner:  North west side - 0 m  North east side - 9 m  South east side - 6 m  Back side - 3 m  However no change in the Ground Coverage was agreed.</li> </ol>	

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

List of participants of 7th meeting for the year 2019 of Technical Committee on 29.08.2019

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(LD& LM)
4. Pr. Commissioner(Housing)Sports
5. Commissioner(Plg)
6. Commr.-cum-Secy.
7. Addl. Commissioner (Plg.) - I
8. Addl. Commissioner (Plg.) - II
9. Addl. Commissioner (Plg.) - III
10. Addl. Chief Architect-II
11. Sr. Architect, VC Sectt.
12. Director (Plg) Project
13. Director(Plg)MP
14. Director (Plg)E&O

**OTHER ORGANIZATIONS**

1. Chief Town Planner, North DMC
2. Sr. Town Planner, North DMC
3. Asstt. Commr. of Police, Delhi Police
4. Sr. Architect(Works), CPWD
5. Dy. Architect, CPWD
6. Divisional Officer, Delhi Fire Service
7. Asstt. Divisional Officer, Delhi Fire Service
8. Asstt. Engineer(L&DO)





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

F.1 (09)/2019/MP/390

Date: 12.09.2019

**Subject: Minutes of the 7<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 29.08.2019.**

The 7<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 29.08.2019. 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 Kr. Jain*  
12/9/19  
(Rajesh Kr. Jain)  
Director(Plg)MP

To:

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

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
25/2019	Confirmation of the minutes of 6 <sup>th</sup> Technical Committee meeting held on 01.08.2019.	<ol style="list-style-type: none"> <li>1. Since no observations/ comments were received, the minutes of the 6<sup>th</sup> Technical Committee meeting held on 01.08.2019 were confirmed as circulated.</li> <li>2. It was informed to the Technical Committee the Chief Town Planner, SDMC vide letter dt. 16.08.2019 has sent his observations w.r.t. the amended minutes of the Fourth Technical Meeting for incorporation.</li> <li>3. The comments were with regard to Point no. 4, 6 and 12 on the Guidelines / Principles for implementation of regulations for enabling the planned development of privately owned lands notified on 4<sup>th</sup> July 2018 in case of pockets/ land parcel where no layout plan is available. In the said letter, it was requested to clarify / modify the minutes to incorporate the comments of SDMC on the Point no. 4, 6 and 12 of the amended minutes issued on 20.08.2019.</li> <li>4. The contents of the letter were discussed and were not agreed by the Chairman for inclusion in the amended minutes of the Fourth T.C.</li> </ol>	
26/2019	Proposal for Change of Land use from "Public and Semi Public" (PSP) to "Recreational", land at backside of Akshardham Metro Station in Zone-'O' which is to be swapped in lieu of land at Shastri Park measuring 1.98 Ha. proposed for Community Sports Centre in Zone-'E'	<p>The proposal was presented by the Director(Plg) Zone-E&amp;O.</p> <ol style="list-style-type: none"> <li>1. Commr.-cum-Secy informed that the land proposed for change of land use forms part of sports complex at CWG and would be required for further expansion.</li> <li>2. Any change in land use will restrict the expansion of this sports facility, which is not desirable.</li> <li>3. The proposal for change of landuse of the site under</li> </ol>	



Agenda Item No.	Issue	Discussion / Recommendations	Remarks
		<p>reference was dropped.</p> <p>4. It was proposed that an alternate site in Zone E be identified for CLU in lieu of the land measuring 1.98 Ha proposed for sports facility at Shastri Park.</p>	
27/2019	Proposed Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone J.	<p>The proposal was presented by the Addl. Commr.(Plg) II. After detailed deliberation, the following has been decided:</p> <ol style="list-style-type: none"> <li>1. The complete road R/W be demarcated on the plan along with the width of the facility corridor on either side of the road.</li> <li>2. Proper layout plan of the entire area incorporating the vacant plots and indicating the road network falling in the facility corridor be prepared using the satellite imagery of the area as base map.</li> <li>3. The roads proposed in the layout plans should be such that fire tender movement is possible.</li> <li>4. In case the area is surrendered by the private land owner for road widening or laying the infrastructure, the FAR of the surrendered land will be available to the plot owner for utilisation on the remaining land.</li> <li>5. The revised proposal after incorporating the above maybe placed before the Technical Committee.</li> <li>6. The approved proposal shall be put up in the public domain for information of the public.</li> </ol>	
28/2019	Proposed change of land use of land measuring about 19978 sqm. (approx) from 'Recreational' (District Park) to 'Residential' for in-situ Redevelopment of JJ cluster near Shastri Market, Moti Bagh in Planning Zone-F.	<ol style="list-style-type: none"> <li>1. The proposal was presented by the Addl. Commr.(Plg)III.</li> <li>2. The officers of the L&amp;DO mentioned that the land for which the CLU is proposed was handed over to DDA for care and maintenance only and does not have the consent of L&amp;DO</li> </ol>	

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
	F.20(6)2019/MP	<p>for CLU.</p> <ol style="list-style-type: none"> <li>It was apprised that the DDA has been vested with the responsibility of in-situ rehabilitation of slums existing on all the Central Govt owned lands.</li> <li>The current CLU is a case of slum rehabilitation and there is no possibility of retrieving this land in future. The L&amp;DO was requested for their consent in view of the above.</li> <li>The option of providing accessibility via 18 m wide road to the slum cluster to facilitate redevelopment may be explored by the concerned Area Planning unit in consultation with the land department.</li> <li>The Technical Committee recommended the proposal contained in Para 4, the proposal for processing of CLU under section 11A of DDA Act of 1957.</li> </ol>	
29/2019	<p>Proposed change of land use measuring about 32.660 sqm. from 'Recreational' (District Park) to 'Residential' for In-situ redevelopment of JJ cluster at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Planning Zone-F</p> <p>F.20(5)2019/MP</p>	<ol style="list-style-type: none"> <li>It was observed that the configuration of the land for which CLU has been proposed needs to be ascertained as the proposed plot seemed to be inclusive of the area falling under drain existing at the site.</li> <li>The feasibility of the site for in-situ redevelopment also needs to be ascertained as the drain on the site is subject to backflow from the water of River Yamuna.</li> <li>After detailed deliberation, the Technical Committee recommended the proposal contained in Para 3 of the agenda for processing the change of land use under points said above.</li> </ol>	
	LAID ON TABLE		
30/2019	Proposal for change of Use Zone / Premise of an area measuring 2.62 ha (6.47 acre approx) from	The proposal was presented by the Addl. Commr. (Plg)III. The proposal for change of Use Zone / Premises of	



Agenda Item No.	Issue	Discussion / Recommendations	Remarks
	Recreational (P2 District Park) to Recreational (Multi-purpose Ground) at Block-B, Janakpuri as per Section 12 of Delhi Development (Master Plan and Zonal Development Plan) rule, 1959 w.r.t. the contempt Petition NO. 229/2019 in the court case titled "Ramleela Committee, Janakpuri (Regd) & Anr. V/s Rishu Kant Sharma & Ors falling in Planning Zone-G.	<p>an area measuring 2.62 Ha (6.47 acre approx.) from Recreational (P2 District Park) to Recreational (Multipurpose Ground) at Block B Janakpuri was discussed.</p> <p>It was deliberatd that the area proposed under Multipurpose Ground is already earmarked as the Function Ground in the approved Layout Plan of the District Park.</p> <p>Keeping this in view, it was decided that the case may be processed for seeking approval of the Authority under Chapter 17 of MPD 2021 which in its Sub-Clause 8(2) provides for Permission of Use Premises in Use zones as part of approval of Layout Plan or as a case of Special Permission from the Authority.</p>	
31/2019	Proposal of North DMC regarding categorization and consideration of Plot no. 28-29 DDU Marg, ITO measuring 952 sqm. allotted for construction of Toy Bank Museum in Socio-Cultural facilities under MPD-2021 and relaxation of setback and basement.	<ol style="list-style-type: none"> <li>1. The proposal was presented by the Addl. Commr. (Plg) II. The officers of North DMC and CPWD informed that they have no objections to the proposal.</li> <li>2. The officers of the Fire Department informed that in case the building height is beyond 15.0 m, the relaxation given by T.C. may not apply and the building plans would be approved as per the Fire Safety norms.</li> <li>3. After detailed deliberations the Technical Committee agreed for relaxation in setbacks in the following manner:  North west side - 0 m  North east side - 9 m  South east side - 6 m  Back side - 3 m  However no change in the Ground Coverage was agreed.</li> </ol>	

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

List of participants of 7th meeting for the year 2019 of Technical Committee on 29.08.2019

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(LD& LM)
4. Pr. Commissioner(Housing)Sports
5. Commissioner(Plg)
6. Commr.-cum-Secy.
7. Addl. Commissioner (Plg.) - I
8. Addl. Commissioner (Plg.) - II
9. Addl. Commissioner (Plg.) - III
10. Addl. Chief Architect-II
11. Sr. Architect, VC Sectt.
12. Director (Plg) Project
13. Director(Plg)MP
14. Director (Plg)E&O

**OTHER ORGANIZATIONS**

1. Chief Town Planner, North DMC
2. Sr. Town Planner, North DMC
3. Asstt. Commr. of Police, Delhi Police
4. Sr. Architect(Works), CPWD
5. Dy. Architect, CPWD
6. Divisional Officer, Delhi Fire Service
7. Asstt. Divisional Officer, Delhi Fire Service
8. Asstt. Engineer(L&DO)





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

F.1 (06)/2019/MP/ 338

Date: 28.8.2019

**Subject: Revised minutes of the 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 10.06.2019**

As discussed in the 5<sup>th</sup> Technical Committee meeting held on 16.07.2019, please find enclosed herewith a copy of the revised minutes of the 4<sup>th</sup> Technical Committee meeting dt 10.06.2019 for information and further necessary action.

*Manju Paul*

(Manju Paul)

Addl. Commissioner(Plg)I

17/8/19

To:

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

The Agenda wise minutes are as follows:

**Item No 11/19**      **Confirmation of the 2<sup>nd</sup> Technical Committee meeting held on 12.02.2019 (F.1 (04)/2019/MP)**

Since no observations/ comments were received, the minutes of the 2<sup>nd</sup> Technical Committee meeting held on 12.02.2019 were confirmed as circulated.

**Item No 12/19**      **Confirmation of the 3<sup>rd</sup> Technical Committee meeting held on 12.02.2019 (F.1 (05)/2019/MP)**

Since no observations/ comments were received, the minutes of the 3<sup>rd</sup> Technical Committee meeting held on 26.02.2019 were confirmed as circulated.

**Item No. 13/19**      **Proposed change of land use of land measuring about 18411.684 sq.m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F. F.1(27)2005/MP**

The proposal was presented by Addl. Comm (Plg) III & Chief Architect (CPWD). During the meeting the following was informed:

- i. The current proposal is for redevelopment of the staff quarters which were constructed in early 70's and have outlived their life. Due to the site constraints arising out of the proximity to the existing monument, the site area available for construction has been reduced considerably i.e. from 5 acres to 3 acres.
- ii. The landuse of the site is recreational green as per MPD-2021.
- iii. The proposed number of dwelling units (106 no.) is also less than the existing number i.e. 172DUs.
- iv. NOC from AAI & ASI have been granted.

In view of the above, the proposal for relaxation of setbacks and change of land use under Section 11-A of DD Act 1957 was approved with the following stipulations:

- i. Maximum number of trees to be protected and replanted as per the policy.
- ii. Solid and Liquid waste to be managed and reused within the site.

**Item No. 14/19**      **Guidelines/principles for implementation of 'regulations for enabling the planned development of privately owned lands' notified on 4<sup>th</sup> July, 2018 in case of pockets / land parcel where no layout plan is available.**

**Dir(Plg)/R/PLP/2019**

The proposal was presented by Director (Plg) Projects. After detailed deliberation, the Technical Committee approved the proposal at para 3.0 with certain modifications. It was discussed that the guidelines have to be read along with the stipulations given in the notified regulations.

The approved proposal incorporating the changes by the Technical Committee is as follows:

1. In case of land parcels which include private and Govt. land, falling within already approved plans, an integrated plan shall be prepared for optimum utilization of land.

*Major*



2. The land for the basic infrastructure facilities required for the private project have to be provided by the land owner as per the usage and FAR as applicable in the plot. These facilities shall be provided by the respective service providing agencies i.e., DJB, Delhi Transco, PWD etc. for which he may apply directly.
3. In case the land parcel is required to be surrendered to the Govt. or local body for any type of common use/ public infrastructure provisions, in such cases the FAR of the surrendered land shall be loaded on the balance plot area where construction can be done after making all the statutory provisions. If the provided public infrastructure is only for the use of private land then no extra FAR shall be permitted.
4. All issues related to ownership and superimposition of khasra of private land shall be checked by the concerned ULB with respect to the superimposition, shape and size through revenue Deptt. of GNCTD. DDA shall not examine this issue at all and will limit to preparation of area layout plan.
5. The scrutiny regarding applicability of policy shall be got verified by the concerned ULBs /agencies through their respective departments.
6. In case of already approved DDA layout plans, the private land khasra shall be superimposed with the help of Land Management Staff & Engineering staff of DDA/ Revenue Department GNCTD on the approved layout plan. Thereafter the layout plan shall be placed in the screening committee clearly defining the use of the plot. The development control norms on the plot shall be governed as per the MPD provisions subject to all statutory clearances and approvals.
7. In case, the land parcel is land-locked and has a limited access, in such cases:-
  - (a) *The minimum access required for the development of the plot shall be provided from the govt. Land in accordance with layout plan after payment of the due land compensation to the land owning agency by the private owner as per applicable rates calculated by the competent authority, if allowed by the land owning agency.*
  - (b) *In case, the private land forms the parcel of the integrated layout plan of the area/pocket, such development shall be permitted subject to all statutory clearances and no separate boundary walls, gates/ physical barrier shall be permitted. All provisions such as parking etc., will be provided within the plot and the development should merge with the surrounding development.*
8. In case of the land parcels, where no layout plans are available (for instances in the special area zones – Karol Bagh zones etc., developed by DIT), for such areas, layout plan shall be prepared by conducting a TSS/Drone surveys of the area upto the main approach roads 18 m /24 m ROW and other existing features. **The layout plans so prepared** shall be verified by the concerned ULBs/Agencies and Planning Department, DDA.
9. All such cases where the plot area fulfils the minimum area requirement as stipulated in the Master Plan, the relaxation if required in the ground coverage, height and setbacks can be given as per Clause 8(3)V of Chapter 17 in special circumstances by Technical Committee of DDA. However, No relaxation in terms of the use of the plot/FAR or other development control norms, shall be allowed in case, the plot area does not fulfil the minimum area requirement as stipulated in the Master Plan provisions.

10. In case of isolated pockets falling in facility corridors, the ULBs shall provide the details of all the existing sanctions as per actual site to the Planning Department, DDA of the surrounding areas of such pockets to enable DDA to prepare an integrated plan. The layout plan shall be prepared for a sector as shown in the Zonal Development Plan (ZDP). In case it is not possible to prepare the sector plan, the layout plan shall be prepared for a depth of minimum 500 mtr. and maximum 1 Km length or the length as shown in the Zonal Plan, which shall be measured as per scale or ground reality on the either side. In case some natural or physical boundaries are available then these boundaries need to be reflected in the layout plan. The part layout plan shall be merged in the main sector layout plan at a later stage.
11. The minimum accessibility to the plots in facility corridor shall be 12 mtr. and the land required for widening of road shall be spared by the land owners proportionate to the plot size in order to provide proper accessibility. The minimum parking norms shall also be followed in the area of which the layout plan is being prepared  
  
*Since the width of the facility corridor has not been mentioned in Zonal Development Plan or any other plan, the width of facility corridor shall be 3 times of Right of Way (RoW) on either side of that road. However, any natural feature /physical feature if exists at site shall be considered for defining the facility corridor which may or may not be exactly 3 times or RoW.*
12. The following processing fees to be charged :-
  - For superimposition of the khasras on the layout plans.
  - For preparation of the layout plans.
13. These are preliminary guidelines and have been worked out on the basis of cases received till date. The same are subject to modifications as and when required.
14. Commissioner (Plg) shall be the nodal officer for all applications of Privately Owned Land Policy received in other departments of DDA and concerned Chief Town Planners of local body for areas falling under their jurisdiction.

**Item No. 15/19**

**Proposal for change of land use of land measuring about 5Acres (24 Bigha), Khasra no. 91min 7 Bigha 7 Biswa, 14 min 16 Bigha 13 Biswa at Dera Mandi Village for Mandi Vidya Niketan (New Name Sardar Patel Vidya Niketan) run by Gujarat Education Society from 'Recreational (Regional Park)' to 'Public and Semi-Public' falling in Planning Zone-J.**

**(F.3(75)2008-MP/J-62)**

The proposal was presented by Director (Plg) Zone J. It was discussed that the said institute is not covered under the extant policy for Pre-existing Institutions as its not located on a private land. The institute is constructed on the land which was formally allotted on a perpetual lease by Gram sabha in the year 1972 under agricultural use.

After detailed deliberations, the Technical Committee recommended the change of land use of 5 Acres (24 Bigha) of land from 'Recreational' (Regional Park) to 'Public and Semi-Public' falling in ZDP of Zone-J / MPD-2021, under section 11-A of DD Act, 1957. The following clearances

*Manoj*



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would also be required before the matter is put up for change of landuse for final approval of Authority:

- NOC from Land owning agency.
- NOC from Ridge Management Board, Central Empowered Committee (CEC) and Hon'ble Supreme Court of India.

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

Majha



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

F.1 (06)/2019/MP/ 338

Date: 28.8.2019

**Subject: Revised minutes of the 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 10.06.2019**

As discussed in the 5<sup>th</sup> Technical Committee meeting held on 16.07.2019, please find enclosed herewith a copy of the revised minutes of the 4<sup>th</sup> Technical Committee meeting dt 10.06.2019 for information and further necessary action.

*Manju Paul*  
 (Manju Paul)  
 Addl. Commissioner (Plg)I 17/8/19

To:

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



**The Agenda wise minutes are as follows:**

**Item No 11/19**      **Confirmation of the 2<sup>nd</sup> Technical Committee meeting held on 12.02.2019 (F.1 (04)/2019/MP)**

Since no observations/ comments were received, the minutes of the 2<sup>nd</sup> Technical Committee meeting held on 12.02.2019 were confirmed as circulated.

**Item No 12/19**      **Confirmation of the 3<sup>rd</sup> Technical Committee meeting held on 12.02.2019 (F.1 (05)/2019/MP)**

Since no observations/ comments were received, the minutes of the 3<sup>rd</sup> Technical Committee meeting held on 26.02.2019 were confirmed as circulated.

**Item No. 13/19**      **Proposed change of land use of land measuring about 18411.684 sq.m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F.**  
**F.1(27)2005/MP**

The proposal was presented by Addl. Comm (Plg) III & Chief Architect (CPWD). During the meeting the following was informed:

- i. The current proposal is for redevelopment of the staff quarters which were constructed in early 70's and have outlived their life. Due to the site constraints arising out of the proximity to the existing monument, the site area available for construction has been reduced considerably i.e. from 5 acres to 3 acres.
- ii. The land use of the site is recreational green as per MPD-2021.
- iii. The proposed number of dwelling units (106 no.) is also less than the existing number i.e. 172DUs.
- iv. NOC from AAI & ASI have been granted.

In view of the above, the proposal for relaxation of setbacks and change of land use under Section 11-A of DD Act 1957 was approved with the following stipulations:

- i. Maximum number of trees to be protected and replanted as per the policy.
- ii. Solid and Liquid waste to be managed and reused within the site.

**Item No. 14/19**      **Guidelines/principles for implementation of 'regulations for enabling the planned development of privately owned lands' notified on 4<sup>th</sup> July, 2018 in case of pockets / land parcel where no layout plan is available.**

**Dir(Plg)/R/PLP/2019**

The proposal was presented by Director (Plg) Projects. After detailed deliberation, the Technical Committee approved the proposal at para 3.0 with certain modifications. It was discussed that the guidelines have to be read along with the stipulations given in the notified regulations.

The approved proposal incorporating the changes by the Technical Committee is as follows:

1. In case of land parcels which include private and Govt. land, falling within already approved plans, an integrated plan shall be prepared for optimum utilization of land.

*Majr*

2. The land for the basic infrastructure facilities required for the private project have to be provided by the land owner as per the usage and FAR as applicable in the plot. These facilities shall be provided by the respective service providing agencies i.e., DJB, Delhi Transco, PWD etc. for which he may apply directly.
3. In case the land parcel is required to be surrendered to the Govt. or local body for any type of common use/ public infrastructure provisions, in such cases the FAR of the surrendered land shall be loaded on the balance plot area where construction can be done after making all the statutory provisions. If the provided public infrastructure is only for the use of private land then no extra FAR shall be permitted.
4. All issues related to ownership and superimposition of khasra of private land shall be checked by the concerned ULB with respect to the superimposition, shape and size through revenue Deptt. of GNCTD. DDA shall not examine this issue at all and will limit to preparation of area layout plan.
5. The scrutiny regarding applicability of policy shall be got verified by the concerned ULBs /agencies through their respective departments.
6. In case of already approved DDA layout plans, the private land khasra shall be superimposed with the help of Land Management Staff & Engineering staff of DDA/ Revenue Department GNCTD on the approved layout plan. Thereafter the layout plan shall be placed in the screening committee clearly defining the use of the plot. The development control norms on the plot shall be governed as per the MPD provisions subject to all statutory clearances and approvals.
7. In case, the land parcel is land-locked and has a limited access, in such cases:-
  - (a) *The minimum access required for the development of the plot shall be provided from the govt. Land in accordance with layout plan after payment of the due land compensation to the land owning agency by the private owner as per applicable rates calculated by the competent authority, if allowed by the land owning agency.*
  - (b) *In case, the private land forms the parcel of the integrated layout plan of the area/pocket, such development shall be permitted subject to all statutory clearances and no separate boundary walls, gates/ physical barrier shall be permitted. All provisions such as parking etc., will be provided within the plot and the development should merge with the surrounding development.*
8. In case of the land parcels, where no layout plans are available (for instances in the special area zones – Karol Bagh zones etc., developed by DIT), for such areas, layout plan shall be prepared by conducting a TSS/Drone surveys of the area upto the main approach roads 18 m /24 m ROW and other existing features. **The layout plans so prepared** shall be verified by the concerned ULBs/Agencies and Planning Department, DDA.
9. All such cases where the plot area fulfils the minimum area requirement as stipulated in the Master Plan, the relaxation if required in the ground coverage, height and setbacks can be given as per Clause 8(3)V of Chapter 17 in special circumstances by Technical Committee of DDA. However, No relaxation in terms of the use of the plot/FAR or other development control norms, shall be allowed in case, the plot area does not fulfil the minimum area requirement as stipulated in the Master Plan provisions.



10. In case of isolated pockets falling in facility corridors, the ULBs shall provide the details of all the existing sanctions as per actual site to the Planning Department, DDA of the surrounding areas of such pockets to enable DDA to prepare an integrated plan. The layout plan shall be prepared for a sector as shown in the Zonal Development Plan (ZDP). In case it is not possible to prepare, the sector plan, the layout plan shall be prepared for a depth of minimum 500 mtr. and maximum 1 Km length or the length as shown in the Zonal Plan, which shall be measured as per scale or ground reality on the either side. In case some natural or physical boundaries are available then these boundaries need to be reflected in the layout plan. The part layout plan shall be merged in the main sector layout plan at a later stage.
11. The minimum accessibility to the plots in facility corridor shall be 12 mtr. and the land required for widening of road shall be spared by the land owners proportionate to the plot size in order to provide proper accessibility. The minimum parking norms shall also be followed in the area of which the layout plan is being prepared  
  
*Since the width of the facility corridor has not been mentioned in Zonal Development Plan or any other plan, the width of facility corridor shall be 3 times of Right of Way (RoW) on either side of that road. However, any natural feature /physical feature if exists at site shall be considered for defining the facility corridor which may or may not be exactly 3 times or RoW.*
12. The following processing fees to be charged :-
  - For superimposition of the khasras on the layout plans.
  - For preparation of the layout plans.
13. These are preliminary guidelines and have been worked out on the basis of cases received till date. The same are subject to modifications as and when required.
14. Commissioner (Plg) shall be the nodal officer for all applications of Privately Owned Land Policy received in other departments of DDA and concerned Chief Town Planners of local body for areas falling under their jurisdiction.

**Item No. 15/19**

**Proposal for change of land use of land measuring about 5 Acres (24 Bigha), Khasra no. 91min 7 Bigha 7 Biswa, 14 min 16 Bigha 13 Biswa at Dera Mandi Village for Mandi Vidya Niketan (New Name Sardar Patel Vidya Niketan) run by Gujarat Education Society from 'Recreational (Regional Park)' to 'Public and Semi-Public' falling in Planning Zone-J.**

**(F.3(75)2008-MP/J-62)**

The proposal was presented by Director (Plg) Zone J. It was discussed that the said institute is not covered under the extant policy for Pre-existing Institutions as its not located on a private land. The institute is constructed on the land which was formally allotted on a perpetual lease by Gram sabha in the year 1972 under agricultural use.

After detailed deliberations, the Technical Committee recommended the change of land use of 5 Acres (24 Bigha) of land from 'Recreational' (Regional Park) to 'Public and Semi-Public' falling in ZDP of Zone-J / MPD-2021, under section 11-A of DD Act, 1957. The following clearances

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would also be required before the matter is put up for change of landuse for final approval of Authority:

- NOC from Land owning agency.
- NOC from Ridge Management Board, Central Empowered Committee (CEC) and Hon'ble Supreme Court of India.

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

Majh





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

F.1 (06)/2019/MP/ 338

Date: 20.8.2019

**Subject: Revised minutes of the 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 10.06.2019**

As discussed in the 5<sup>th</sup> Technical Committee meeting held on 16.07.2019, please find enclosed herewith a copy of the revised minutes of the 4<sup>th</sup> Technical Committee meeting dt 10.06.2019 for information and further necessary action.

*Manju Paul*

(Manju Paul)

Addl. Commissioner (Plg.) I 19/8/19

To:

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

The Agenda wise minutes are as follows:

**Item No 11/19** Confirmation of the 2<sup>nd</sup> Technical Committee meeting held on 12.02.2019  
(F.1 (04)/2019/MP)

Since no observations/ comments were received, the minutes of the 2<sup>nd</sup> Technical Committee meeting held on 12.02.2019 were confirmed as circulated.

**Item No 12/19** Confirmation of the 3<sup>rd</sup> Technical Committee meeting held on 12.02.2019  
(F.1 (05)/2019/MP)

Since no observations/ comments were received, the minutes of the 3<sup>rd</sup> Technical Committee meeting held on 26.02.2019 were confirmed as circulated.

**Item No. 13/19** Proposed change of land use of land measuring about 18411.684 sq.m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F.

F.1(27)2005/MP

The proposal was presented by Addl. Comm (Plg) III & Chief Architect (CPWD). During the meeting the following was informed:

- i. The current proposal is for redevelopment of the staff quarters which were constructed in early 70's and have outlived their life. Due to the site constraints arising out of the proximity to the existing monument, the site area available for construction has been reduced considerably i.e. from 5 acres to 3 acres.
- ii. The land use of the site is recreational green as per MPD-2021.
- iii. The proposed number of dwelling units (106 no.) is also less than the existing number i.e. 172DUs.
- iv. NOC from AAI & ASI have been granted.

In view of the above, the proposal for relaxation of setbacks and change of land use under Section 11-A of DD Act 1957 was approved with the following stipulations:

- i. Maximum number of trees to be protected and replanted as per the policy.
- ii. Solid and Liquid waste to be managed and reused within the site.

**Item No. 14/19** Guidelines/principles for implementation of 'regulations for enabling the planned development of privately owned lands' notified on 4<sup>th</sup> July, 2018 in case of pockets / land parcel where no layout plan is available.

Dir(Plg)/R/PLP/2019

The proposal was presented by Director (Plg) Projects. After detailed deliberation, the Technical Committee approved the proposal at para 3.0 with certain modifications. It was discussed that the guidelines have to be read along with the stipulations given in the notified regulations.

The approved proposal incorporating the changes by the Technical Committee is as follows:

1. In case of land parcels which include private and Govt. land, falling within already approved plans, an integrated plan shall be prepared for optimum utilization of land.

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2. The land for the basic infrastructure facilities required for the private project have to be provided by the land owner as per the usage and FAR as applicable in the plot. These facilities shall be provided by the respective service providing agencies i.e., DJB, Delhi Transco, PWD etc. for which he may apply directly.
3. In case the land parcel is required to be surrendered to the Govt. or local body for any type of common use/ public infrastructure provisions, in such cases the FAR of the surrendered land shall be loaded on the balance plot area where construction can be done after making all the statutory provisions. If the provided public infrastructure is only for the use of private land then no extra FAR shall be permitted.
4. All issues related to ownership and superimposition of khasra of private land shall be checked by the concerned ULB with respect to the superimposition, shape and size through revenue Deptt. of GNCTD. DDA shall not examine this issue at all and will limit to preparation of area layout plan.
5. The scrutiny regarding applicability of policy shall be got verified by the concerned ULBs /agencies through their respective departments.
6. In case of already approved DDA layout plans, the private land khasra shall be superimposed with the help of Land Management Staff & Engineering staff of DDA/ Revenue Department GNCTD on the approved layout plan. Thereafter the layout plan shall be placed in the screening committee clearly defining the use of the plot. The development control norms on the plot shall be governed as per the MPD provisions subject to all statutory clearances and approvals.
7. In case, the land parcel is land-locked and has a limited access, in such cases:-
  - (a) *The minimum access required for the development of the plot shall be provided from the govt. Land in accordance with layout plan after payment of the due land compensation to the land owning agency by the private owner as per applicable rates calculated by the competent authority, if allowed by the land owning agency.*
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**(F.3(75)2008-MP/J-62)**

The proposal was presented by Director (Plg) Zone J. It was discussed that the said institute is not covered under the extant policy for Pre-existing Institutions as its not located on a private land. The institute is constructed on the land which was formally allotted on a perpetual lease by Gram sabha in the year 1972 under agricultural use.

After detailed deliberations, the Technical Committee recommended the change of land use of 5 Acres (24 Bigha) of land from 'Recreational' (Regional Park) to 'Public and Semi-Public' falling in ZDP of Zone-J / MPD-2021, under section 11-A of DD Act, 1957. The following clearances

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...ould also be required before the matter is put up for change of landuse for final approval of Authority:

- NOC from Land owning agency.
- NOC from Ridge Management Board, Central Empowered Committee (CEC) and Hon'ble Supreme Court of India.

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

Majh



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

**F.1 (06)/2019/MP/**

**Date: 26.7.2019**

**Subject: Revised minutes of the 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 10.06.2019**

As discussed in the 5<sup>th</sup> Technical Committee meeting held on 16.07.2019, please find enclosed herewith a copy of the revised minutes of the 4<sup>th</sup> Technical Committee meeting dt 10.06.2019 for information and further necessary action.

*Manju Paul*  
 (Manju Paul) 29/7/19  
 Addl. Commissioner (Plg) I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LD)
5. Commissioner (Plg.)
6. Chief Planner, TCPO
7. Chief Architect, HUPW, DDA
8. Chief Architect, NDMC
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12. Addl. Commr. (Plg.) - III, DDA
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16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Land & Development Officer, (L&DO)
18. Director, Fire Service, GNCTD

*Minutes have been revised.*

*Manju Paul*  
 19/8/19



The Agenda wise minutes are as follows:

**Item No 11/19**      **Confirmation of the 2<sup>nd</sup> Technical Committee meeting held on 12.02.2019 (F.1 (04)/2019/MP)**

Since no observations/ comments were received, the minutes of the 2<sup>nd</sup> Technical Committee meeting held on 12.02.2019 were confirmed as circulated.

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**F.1(27)2005/MP**

The proposal was presented by Addl. Comm (Plg) III & Chief Architect (CPWD). During the meeting the following was informed:

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In view of the above, the proposal for relaxation of setbacks and change of land use under Section 11-A of DD Act 1957 was approved with the following stipulations:

- i. Maximum number of trees to be protected and replanted as per the policy.
- ii. Solid and Liquid waste to be managed and reused within the site.

**Item No. 14/19**      **Guidelines/principles for implementation of 'regulations for enabling the planned development of privately owned lands' notified on 4<sup>th</sup> July, 2018 in case of pockets / land parcel where no layout plan is available.**

**Dir(Plg)/R/PLP/2019**

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The proposal was presented by Director (Plg) Zone J. It was discussed that the said institute is not covered under the extant policy for Pre-existing Institutions as its not located on a private land. The institute is constructed on the land which was formally allotted on a perpetual lease by Gram sabha in the year 1972 under agricultural use.

After detailed deliberations, the Technical Committee recommended the change of land use of 5 Acres (24 Bigha) of land from 'Recreational' (Regional Park) to 'Public and Semi-Public' falling in ZDP of Zone-J / MPD-2021, under section 11-A of DD Act, 1957. The following clearances would also be required before the matter is put up for change of landuse for final approval of Authority:

- NOC from Land owning agency.

- NOC from Ridge Management Board, Central Empowered Committee (CEC) and Hon'ble Supreme Court of India.

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





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

F.1 (08)/2019/MP/290

Date: 25.07.2019

**Subject: Minutes of the 5th Technical Committee meeting of DDA for the year 2019 held on 16.07.2019.**

The 5<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on Tuesday, **16.07.2019**. 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.

*Manju Paul*

(Manju Paul)

Addl. Commissioner (Plg) I

25/7/19

To:

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

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
16/19	Confirmation of the minutes of 4th Technical Committee meeting held on 10.06.2019 F.1 (06)/2019/MP	<p>Director(Plg)Zone-J has submitted its observations on the decision of Item No. 14/2019 vide note dt. 18.6.2019, the same was informed to T.C. It was decided to incorporate the following in para 11 of the minutes of Item No. 14/2019:</p> <p><i>Since the width of the facility corridor has not been mentioned in Zonal Development Plan or any other plan, the width of facility corridor shall be 3 times of Right of Way (RoW) on either side of that road. However, any natural feature/physical feature if exists at site shall be considered for defining the facility corridor which may or may not be exactly 3 times of RoW.</i></p> <ul style="list-style-type: none"> <li>• It was decided that after incorporating the above the revised minutes to be issued.</li> <li>• Further, it was decided that a circular be issued regarding the Guidelines/ Principles for implementation of Regulations for enabling the planned development of Privately Owned Lands.</li> </ul> <p><b>Action: AC(Plg)-I DDA Director (Plg) Projects</b></p>	
17/19	Regarding categorization and consideration of Plot NO. 28 - 29 DDU Marg, ITO measuring 952 sqm. allotted for construction of Toy Bank Museum in Socio-cultural facilities under MPD-2021 and relaxation of setbacks and basement. F.1 (25)/2005/MP	<p>The proposal was presented by Dy. Director (Plg) Zone D. The agenda item was deliberated and following was observed:</p> <ul style="list-style-type: none"> <li>• At the outset it was desired that the agenda should be in the proper format containing all details including the observations of all the concerned agencies i.e. L&amp;DO, CPWD, North DMC etc.</li> <li>• North DMC to give its recommendations and forward the agenda to DDA through Competent Authority/ Chief Town Planner.</li> <li>• The development control norms of the use premise shall be applicable for which</li> </ul>	



Agenda Item No.	Issue	Discussion / Recommendations	Remarks
		<p>it is allotted or as per lease deed.</p> <ul style="list-style-type: none"> <li>• CPWD to re-examine the issue w.r.t. relaxation of side setbacks.</li> <li>• The request for relaxation in the basement norms was not acceded to.</li> </ul> <p>The agenda item was deferred with instructions to comply with the above observations and to be brought back in the next Technical Committee.</p> <p><b>Action: CTP, North DMC Sr. Architect, CPWD Planning Unit, Zone D</b></p>	

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

**ANNEXURE-I****List of participants of 5th meeting for the year 2019 of Technical Committee on 16.07.2019****DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(LM)
4. Commissioner(Plg)
5. Addl. Commissioner (Plg.) - I
6. Addl. Commissioner (Plg.) - III
7. Addl. Chief Architect—II
8. Sr. Architect, VC Sectt.
9. Director (Plg) MP
10. Dy. Director(Plg)

**OTHER ORGANIZATIONS**

1. Chief Town Planner, South DMC
2. Sr. Town Planner, North MCD
3. Architect Asstt. DUAC
4. Asstt. A.D., CPWD
5. Asstt. Divisional Officer, Delhi Fire Service
6. Associate, TCPO
7. Asstt. Engineer(L&DO)



अति० आयुक्त (यो०)-II

डायरी सं० 1893

दिनांक 19/6/19

147/C

अ० (MP)

अतिरिक्त आयुक्त (योजना)-I

डायरी सं० 1208

दिनांक 21/6/19

DELHI DEVELOPMENT AUTHORITY  
PLANNING ZONE-J & UC CELL  
12<sup>th</sup> FLOOR, VIKAS MINAR



आयुक्त (योजना) कार्यालय  
डायरी सं० M-910  
दिनांक 19/6/19

Dn (Plg) MP  
Dy. ND-24  
27/6/19

File No. F.26 (12)2019-MP/D-144

Date: 18/06/2019

Subject: Amendment in Minutes of the 4<sup>th</sup> Technical Committee meeting of DDA held on 10.06.2019

Kindly refer the Minutes of 4<sup>th</sup> Technical Committee meeting held on 10.06.2019. With respect to item no. 14/19 regarding "Guidelines/Principles for implementation of Regulation for enabling the planned development of privately owned lands notified on 4<sup>th</sup> July 2018 in case of pockets/ land parcel where no layout plan is available", it is to mention that the matter related to preparation of layout plan in Facility Corridor was discussed. It was discussed in the meeting that width of Facility Corridor has not been specified in Zonal Development Plans (ZDP). Further in order to prepare the layout plan in Facility Corridor, it was suggested to keep the width of facility corridor in relation to Right of way (RoW) of the road such as 03 times of the road RoW.

Therefore, Master Plan Section is requested to incorporate the above in minutes of the TC meeting accordingly.

हम निम्न  
डायरी सं० 1885/MP/II  
दिनांक 19/6/19

Asstt. Director (Plg.) Zone-J

Director (Plg.) UC&J (in-charge)

Adtl. Commr. (Plg.)-II

Commr. (Plg.)

accy I. 21/6/19  
(on leave)

Dn (Plg) MP

op. dir (mp)

shikha  
01/07/2019

UT-1

नगर विकास प्राधिकरण

नगर विकास प्राधिकरण







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

F.1 (06)/2019/MP/230 A

Date: 10.6.2019

**Subject: Minutes of the 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 10.06.2019.**

The 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on Monday, 10.06.2019. 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.

*Manju Paul*

(Manju Paul) 10/6/19

Addl. Commissioner(Plg)I

To:

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

The Agenda wise minutes are as follows:

**Item No 11/19** Confirmation of the 2<sup>nd</sup> Technical Committee meeting held on 12.02.2019  
(F.1 (04)/2019/MP)

Since no observations/ comments were received, the minutes of the 2<sup>nd</sup> Technical Committee meeting held on 12.02.2019 were confirmed as circulated.

**Item No 12/19** Confirmation of the 3<sup>rd</sup> Technical Committee meeting held on 12.02.2019  
(F.1 (05)/2019/MP)

Since no observations/ comments were received, the minutes of the 3<sup>rd</sup> Technical Committee meeting held on 26.02.2019 were confirmed as circulated.

**Item No. 13/19** Proposed change of land use of land measuring about 18411.684 sq.m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F.  
F.1(27)2005/MP

The proposal was presented by Addl. Comm. (Plg) III & Chief Architect (CPWD). During the meeting the following was informed:

- i. The current proposal is for redevelopment of the staff quarters which were constructed in early 70's and have outlived their life. Due to the site constraints arising out of the proximity to the existing monument, the site area available for construction has been reduced considerably i.e. from 5 acres to 3 acres.
- ii. The land use of the site is recreational green as per MPD-2021.
- iii. The proposed number of dwelling units (106 no.) is also less than the existing number i.e. 172DUs.
- iv. NOC from AAI & ASI have been granted.

In view of the above, the proposal for relaxation of setbacks and change of land use under Section 11-A of DD Act 1957 was approved with the following stipulations:

- i. Maximum number of trees to be protected and replanted as per the policy.
- ii. Solid and Liquid waste to be managed and reused within the site.

**Item No. 14/19** Guidelines/principles for implementation of 'regulations for enabling the planned development of privately owned lands' notified on 4<sup>th</sup> July, 2018 in case of pockets / land parcel where no layout plan is available.

Dir(Plg)/R/PLP/2019

The proposal was presented by Director (Plg) Projects. After detailed deliberation, the Technical Committee approved the proposal at para 3.0 with certain modifications. It was discussed that the guidelines have to be read along with the stipulations given in the notified regulations.

The approved proposal incorporating the changes by the Technical Committee is as follows:

1. In case of land parcels which include private and Govt. land, falling within already approved plans, an integrated plan shall be prepared for optimum utilization of land.



2. The land for the basic infrastructure facilities required for the private project have to be provided by the land owner as per the usage and FAR as applicable in the plot. These facilities shall be provided by the respective service providing agencies i.e., DJB, Delhi Transco, PWD etc. for which he may apply directly.
3. In case the land parcel is required to be surrendered to the Govt. or local body for any type of common use/ public infrastructure provisions, in such cases the FAR of the surrendered land shall be loaded on the balance plot area where construction can be done after making all the statutory provisions. If the provided public infrastructure is only for the use of private land then no extra FAR shall be permitted.
4. All issues related to ownership and superimposition of khasra of private land shall be checked by the concerned ULB with respect to the superimposition, shape and size through revenue Deptt. of GNCTD. DDA shall not examine this issue at all and will limit to preparation of area layout plan.
5. The scrutiny regarding applicability of policy shall be got verified by the concerned ULBs /agencies through their respective departments.
6. In case of already approved DDA layout plans, the private land khasra shall be superimposed with the help of Land Management Staff & Engineering staff of DDA/ Revenue Department GNCTD on the approved layout plan. Thereafter the layout plan shall be placed in the screening committee clearly defining the use of the plot. The development control norms on the plot shall be governed as per the MPD provisions subject to all statutory clearances and approvals.
7. In case, the land parcel is land-locked and has a limited access, in such cases:-
  - (a) *The minimum access required for the development of the plot shall be provided from the govt. Land in accordance with layout plan after payment of the due land compensation to the land owning agency by the private owner as per applicable rates calculated by the competent authority, if allowed by the land owning agency.*
  - (b) *In case, the private land forms the parcel of the integrated layout plan of the area/pocket, such development shall be permitted subject to all statutory clearances and no separate boundary walls, gates/ physical barrier shall be permitted. All provisions such as parking etc., will be provided within the plot and the development should merge with the surrounding development.*
8. In case of the land parcels, where no layout plans are available (for instances in the special area zones - Karol Bagh zones etc., developed by DIT), for such areas, layout plan shall be prepared by conducting a TSS/Drone surveys of the area upto the main approach roads 18 m /24 m ROW and other existing features. **The layout plans so prepared** shall be verified by the concerned ULBs/Agencies and Planning Department, DDA.
9. All such cases where the plot area fulfils the minimum area requirement as stipulated in the Master Plan, the relaxation if required in the ground coverage, height and setbacks can be given as per Clause 8(3)V of Chapter 17 in special circumstances by Technical Committee of DDA. However, No relaxation in terms of the use of the plot/FAR or other development control norms, shall be allowed in case, the plot area does not fulfil the minimum area requirement as stipulated in the Master Plan provisions.



10. In case of isolated pockets falling in facility corridors, the ULBs shall provide the details of all the existing sanctions as per actual site to the Planning Department, DDA of the surrounding areas of such pockets to enable DDA to prepare an integrated plan. The layout plan shall be prepared for a sector as shown in the Zonal Development Plan (ZDP). In case it is not possible to prepare, the sector plan, the layout plan shall be prepared for a depth of minimum 500 mtr. and maximum 1 Km length or the length as shown in the Zonal Plan, which shall be measured as per scale or ground reality on the either side. In case some natural or physical boundaries are available then these boundaries need to be reflected in the layout plan. The part layout plan shall be merged in the main sector layout plan at a later stage.
11. The minimum accessibility to the plots in facility corridor shall be 12 mtr. <sup>and</sup> the land required for widening of road shall be spared by the land owners proportionate to the plot size in order to provide proper accessibility. The minimum parking norms shall also be followed in the area of which the layout plan is being prepared.
12. The following processing fees to be charged :-
  - For superimposition of the khasras on the layout plans.
  - For preparation of the layout plans.
13. These are preliminary guidelines and have been worked out on the basis of cases received till date. The same are subject to modifications as and when required.
14. Commissioner (Plg) shall be the nodal officer for all applications of Privately Owned Land Policy received in other departments of DDA and concerned Chief Town Planners of local body for areas falling under their jurisdiction.

**Item No. 15/19**

**Proposal for change of land use of land measuring about 5 Acres (24 Bigha), Khasra no. 91 min 7 Bigha 7 Biswa, 14 min 16 Bigha 13 Biswa at Dera Mandi Village for Mandi Vidya Niketan (New Name Sardar Patel Vidya Niketan) run by Gujarat Education Society from 'Recreational (Regional Park)' to 'Public and Semi-Public' falling in Planning Zone-J.**

**(F.3(75)2008-MP/J-62)**

The proposal was presented by Director (Plg) Zone J. It was discussed that the said institute is not covered under the extant policy for Pre-existing Institutions as its not located on a private land. The institute is constructed on the land which was formally allotted on a perpetual lease by Gram sabha in the year 1972 under agricultural use.

After detailed deliberations, the Technical Committee recommended the change of land use of 5 Acres (24 Bigha) of land from 'Recreational' (Regional Park) to 'Public and Semi-Public' falling in ZDP of Zone-J / MPD-2021, under section 11-A of DD Act, 1957. The following clearances would also be required before the matter is put up for change of landuse for final approval of Authority:

- NOC from Land owning agency.
- NOC from Ridge Management Board, Central Empowered Committee (CEC) and Hon'ble Supreme Court of India.

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



142/C

- 5 -

ANNEXURE-I

List of participants of 4th meeting for the year 2019 of Technical Committee on 10.06.2019

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(Housing)
4. Pr. Commissioner(LD& LM)
5. Commissioner(Plg)
6. Addl. Commissioner (Plg.) - I
7. Addl. Commissioner (Plg.) - III
8. Addl. Chief Architect—II
9. Addl. Commissioner(Landscape)
10. Sr. Architect, VC Sectt.
11. Director (Plg) (Rohini & Narela)
12. Director (Plg) UC,Zone-J& Part-G
13. Director (Plg)E&O

**OTHER ORGANIZATIONS**

1. Chief Architect, CPWD
2. Sr. Architect(HQ), CPWD
3. Dy. Town Planner, EDMC
4. Dy. Architect, CPWD
5. Divisional Officer, Delhi Fire Service
6. Associate, TCPO
7. Asstt. Engineer(L&DO)

May 2019



131/C

- ii. The land use was 'Agriculture' (Cultivable land) during MPD-1962. But in MPD-2001, land use of said land was shown as 'Recreational' (Regional Park).
- iii. The term 'Regional Park' / 'Ridge' under 'Recreational' Landuse came for the first time in MPD-2001 which was notified on 01.08.1990.
- iv. The school has been running since 20.07.1989 as "Balwadi" on the allotted land.
- v. The Gram Sabha land was allotted to Gujarat Education society in 1972. This case is not on private land, instead it was allotted, and therefore it is neither covered under the policy advertised on 01.05.2008 for regularization of bonafide institutions nor covered under Regulation for enabling planned development for privately owned land notified on 04.07.2018.
- vi. As per Right of Children to Free and Compulsory Education (RTE) Act, 2009, this institute is rendering education, so it may be considered.

**3.0 INFORMATION REQUIRED BY MoHUA (MoUD) VIDE LETTERS DATED 07/04/2015, 04/09/15 & 17.06.2016**

(A) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 07.04.15:		
Sl. No.	Information sought by MoUD	Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	Gram Sabha Land on lease for 99 years in 1972 to Gujarat Education Society.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Gujarat Education Society vide letter dated 31.05.2019 requested to change the landuse to Educational purpose.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Yes
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The proposal will facilitate in providing education facilities in nearby areas.
(v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi)	What will be proposal's impact/implications on general public e.g. Law and order etc?	No Law and Order issue is anticipated.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case as per available record.





(B) Information for MoUD's letter No. K-13011/3/2012-DD-I dated 04.09.15		
Sl. No.	Information sought by MoUD	Point-wise information
(i)	Back ground note indicating the current situation/provisions;	As per the approved Zonal Development Plan of Zone-J/ MPD-2021, the institute falls within the "Recreational" (Regional Park) land use.
(ii)	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal for change of land use is to be placed before Authority after the approval of Technical Committee.
(iv)	How and why the proposal was initiated;	
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal will facilitate in providing education facilities in nearby areas.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	The proposal will facilitate in providing education facilities in nearby areas.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal will facilitate in providing education facilities in nearby areas.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The DDA & other Development Authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar.
(ix)	What will be the public purpose served by the proposed modification;	The proposal will facilitate in providing education facilities in nearby areas.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	The proposal will facilitate in providing education facilities in nearby areas.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	Yes
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Yes, it involves "change of land use" under section 11(A) of DD Act, 1957.
(xiii)	Whether the departments/ organizations/Ministries related with the proposal have been consulted and if yes,	MoUD, Govt. of India vide their letter dated 24.09.2012 has conveyed no objection to accede to request of the Gujarat Education Society for



	what were their views and how they were disposed;	regularization of the land of Mandi Vidya Niketan School.
(xiv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned officer presently dealing with this matter in DDA is Sh. Ajay Kr. Saroj, Dir.(Plg.) UC & J In-charge, DDA, Vikas Minar, New Delhi (Contact No.: 8010509889)

**(C) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 17.06.2016:**

Sl. No	Information sought by MOUD	Point-wise information
(i)	What is the change proposed in MPD-2021/Change of landuse case?	The Change of Land Use of land measuring about 5 Acres (24 Bigha) from 'Recreational (Regional Park)' to 'Public and Semi-Public' of Zone-J.
(ii)	Why the change is proposed i.e. the context and justification?	As the matter neither covered under the policy advertised on 01.05.2008 for regularization of bonafide institutions nor covered under Regulation for enabling planned development for privately owned land notified on 04.07.2018. So, the matter is being processed for CLU.
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	Neighborhood Population
(iv)	How they are going to be benefitted from the proposed amendment/ change?	By provision of Educational facility.
(v)	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	No



#### 4.0 PROPOSAL:

It is proposed to change the land use of land about 5 Acres (24 Bigha) for Mandi Vidya Niketan (New Name Sardar Patel Vidya Niketan) run by Gujarat Education Society at Mandi Village, New Delhi from 'Recreational (Regional Park)' to 'Public and Semi-Public' falling in ZDP of Zone-J / MPD-2021, under section 11-A of DD Act, 1957 subject to all statutory clearances including the following clearances:

1. NOC from Land owning agency.
2. NOC from Ridge Management Board, Central Empowered Committee (ECE) and Hon'ble Supreme Court of India.

#### 5.0 RECOMMENDATIONS:

In view of above, the proposal as given in Para-4.0 is placed before the Technical Committee for consideration. Based on recommendation by the Technical Committee and clearances from all statutory bodies/ organization, the proposal of change of land use to be placed before the Authority for consideration and giving permission to invite objections / suggestions from the public as per provisions under Section 11(A) of DD Act-1957.

The proposal was presented by Director (Plg) Zone J. It was discussed that the said institute is not covered under the extant policy for Pre-existing Institutions as its not located on a private land. The institute is constructed on the land which was formally allotted on a perpetual lease by Gram sabha in the year 1972 under agricultural use.

After detailed deliberations, the Technical Committee recommended the change of land use of 5 Acres (24 Bigha) of land from 'Recreational' (Regional Park) to 'Public and Semi-Public' falling in ZDP of Zone-J / MPD-2021, under section 11-A of DD Act, 1957. The following clearances would also be required before the matter is put up for change of landuse for final approval of Authority:

- NOC from Land owning agency.
- NOC from Ridge Management Board, Central Empowered Committee (CEC) and Hon'ble Supreme Court of India.



133/C - LAID ON TABLE -

Minutes of the Technical Committee Meeting  
Held on 10.6.2019.

Item No. 15/TC/2019

Date: \_\_\_\_\_

**AGENDA FOR TECHNICAL COMMITTEE**

No. F.3 (75)2008-MP/J-62

Sub: Proposal for change of land use of land measuring about 5 Acres (24 Bigha), Khasra no. 91 min 7 Bigha 7 Biswa, 14 min 16 Bigha 13 Biswa at Dera Mandi Village for Mandi Vidya Niketan (New Name Sardar Patel Vidya Niketan) run by Gujarat Education Society from 'Recreational (Regional Park)' to 'Public and Semi-Public' falling in Planning Zone-J.

1.0 **BACKGROUND:**

- 1.1 Gujarat Education Society was allotted 05 acres land in 1972 on lease for 99 years by Gram Sabha. Mandi Shishu Mandir (now Mandi Vidya Niketan/ Sardar Patel Vidya Niketan) has been running since 20.07.1989 as "Balwadi" on the land allotted. The name of the Institution was subsequently changed to 'Mandi Vidya Niketan' w.e.f. 06.10.2004 onwards.
- 1.2 The land use of the land was 'Agriculture' (Cultivable land) during MPD-1962. But in MPD-2001, land use of said land was shown as 'Recreational' (Regional Park).
- 1.3 The school has been running since 20.07.1989 as "Balwadi" on the allotted land, however the term 'Regional Park' / 'Ridge' under 'Recreational' Landuse came for the first time in MPD-2001 which was notified on 01.08.1990.
- 1.4 The institute falls on Gram Sabha land and within the 'Recreational' (Regional Park) land use as per MPD 2021/ ZDP of 'J' (**Annexure-I**).
- 1.5 DDA vide letter dated 21.06.2011 sent a letter to Education Department regarding the date of establishment of 'Mandi Vidya Niketan' and existence of school prior to year 1990. In reply, Education Department submitted that as per the information supplied by the manager of the school in the Performa for Recognition (dated 29.11.2007). The Gujarat Education Society (Regd.) Delhi has been running 'Mandi Shishu Mandir' since 20.07.89 as 'Balwadi'. Its name was changed as 'Mandi Vidya Niketan' w.e.f 06.10.2004. Also as per lease deed Gujarat Educational society was allotted land in 1972 for 99 years. However, no valid documents/proof for establishment/existence of school was provided by Education Department as well as Institute.
- 1.6 The file was put up to Hon'ble LG and the noting of Hon'ble LG is as follows- "This is a fit case for regularization. The restriction of use of "Ridge Area" or "Regional Park" for "Green" came for the first time in MPD-1981 -2001 notified on 01.08.1990. The school precedes such restriction."
- 1.7 Further, MoUD, Govt. of India has conveyed no objection to accede to request of the Gujarat Education Society for regularization of the land of Mandi Vidya Niketan School vide their letter dated 24.09.2012.





- 1.8 As per the Minutes of Meeting held on 14.06.2012 under the Chairmanship of Pr. Secretary (E&F), GNCTD, "for any non-forest activity in the Ridge, prior of the Ridge Management Board, Central Empowered Committee (CEC) and Hon'ble Supreme Court of India would be required."
- 1.9 Accordingly, the matter was referred to Central Empowered Committee (CEC) and Chief Secretary, Govt. of NCT of Delhi (Chairperson of Ridge Management Board) vide this office letter dated 26.11.2012 for observations/NOC for processing of the case regarding regularization of the school. No observations/ comments has been received from Central Empowered Committee and Ridge Management Board yet.
- 1.10 Gujarat Education Society vide letter dated 31.05.2019 requested to change the landuse to Educational purpose (**Annexure-II**).

## 2.0 EXAMINATION:

- 2.1 The Gujarat Education Society has been representing from time and again since December 2008 for regularization of land for educational purpose at Mandi but their case could not be processed for regularization, because for regularizing their case:
- a) The institute falls within the 'Regional Park', NOC has to be obtained from the Ridge Management Board. As per minutes of the meeting held on 14.06.2012, held under the Chairmanship of Pr. Secretary (E&F), GNCTD "for any non-forest activity in the Ridge prior approval of the ridge management board, central empowered committee (ECE) and Hon'ble Supreme Court of India would be required."
  - b) After obtaining NOC, change of landuse will be processed under Section 11(A) of DD Act which would require approval of the Authority and placing the proposal in the public domain for inviting objections/suggestions. Thereafter with the approval of the Authority and MOHUA, the final notification will be issued by the Government of India.
  - c) The institute under the extant policy requires the extension of cut-off date in the Policy.
- 2.2 Such institutions are covered under NCT of Delhi Laws (Special Provisions) Act and therefore, have protection against demolition till 31 December, 2020. The Institute can thus continue as such till 2020, but cannot expand or raise any new construction.
- 2.3 Here, it is also to mention that the said institute was examined previously as per regularisation policy advertised in 01.05.2008, but after examination of documents, there are certain other facts to be brought on record:-
- i. The Gram Sabha land was allotted to Gujarat Education society on lease for 99 years in the year 1972 for program and social activities including educational activities (**Annexure-III**).

## ZONE-F

**ZONE-G**

HARYANA

FAMILY DATABASE

Tentative  
Location of  
Sardar Patel  
Vidya Niketan

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

NETO BOUNDARY

Authorised as agent of  
Dept. of Health  
Latter 10, K.129110525-2070-000  
dated 17.04.2018

## KEY PLAN

LAND USE

RESIDUENTIAL

RECREATIONAL

1000

**WILEY**

03/04/2013 01:00:00

[illegible]

McGraw-Hill

12.1. 1000000  
12.2. 1000000  
12.3. 1000000

UTILITY

2000

[illegible]

DATE RECEIVED	DATE RECEIVED
DATE RECEIVED	DATE RECEIVED

U.S. FISHBOAT
FRANK, STEPHEN

QUALITY CONTROL AND  
COMPLETION INFORMATION

## APPROVALS

NUMBER 401/2007 DATE

GOVERNMENT WIDE S.O.

RECOMMENDATIONS OF

(SOUTH-DIEHL) WAS A

THE CENTRAL GOVERNMENT

DEVELOPMENT PLAN FOR

ZONAL DEVELOPMENT

1000

11

DELHI DEVELOPMENT AUTHORITY





**GUJARAT EDUCATION SOCIETY (REGD) DELHI**  
**S A R D A R P A T E L V I D Y A L A Y A**  
 LODHI ESTATE □ NEW DELHI - 110 003 □ TELEFAX : 24618160 □ e-mail: [gesdelhi@gmail.com](mailto:gesdelhi@gmail.com)

The Vice Chairman  
 Delhi Development Authority  
 New Delhi

VC Office

By No. 1918-A

Dated 7/6/19

Subject **Regularization of educational institution named Sardar Patel Vidya Niketan (old name Mandi Vidya Niketan) bearing Khasra No. 208, Mandi Village, New Delhi**

Hon'ble Sir,

This is in continuation of our letter dated 30<sup>th</sup> March 2019 and 22<sup>nd</sup> March 2018 with regard to regularization of educational institution namely Sardar Patel Vidya Niketan (Old name Mandi Vidya Niketan) bearing Khasra No. 208, Mandi Village, New Delhi.

It is once again submitted that we e, Gujarat Education Society, are a registered Society working solely in the field of education for more than six decades. We are managing the prestigious Sardar Patel Vidyalaya, Lodhi Estate, New Delhi which is currently reckoned as among the top ten schools in India in terms of academic results and otherwise. We are also running a school for less privileged residents of village Mandi & nearby areas in the outskirts of the city, for more than four decades. This school, previously known as Mandi Vidya Niketan, is now called Sardar Patel Vidya Niketan and is, presently running classes from Nursery to Senior Secondary level and is playing a major role in educating the children of the locality and surrounding areas.

Sardar Patel Vidya Niketan is situated on land which is in possession of the Society since 1972. The plot measures about 25 Bigha & 7 Biswa of Khasra No. 208 (Old Khasra No. 14 Min & 91 Min) and recorded in the recors of Revenue Department in the name of Gujarat Education Society (Regd.), Sardar Patel Vidyalaya, Lodhi Road, New Delhi. In this regard a copy of certificate issued by SDM (Mehurauli), Govt. of NCT of Delhi dated 01.08.2016 is attached herewith as Annexure - "I" which also certifies change of Khasra Nos. mentioned above.

It is requested to please change our land use to Educational purpose considering our previous applications with its supported documents at your earliest convenience.

Thanking you,

Yours sincerely,

  
 Bhailalbhai Patel  
 President (GES)



Encl. As above



128/C

Encl. 3

OFFICE OF THE SUB-DIVISIONAL MAGISTRATE  
GOVT. OF NCT DELHI  
OLD TEHSIL BUILDING, MEHRAULI, NEW DELHI

F.No.SDM(M)/2016/606

Dated:- 01/08/2016

TO WHOM IT MAY CONCERN

It is to certify that as per Halqua Patari report the total land measuring 25 Bigha and 7 Biswa of khasra No. (new) 208 and old khasra no. 14 Min and 91 Min situated in village Dera Mandi (Mandi), Subdivision Mehrauli, District South. The said land is recorded in the name of Gujarat Education Society (Regd.) Sardar Patel Vidyalaya Lodhi Estate, New Delhi. The schedule of land in respect of Khasra No. 208, Village -Mandi is as under:-

East - Road  
West- Other land  
North- Other land  
South- Other land



(D. S. VERMA)  
Sub-Divisional Magistrate  
Mehrauli

Sub-Divisional Magistrate (Mehrauli)  
Old Tehsil Building  
Mehrauli, New Delhi-110030

To,

The Secretary  
Gujarat Education Society (Regd.)  
Sardar Patel Vidyalaya Lodhi Estate New Delhi



कार्यालय सहायक विकास आयुक्त (पंचायत), दिल्ली प्रासन, दिल्ली ।

संख्या जी०एस०/डेरामान्डी/१६९/एम/७१/पी०सी०/पंच/

दिनांक

१९७१

प्रेषित,

ग्राम विकास अधिकारी,  
महरोली, दिल्ली ।

विषय:- गुजरात रजुफेशन सोसाइटी कोलम्बो अवधि के लिए भूमि पट्टे पर वेना  
महोदय,

उपरोक्त विषय पर आप के कार्यालय के पत्र सं० एम० पंच(१७)/७१/  
४६७७ दिनांक १३-१०-७१ के सन्दर्भ में मुझे यह सूचित करने का निवेदन हुआ है  
कि गाँव सभा डेरामान्डी में स्थित छसरा नम्बर ९१ मिन ७ बीघे ७ विश्वे व  
छसरा नम्बर १४ मिन १६ बीघे १३ विश्वे (कुल २४ बीघे) भूमि गुजरात  
रजुफेशन सोसाइटी को ९९ का की अवधि के लिये ५२० प्रति एकड़ प्रति वर्ष  
की दर से पट्टे पर देने की स्वीकृति उपराज्यपाल, दिल्ली ने प्रदान की है  
है । कृपया गाँव पंचायत को सूचित कर दें ।

भा वकील,



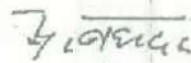
( सुखराज वहावुर )

सहायक विकास आयुक्त (पंचायत)

संख्या जी०एस०/१६९/एम/७१/पी०सी०/पंच/ ७०६१-६३ दिनांक २२/१२/१९७१

प्रतिलिपि सूचनार्थ प्रेषित है :-

- १) प्रधान गाँव सभा डेरामान्डी, दिल्ली ।
- २) सरदार पटेल विद्यालय, गुजरात रजुफेशन सोसाइटी (रजि०)  
लोवी स्टेट रोड नं० ३ नई दिल्ली ।



सहायक विकास आयुक्त (पंचायत),  
दिल्ली ।





lease deed for a period of 99 years

annual lease amount: Rs. 25/-

Stamp duty Rs. 5/-

This lease is made by Gram Sabha of Village Dehra Mandi, Mehrauli Block, Delhi, through Pardhan Shri Bhoundu Raj, herein after called the Lessor, which expression shall mean and include the Gram Sabha, the members, administrators, executors, nominees and assigns;

In favour of The Gujrat Education Society (Regd) Bardar Patel Vidyalaya, Lodi Estate Road, No. 3 New Delhi, hereinafter called the Lessee which expression shall include its successors, administrators, and assigns; on this 27/4/1972.

Whereas the Asstt. Development Commissioner, Panchayat, Delhi as per letter No. D.S./169/11/71/F.C./Panch/7062-63 dated the 22/12/1971 has allowed lease of lands measuring 24 bighas ( 5 acres ) bearing Khata Nos. 91 area 7 bigha 7 biswas, 14 minn 16 bigha 13 biswas, of Village Dehra Mandi, Delhi, for 99 years

Signature

C. Parker  
27.4.72

2780

65

157

4.

141

10

4.

21. 20 67 30/12/1888. B. R. Ram aged 45 yrs.

40270. *Bardh Rain*

5/10 Village, Bela, Mandi, K.O. 221, N. 221-3.

March 21st of the 2nd Regiment, New York

2.50 (Hoffman), 3.00 (Hoffman)

22/3.4.18 in

27/4/22  
 27/4/22

[illegible]

Phenol by C. Parker

S. R. New - Barb. Reprints  
27/4/74 New Delhi

William A. Tuck



page No.2

(ninety nine years ) with effect from 1/1/1972 on a yearly lease of Rs.25/-. This sanction is granted by the Lt.Governor ,Delhi and the above letter issued by the Asstt. Director of Panchayat Delhi;

Now this deed witnesseth as under;

The land leased out is 24 bighas bearing khasra Nos.91 area 7 bigha 7 biswas, and 14 min area 16 bighas 13 biswas ,of Village Dera Mandi, Delhi.

The lease period is 99 years, with effect from the 1st Jan. 1972 the yearly lease is Rs.25/- rupees twenty five only payable every year /year in advance; Lease for the first party has already been received by the lessor from the lessee ,to be adjusted towards the first years lease.

The land has been leased out for the programmes and social activities of the lessee. The lessee shall have full liberty to make excavations therein and construct and erect thereon any building and playground etc. and shall have full freedom of access over suitable approaches thereto.

Any taxes demanded towards the said lands by any department, the same shall be paid by the lessee.

The lessee will have full right to get the lease extended for a further period of 99 years by execution of separate lease deed on the expiry of this period and the lessor will not object to it.

for the lessor

page No. 3

It is admitted that if the land is acquired then the lessee will have no right with the compensation and all the compensation will be received by the Gaon Sabha.

All disputes shall be settled by the Ld. Governor or through arbitrator suggested by the authorities;

If the lessee fails to pay three years regular rents/lease money then the gaon sabha will have power to cancel the lease with the permission of higher authorities.

The lessee is entitled to use the land under lease for educational activities also.

In witness whereof the deed is signed by the Pardhan Gaon Sabha for lessor and Shri Chander Kant Pathak Manager of the lessee society for lease on this 27/4/1972.

प्रधान, पटवर्धन

आज मंगल दिन २७ अप्रैल १९७२  
मैहरी, गंजवाक नर विहारी

witnesses

lessor Pardhan

1. *[Signature]* for lessee Manager

2. *[Signature]*

C. Pathak  
c/o Amritlal Pathak  
KARDAR PATEL VIDYUT  
LOBI ESTATE RD. NOLL



Minutes of the Technical Committee Meeting  
Held on 10.6.2019.



119/C

- LAID ON TABLE -

Item No.

15/17/2019

Date:

### AGENDA FOR TECHNICAL COMMITTEE

No. F.3 (75)2008-MP/J-62

Sub: Proposal for change of land use of land measuring about 5 Acres (24 Bigha), Khasra no. 91 min 7 Bigha 7 Biswa, 14 min 16 Bigha 13 Biswa at Dera Mandi Village for Mandi Vidya Niketan (New Name Sardar Patel Vidya Niketan) run by Gujarat Education Society from 'Recreational (Regional Park)' to 'Public and Semi-Public' falling in Planning Zone-J.

#### 1.0 BACKGROUND:

- 1.1 Gujarat Education Society was allotted 05 acres land in 1972 on lease for 99 years by Gram Sabha. Mandi Shishu Mandir (now Mandi Vidya Niketan/ Sardar Patel Vidya Niketan) has been running since 20.07.1989 as "Balwadi" on the land allotted. The name of the Institution was subsequently changed to 'Mandi Vidya Niketan' w.e.f. 06.10.2004 onwards.
- 1.2 The land use of the land was 'Agriculture' (Cultivable land) during MPD-1962. But in MPD-2001, land use of said land was shown as 'Recreational' (Regional Park).
- 1.3 The school has been running since 20.07.1989 as "Balwadi" on the allotted land, however the term 'Regional Park' / 'Ridge' under 'Recreational' Landuse came for the first time in MPD-2001 which was notified on 01.08.1990.
- 1.4 The institute falls on Gram Sabha land and within the 'Recreational' (Regional Park) land use as per MPD 2021/ ZDP of 'J' (Annexure-I).
- 1.5 DDA vide letter dated 21.06.2011 sent a letter to Education Department regarding the date of establishment of 'Mandi Vidya Niketan' and existence of school prior to year 1990. In reply, Education Department submitted that as per the information supplied by the manager of the school in the Performa for Recognition (dated 29.11.2007). The Gujarat Education Society (Regd.) Delhi has been running 'Mandi Shishu Mandir' since 20.07.89 as 'Balwadi'. Its name was changed as 'Mandi Vidya Niketan' w.e.f 06.10.2004. Also as per lease deed Gujarat Educational society was allotted land in 1972 for 99 years. However, no valid documents/proof for establishment/existence of school was provided by Education Department as well as Institute.
- 1.6 The file was put up to Hon'ble LG and the noting of Hon'ble LG is as follows- "This is a fit case for regularization. The restriction of use of "Ridge Area" or "Regional Park" for "Green" came for the first time in MPD-1981-2001 notified on 01.08.1990. The school precedes such restriction."
- 1.7 Further, MoUD, Govt. of India has conveyed no objection to accede to request of the Gujarat Education Society for regularization of the land of Mandi Vidya Niketan School vide their letter dated 24.09.2012.



- 1.8 As per the Minutes of Meeting held on 14.06.2012 under the Chairmanship of Pr. Secretary (E&F), GNCTD, "for any non-forest activity in the Ridge, prior of the Ridge Management Board, Central Empowered Committee (CEC) and Hon'ble Supreme Court of India would be required."
- 1.9 Accordingly, the matter was referred to Central Empowered Committee (CEC) and Chief Secretary, Govt. of NCT of Delhi (Chairperson of Ridge Management Board) vide this office letter dated 26.11.2012 for observations/NOC for processing of the case regarding regularization of the school. No observations/ comments has been received from Central Empowered Committee and Ridge Management Board yet.
- 1.10 Gujarat Education Society vide letter dated 31.05.2019 requested to change the landuse to Educational purpose (**Annexure-II**).

## 2.0 EXAMINATION:

- 2.1 The Gujarat Education Society has been representing from time and again since December 2008 for regularization of land for educational purpose at Mandi but their case could not be processed for regularization, because for regularizing their case:

- a) The institute falls within the 'Regional Park', NOC has to be obtained from the Ridge Management Board. As per minutes of the meeting held on 14.06.2012, held under the Chairmanship of Pr. Secretary (E&F), GNCTD "for any non-forest activity in the Ridge prior approval of the ridge management board, central empowered committee (ECE) and Hon'ble Supreme Court of India would be required."
  - b) After obtaining NOC, change of landuse will be processed under Section 11(A) of DD Act which would require approval of the Authority and placing the proposal in the public domain for inviting objections/suggestions. Thereafter with the approval of the Authority and MOHUA, the final notification will be issued by the Government of India.
  - c) The institute under the extant policy requires the extension of cut-off date in the Policy.
- 2.2 Such institutions are covered under NCT of Delhi Laws (Special Provisions) Act and therefore, have protection against demolition till 31 December, 2020. The Institute can thus continue as such till 2020, but cannot expand or raise any new construction.
  - 2.3 Here, it is also to mention that the said institute was examined previously as per regularisation policy advertised in 01.05.2008, but after examination of documents, there are certain other facts to be brought on record:-
    - i. The Gram Sabha land was allotted to Gujarat Education society on lease for 99 years in the year 1972 for program and social activities including educational activities (**Annexure-III**).





- 29 -

117/C

- ii. The land use was 'Agriculture' (Cultivable land) during MPD-1962. But in MPD-2001, land use of said land was shown as 'Recreational' (Regional Park).
- iii. The term 'Regional Park' / 'Ridge' under 'Recreational' Landuse came for the first time in MPD-2001 which was notified on 01.08.1990.
- iv. The school has been running since 20.07.1989 as "Balwadi" on the allotted land.
- v. The Gram Sabha land was allotted to Gujarat Education society in 1972. This case is not on private land, instead it was allotted, and therefore it is neither covered under the policy advertised on 01.05.2008 for regularization of bonafide institutions nor covered under Regulation for enabling planned development for privately owned land notified on 04.07.2018.
- vi. As per Right of Children to Free and Compulsory Education (RTE) Act, 2009, this institute is rendering education, so it may be considered.

**3.0 INFORMATION REQUIRED BY MoHUA (MoUD) VIDE LETTERS DATED 07/04/2015, 04/09/15 & 17.06.2016**

(A) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 07.04.15:		
Sl. No.	Information sought by MoUD	Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	Gram Sabha Land on lease for 99 years in 1972 to Gujarat Education Society.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Gujarat Education Society vide letter dated 31.05.2019 requested to change the landuse to Educational purpose.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Yes
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The proposal will facilitate in providing education facilities in nearby areas.
(v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi)	What will be proposal's impact/implications on general public e.g. Law and order etc?	No Law and Order issue is anticipated.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case as per available record.





(B) Information for MoUD's letter No. K-13011/3/2012-DD-I dated 04.09.15		
Sl. No.	Information sought by MoUD	Point-wise information
(i)	Back ground note indicating the current situation/provisions;	As per the approved Zonal Development Plan of Zone-J/ MPD-2021, the institute falls within the "Recreational" (Regional Park) land use.
(ii)	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal for change of land use is to be placed before Authority after the approval of Technical Committee.
(iv)	How and why the proposal was initiated;	
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal will facilitate in providing education facilities in nearby areas.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	The proposal will facilitate in providing education facilities in nearby areas.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal will facilitate in providing education facilities in nearby areas.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The DDA & other Development Authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar.
(ix)	What will be the public purpose served by the proposed modification;	The proposal will facilitate in providing education facilities in nearby areas.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	The proposal will facilitate in providing education facilities in nearby areas.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	Yes
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Yes, it involves "change of land use" under section 11(A) of DD Act, 1957.
(xiii)	Whether the departments/ organizations/Ministries related with the proposal have been consulted and if yes,	MoUD, Govt. of India vide their letter dated 24.09.2012 has conveyed no objection to accede to request of the Gujarat Education Society for





115/C

-31-

	what were their views and how they were disposed;	regularization of the land of Mandi Vidya Niketan School.
(xiv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned officer presently dealing with this matter in DDA is Sh. Ajay Kr. Saroj, Dir.(Plg.) UC & J In-charge, DDA, Vikas Minar, New Delhi (Contact No.: 8010509889)

(C) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 17.06.2016:		
Sl. No	Information sought by MOUD	Point-wise information
(i)	What is the change proposed in MPD-2021/Change of landuse case?	The Change of Land Use of land measuring about 5 Acres (24 Bigha) from 'Recreational (Regional Park)' to 'Public and Semi-Public' of Zone-J.
(ii)	Why the change is proposed i.e. the context and justification?	As the matter neither covered under the policy advertised on 01.05.2008 for regularization of bonafide institutions nor covered under Regulation for enabling planned development for privately owned land notified on 04.07.2018. So, the matter is being processed for CLU.
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	Neighborhood Population
(iv)	How they are going to be benefitted from the proposed amendment/change?	By provision of Educational facility.
(v)	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	No

#### 4.0 PROPOSAL:

It is proposed to change the land use of land about 5 Acres (24 Bigha) for Mandi Vidya Niketan (New Name Sardar Patel Vidya Niketan) run by Gujarat Education Society at Mandi Village, New Delhi from 'Recreational (Regional Park)' to 'Public and Semi-Public' falling in ZDP of Zone-J / MPD-2021, under section 11-A of DD Act, 1957 subject to all statutory clearances including the following clearances:

1. NOC from Land owning agency.
2. NOC from Ridge Management Board, Central Empowered Committee (ECE) and Hon'ble Supreme Court of India.

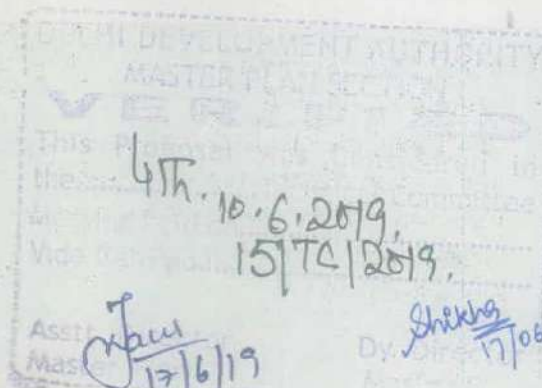
#### 5.0 RECOMMENDATIONS:

In view of above, the proposal as given in Para-4.0 is placed before the Technical Committee for consideration. Based on recommendation by the Technical Committee and clearances from all statutory bodies/ organization, the proposal of change of land use to be placed before the Authority for consideration and giving permission to invite objections / suggestions from the public as per provisions under Section 11(A) of DD Act-1957.

The proposal was presented by Director (Pig) Zone. It was discussed that the said Institute is not covered under the extant policy for Pre-existing Institutions as its not located on a private land. The institute is constructed on the land which was formally allotted on a perpetual lease by Gram sabha in the year 1972 under agricultural use.

After detailed deliberations, the Technical Committee recommended the change of land use of 5 Acres (24 Bigha) of land from 'Recreational' (Regional Park) to 'Public and Semi-Public' falling in ZDP of Zone-J / MPD-2021, under section 11-A of DD Act, 1957. The following clearances would also be required before the matter is put up for change of landuse for final approval of Authority:

- NOC from Land owning agency.
- NOC from Ridge Management Board, Central Empowered Committee (CEC) and Hon'ble Supreme Court of India.







- 34 -

112/C

ANNEXURE-II

JARAT EDUCATION SOCIETY (REGD) DELHI  
A R D A R P A T E L V I D Y A L A Y A  
LODI ESTATE □ NEW DELHI - 110 003 □ TELEFAX : 24618160 □ e-mail: [map2008hi@gmail.com](mailto:map2008hi@gmail.com)

The Vice Chairman  
Delhi Development Authority  
New Delhi

VC Office

1918-A

7/6/19

Subject: Regularization of educational institution named Sardar Patel Vidya Niketan (old name Mandi Vidya Niketan) bearing Khasra No. 208, Mandi Village, New Delhi

Hon'ble Sir,

This is in continuation of our letter dated 30<sup>th</sup> March 2019 and 22<sup>nd</sup> March 2018 with regard to regularization of educational institution namely Sardar Patel Vidya Niketan (Old name Mandi Vidya Niketan) bearing Khasra No. 208, Mandi Village, New Delhi.

It is once again submitted that we e, Gujarat Education Society, are a registered Society working solely in the field of education for more than six decades. We are managing the prestigious Sardar Patel Vidyalaya, Lodhi Estate, New Delhi which is currently reckoned as among the top ten schools in India in terms of academic results and otherwise. We are also running a school for less privileged residents of village Mandi & nearby areas in the outskirts of the city, for more than four decades. This school, previously known as Mandi Vidya Niketan, is now called Sardar Patel Vidya Niketan and is, presently running classes from Nursery to Senior Secondary level and is playing a major role in educating the children of the locality and surrounding areas.

Sardar Patel Vidya Niketan is situated on land which is in possession of the Society since 1972. The plot measures about 25 Bigha & 7 Biswa of Khasra No. 208 (Old Khasra No. 14 Min & 91 Min) and recorded in the recors of Revenue Department in the name of Gujarat Education Society (Regd.), Sardar Patel Vidyalaya, Lodhi Road, New Delhi. In this regard a copy of certificate issued by SDM (Mehrauli), Govt. of NCT of Delhi dated 01.08.2016 is attached herewith as Annexure - "I" which also certifies change of Khasra Nos. mentioned above.

It is requested to please change our land use to Educational purpose considering our previous applications with its supported documents at your earliest convenience.

Thanking you,

Yours sincerely,

Bhailalbai Patel  
President (GES)



Encl. As above



111/C

-35-

Encl. I

OFFICE OF THE SUB-DIVISIONAL MAGISTRATE  
GOVT. OF NCT DELHI  
OLD TEHSIL BUILDING, MEHRAULI, NEW DELHI

F.No.SDM(M)/2016/606

Dated:- 01/08/2016

TO WHOM IT MAY CONCERN

It is to certify that as per Halqua Patari report the total land measuring 25 Bigha and 7 Biswa of khasra No. (new) 208 and old khasra no. 14 Min and 91 Min situated in village Dera Mandi (Mandi), Subdivision Mehrauli, District South. The said land is recorded in the name of Gujarat Education Society (Regd.) Sardar Patel Vidyalaya Lodhi Estate, New Delhi. The schedule of land in respect of Khasra No. 208, Village -Mandi is as under:-

East - Road  
West- Other land  
North- Other land  
South- Other land



(D. S. VERMA)  
Sub-Divisional Magistrate  
Mehrauli

Sub-Divisional Magistrate (Mehrauli)  
Old Tehsil Building  
Mehrauli, New Delhi-110030



To,  
The Secretary  
Gujarat Education Society (Regd.)  
Sardar Patel Vidyalaya Lodhi Estate New Delhi

कार्यालय सहायक विकास आयुक्त (पंचायत), दिल्ली प्रशासन, दिल्ली ।

संख्या जी०एस०/डेरामान्डी/169/एम/71/पी०सी०/पंच/

दिनांक

1971

प्रेषित,

ग्राम विकास अधिकारी,  
महरोली, दिल्ली ।

विषय: - गुजरात रजुफेशन सोसाइटी कोलम्बी अवधि के लिए भूमि पट्टे पर वेतन मंजूर,

उपरोक्त विषय पर आप के कार्यालय के पत्र सं० एस० पंच(17)/71/4 677 दिनांक 13-10-71 के सन्दर्भ में मुझे यह सूचित करने का निवेदन हुआ है कि गांव समीत डेरामान्डी में स्थित छसरा नम्बर 91 मिन 7 बीघे 7 बिस्वे व छसरा नम्बर 14 मिन 16 बीघे 13 बिस्वे (कुल 24 बीघे) भूमि गुजरात रजुफेशन सोसाइटी को 99 वर्ष की अवधि के लिये 5 रु० प्रति एकड़ प्रति वर्ष की दर से पट्टे पर देने की स्वीकृति उपराज्यपाल, दिल्ली ने प्रदान की है । कृपया गांव पंचायत को सूचित कर दें ।

भा वकील,

*(Signature)*

( सुखराज बहादुर )

सहायक विकास आयुक्त (पंचायत)

संख्या जी०एस०/169/एम/71/पी०सी०/पंच/ 7062-63 दिनांक 22/12/1971

प्रतिलिपि सूचनार्थ प्रेषित है :-

- 1) प्रधान गांव समीत डेरामान्डी, दिल्ली ।
- 2) सरकार पटेल विद्वत्शाला, गुजरात रजुफेशन सोसाइटी (रजि०) लोकी स्टेट रोड नं० 3 नई दिल्ली ।

*(Signature)*

सहायक विकास आयुक्त (पंचायत),  
दिल्ली ।



109/C

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lease deed for a period of 99 years

annual lease amount: Rs. 25/-

Stamp duty Rs. 3/-

This lease is made by Gram Sabha or Village Dehra Mandi,  
 Mehrauli block, Delhi, through Pardhan Shri Bhoundu Ray, herein  
 after called the Lessor, which expression shall mean and in-  
 clude the Gaon Sabha, the members, administrators, executors,  
 nominees and assigns;

In favour of The Gujarat Education Society (Regd) Bardar Patel  
 Vidyalaya, Lodi Estate Road, No-3 New Delhi, hereinafter called  
 the Lessee which expression shall include its successors,  
 administrators, and assigns; on this 27/4/1972.

Whereas the Asst. Development Commissioner, Panchayat, Delhi  
 as per letter No. 3.S./169/H/71/P.C./Panch/7062-63 dated the  
 22/12/1971 has allowed lease of lands measuring 24 bighas ( 5 acres ) bearing Khata Nos. 91 area 7 bigha 7 biswas, 14 minn  
 15 bigha 13 biswas, of Village Dehra Mandi, Delhi, for 99 years

*[Handwritten signature]*





page No.2

(ninety nine years ) with effect from 1/1/1972 on a yearly lease of Rs.25/-. This sanction is granted by the Lt. Governor, Delhi and the above letter issued by the Asstt. Director of Panchayat Delhi;

Now this deed witnesseth as under;

The land leased out is 24 bighas bearing khasra Nos.91 area 7 bigha 7 biswas, and 14 min area 16 bighas 13 biswas, of Village Dehra Gaud, Delhi.

The lease period is 99 years, with effect from the 1st Jan. 1972

The yearly lease is Rs.25/- rupees twenty five only payable every year /year in advance; Lease for the first party has already been received by the lessor from the lessee, to be adjusted towards the first years lease.

The land has been leased out for the programmes and social activities of the lessee. The lessee shall have full liberty to make excavations therein and construct and erect thereon any building and playground etc. and shall have full freedom of access over suitable approaches thereto.

Any taxes demanded towards the said lands by any department, the same shall be paid by the lessee.

The lessee will have full right to get the lease extended for a further period of 99 years by execution of separate lease deed on the expiry of this period and the lessor will not object to it.

... [Signature]

page No-3

It is admitted that if the land is acquired then the lessee will have no right with the compensation and all the compensation will be received by the Gaon Sabha.

All disputes shall be settled by the Lt. Governor or through arbitrator suggested by the authorities;

If the lessee fails to pay 6 years regular rents/lease money then the Gaon Sabha will have power to cancel the lease with the permission of higher authorities.

The lessee is entitled to use the land under lease for educational activities also.

In witness whereof the deed is signed by the Panchan Gaon Sabha for lessor and Shri Chander Kant Pathak Manager of the lessee society for lessor on this 27/4/1972.

महाराष्ट्र सरकार  
राज्य सरकार  
महाराष्ट्र सरकार

lessor Panchan

witnesses

1. for lessor Manager

2. C. Pathak  
for Amrarnath Pathak  
ARDOR PATEL VIDYUT  
LOBI ESTATE RD. NOL

Amrarnath  
Pathak





1057C

- 7 -

Minutes of the Technical Committee Meeting Held on  
10.6.2019

ITEM No. 13/TC/2019

### AGENDA FOR TECHNICAL COMMITTEE

No. F.1 (27)/2005/MP

Sub: **Proposed change of land use of land measuring about 18411.684 sq. m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F.**

#### 1.0 BACKGROUND:

- 1.1 A letter vide No. 71/20/2016/BN/CA (DR)/1372-76 Dt. 15.11.2018 was received from Chief Architect (DR), CPWD, Govt. of India with the request for change of land use of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' and relaxation of setbacks from 15, 12, 12, 12 (m) to preceding category 9, 6, 6, 6 (m). The letter includes the requisite information as prescribed by MoHUA, existing plan & proposed redevelopment plan of the area under reference along with a request letter from Regional P.F. Commissioner-I(PFD), Employees' Provident Fund Organization (EPFO), Ministry of Labour & Employment, Govt. of India informing that EPFO had purchased the area under reference at Malviya Nagar in the year 1972 and 172 nos. of quarters for Officers/Staffs were built by CPWD in the year 1977. In the Master Plan for Delhi (MPD)-1962, the land use of the area was 'Residential' but as per MPD-2001 & MPD-2021, the land use of the area covering the Bhavishya Nidhi Enclave at Malviya Nagar has been notified as 'Recreational'. The officers & staffs are still residing in the quarters and EPFO is intending to redevelop the area by demolishing the existing quarters and constructing a multi-storied apartment for officers & staffs. **(Annexure-'A')**
- 1.2 The Executive Engineer, CPWD vide their letter dated 12.02.2019 **(Annexure-'B')** informed that clearance from Delhi Fire Service, Airport Authority of India has been taken and that there is no observation from any of the statutory bodies like National Monument Authorities pending as on date.

#### 2.0 EXAMINATION:

- 2.1 The land use of the site under reference is 'Recreational' land use and there are also Historical Monuments near the area under reference as per Zonal Development Plan of Zone-F under MPD-2021.
- 2.2 As per the provisions of MPD-2021, Chapter 17: Development Code, Table 17.1: Minimum Setbacks (Other than Residential Plotted Development):

Sl. No.	Plot size (in sq.m)	Minimum Setbacks			
		Front (m)	Rear (m)	Side (m) (1)	Side (m) (2)
6	Above 2,000 upto 10,000	9	6	6	6
7	Above 10,000	15	12	12	12

Note: (i) In case the permissible coverage is not achieved with the above given setbacks, the setbacks of the preceding category may be allowed.



Further, under the norms & provision for Residential Plot – Group Housing as per MPD-2021, Chapter 4, Shelter, 4.4.3-Control for Building/ Buildings within Residential Premises is as under (B: Residential Plot – Group Housing):

<b>Minimum Size of plot</b>	3000 sq. m.
<b>Maximum Ground Coverage</b>	33.3% (in case of addition/ alteration of existing DUs for availing balance FAR, ground coverage upto 40% may be allowed).
<b>Maximum FAR</b>	200
<b>Height</b>	NR (Subject to clearance from AAI/Fire Department and other statutory bodies.
<b>Parking</b>	2.0 ECS/100 sqm built up area and 0.5 ECS/100 sqm. for EWS/Service Personnel housing.

Note:

(ii). Plots for group housing should be located on roads facing a minimum width of 18 m ROW (7.5m ROW for Redevelopment Areas/Rehabilitation area//Special Area/Village (Lal Dora/Firmi)/Extended Lal Dora).

(iv). The Central Government in consultation with the DDA may relax density and other norms for public housing and projects of national importance.

- 2.3 The total area of plot under reference as per the existing plan provided by CPWD is 18411.684 sqm. out of which area measuring about 10743 sqm. (58%) falls within 100 meter distance from monuments and area measuring about 7668 sqm. (42%) falls within 200 m distance from monuments. The CPWD has proposed to construct Group Housing Buildings on the 7668 sqm. of land with the permissible FAR (200) & 33.3% Ground Coverage of the entire land (18411.684 sqm.), whereas as per their proposal, they are achieving only 80.18 FAR and 11.455% (2109.07 sqm.) of Ground Coverage.

**3.0 INFORMATION REQUIRED BY MoHUA (MoUD) VIDE LETTERS DATED 07/04/2015, 04/09/15 & 17.06.2016 (Received from CPWD vide letter dated 05.11.2018)**

<b>(A) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 07.04.15:</b>		
<b>Sl. No.</b>	<b>Information sought by MoUD</b>	<b>Point-wise information</b>
(i)	Whether the land is Government or private and who is the land owning agency?	Government Land owned by Employees' Provident Fund Organization (EPFO).
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	CPWD & Employees' Provident Fund Organization (EPFO).
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was jointly inspected by Commr (Plg.), Addl. Commr. (Plg.)-III, Dy. Dir. (Plg.) F&H (part) & Asstt. Dir.(Plg.) F& H/part from DDA in the month of September 2018. The staffs are still residing in the quarters.
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	In the Master Plan for Delhi (MPD)-1962, the land use of the area was 'Residential'; however as per MPD-2001 notified by the MoUD, Govt. of





-9-

103/6

		India on 01.08.1990 & subsequent MPD-2021, the land use of the area covering the Bhavishya Nidhi Enclave at Malviya Nagar has been notified as 'Recreational'. Whereas the CPWD has submitted that 172 nos. of quarters for officers & staff were built by CPWD on this land in the year of 1977. The officers & staffs are still residing in the quarters and EPFO is intending to redevelop the area by demolishing the existing quarters and constructing a multi-storied apartment for officers & staffs. Therefore change of land use would enable CPWD to redevelop the area.
(v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi)	What will be proposal's impact/implications on general public e.g. Law and order etc?	No Law and Order issue is anticipated.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case as per EPFO.

**(B) Information for MoUD's letter No. K-13011/3/2012-DD-I dated 04.09.15**

Sl. No.	Information sought by MoUD	Point-wise information
(i)	Back ground note indicating the current situation/provisions;	The land use of the site under reference is 'Recreational' and there are also Historical Monuments near the area under reference as per Zonal Development Plan of Zone-F under MPD-2021. Therefore, the CPWD has requested for change of land use & relaxation in setbacks.
(ii)	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	DDA Authority / MoHUA (MoUD) has processed change of land use of similar cases for DMRC, Delhi Police etc. under section 11-A of DD Act, 1957.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal for change of land use of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' is to be placed before Authority after the approval of Technical Committee.
(iv)	How and why the proposal was initiated;	Chief Architect (DR), CPWD, Govt. of India requested DDA for change of land use of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' and relaxation of setbacks from 15, 12, 12, 12 (m) to preceding category 9, 6, 6, 6 (m) along with a request letter from Regional P.F. Commissioner-



		I(PFD), Employees' Provident Fund Organisation (EPFO), Ministry of Labour & Employment, Govt. of India.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal will facilitate in redevelopment of the area by providing new accommodation to the employees of EPFO.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	The proposal will facilitate in redevelopment of the area by providing new accommodation to the employees of EPFO.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal will facilitate in redevelopment of the existing housing complex.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The DDA & other Development Authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar.
(ix)	What will be the public purpose served by the proposed modification;	New accommodation with better quality.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	The redevelopment of the complex will provide new accommodation to its employees.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	Yes
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Yes, it involves "change of land use" under section 11(A) of DD Act, 1957.
(xiii)	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	CPWD vide their letter dated 12.02.2019 informed that clearance from Delhi Fire Service, Airport Authority of India has been taken. It was also informed by CPWD that there is no observation from any of the statutory bodies like National Monument Authorities pending as on date.
(xiv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.





101/C

- 11 -

(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned officer presently dealing with this matter in DDA is Dr. K. Srirangan, Addl. Commr. (Plg.)-III, AP-I Unit, Zones-F&H(Part), DDA, Vikas Minar, New Delhi (Contact No.: 23378167) and the concerned officer of CPWD is Sh. R.K. Kaushal, Chief Architect (DR), CPWD, R.K. Puram, New Delhi.
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**(C) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 17.06.2016:**

Sl. No.	Information sought by MOUD	Point-wise information
(i)	What is the change proposed in MPD-2021/Change of landuse case?	The Change of Land Use of land measuring 18411.684 sqm from "Recreational" to "Residential" is proposed in MPD-2021 / ZDP of Zone-F.
(ii)	Why the change is proposed i.e. the context and justification?	<p>The change of land use is being processed on the request of EPFO.</p> <p>In the Master Plan for Delhi (MPD)-1962, the land use of the area was 'Residential'; however as per MPD-2001 notified by the MoUD, Govt. of India on 01.08.1990 &amp; subsequent MPD-2021, the land use of the area covering the Bhavishya Nidhi Enclave at Malviya Nagar has been notified as 'Recreational'. Whereas the CPWD has submitted that 172 nos. of quarters for officers &amp; staff were built by CPWD on this land in the year of 1977. The officers &amp; staffs are still residing in the quarters and EPFO is intending to redevelop the area by demolishing the existing quarters and constructing a multi-storied apartment for officers &amp; staffs. Therefore change of land use would enable CPWD to redevelop the area.</p>
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	EPFO employees
(iv)	How they are going to be benefitted from the proposed amendment/change?	The old residential quarters are in a dilapidated condition and EPFO intending to redevelop the campus with more ground coverage as per MPD-2021.
(v)	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	No

-12-

100/c

**4.0 PROPOSAL:**

It is proposed to change the land use of land measuring about 18411.684 sq. m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Zonal Development Plan (ZDP) of Zone-F / MPD-2021, under section 11-A of DD Act, 1957 subject to clearance from all concerned statutory bodies with following details and relaxation of setbacks of category 15, 12, 12, 12 (m) to preceding category 9, 6, 6, 6 (m). as per the provisions of MPD-2021:

Location	Area	Land use as per MPD-2021 & ZDP of Zone-F	Land use changed to	Boundaries
Zone-F: Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi	18411.684 sqm.	Recreational	Residential	North: Panchsheel Park East: Monument West: Sarvpriya Vihar South: District Park

Location plan of area of Bhavishya Nidhi Enclave on ZDP of Zone-F is enclosed as Annexure-'C'.

**5.0 RECOMMENDATIONS:**

In view of above, the proposal as given in Para-4.0 is placed before the Technical Committee for consideration. Based on recommendation by the Technical Committee and clearance from National Monument Authority, the proposal of change of land use to be placed before the Authority for consideration and giving permission to invite objections / suggestions from the public as per provisions under Section 11(A) of DD Act-1957,

**DECISION**

The proposal was presented by Addl. Commr (Plg) III & Chief Architect (CPWD). During the meeting the following was informed:

- The current proposal is for redevelopment of the staff quarters which were constructed in early 70's and have outlived their life. Due to the site constraints arising out of the proximity to the existing monument, the site area available for construction has been reduced considerably i.e. from 5 acres to 3 acres.
- The land use of the site is recreational green as per MPD-2021.
- The proposed number of dwelling units (106 no.) is also less than the existing number i.e. 172 DUs.
- NOC from AAI & ASI have been granted.

In view of the above, the proposal for relaxation of setbacks and change of land use under Section 11-A of DD Act 1957 was approved with the following stipulations:

- Maximum number of trees to be protected and replanted as per the policy.
- Solid and Liquid waste to be managed and reused within the site.

MASTER PLAN SECTION

This Proposal was Considered in the 4th Technical Committee Meeting held on 10.6.2019

Vide Item No. 13/TC/2019

Asst. Director Master Plan

Dy. Director Master Plan

17/06/2019





## ANNEXURE-A' -13-

99/C

SPEED POST

(i)

	<p>भारत सरकार केंद्रीय लोक निर्माण विभाग मुख्य वास्तुकार (दि. अ.) का कार्यालय ईस्ट ब्लॉक-1, लेवल-2, आर.के. पुरम, नई दिल्ली-110066 ई मेल: cadr.cpwd@gov.in</p>	<p>Government of India Central Public Works Department Office of Chief Architect (DR) East Block-1, Level-2, R.K. Puram New Delhi-110066 e-mail: cadr.cpwd@gov.in</p>	
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No. 71/20/2016/BN/CA(DR)/1372-76

Dated : 09.11.2018

To

✓ The Commissioner (Planning),  
Delhi Development Authority,  
Vikas Minar, I.T.O.,  
New Delhi.

आयुक्त (प्लानिंग) कार्यालय  
डायरी नं. J-3219  
दिनांक 19/11/18

Office of AC (Plg.)-3  
Dy. No. 1180  
Date 20-11-18

Subject: Redevelopment of Bhavishya Nidhi Enclave at Malviya Nagar,  
New Delhi.

SH: (i) Relaxation of set backs, 15,12,12,12 to Preceding Category.  
(ii) Change of Landuse (CLU).

Sir,

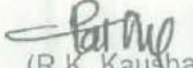
A meeting was held in the chairmanship of Regional P.F. Commissioner, EPFO on 30.10.2018 to discuss to various issues related to NOC/approval of statatorty Authorities at EPFO Headquarter on the above mentioned project attended by representative of CPWD, DDA and NMA. The following issues was discussed in detail.

Regarding change of land use from Recreational to Residential and relaxation of set backs from 15,12,12,12 to Preceding Category 9, 6, 6, 6 (m), the Deputy Director DDA informed that both the cases of change of land use (CLU) and relaxation of set backs will be submitted to Technical Committee on receipt of necessary questionnaire for change of landuse (CLU) on prescribed performa. The necessary questionnaire (at Annexure-I) (handed over by Deputy Director DDA in the meeting) as per the guidelines by MoHUA and letter of Regional Commissioner EPFO letter dated 01.11.2018 alongwith existing Survey Plan and proposed Layout Plan of redevelopment of the project are enclosed herewith.

You are therefore requested that the change of land use (CLU) and relaxation of set backs to preceeding category be submitted to the Technical Committee of DDA for obtaining approval of the Competent Authority at the earliest.

Encl :- as stated

Yours faithfully,

  
(R.K. Kaushal)  
Chief Architect (DR)

Copy to:

AD(PH)-I/24

1. Regional P.F Commissioner-I (PFO), 14, Bhikaji Cama Place, New Delhi.
2. CE, NDZ-VII, Vidyut Bhawan, Shankar Market, New Delhi-110001.
3. SE, DCC-XII, CPWD, I.P. Bhawan, New Delhi.
4. EE, CD-VI, CPWD, C-418, I.P. Bhawan, New Delhi.

(R.K. Kaushal)  
Chief Architect (DR)

(ii)

- 14 -

98/C

MOST URGENT

दूरभाष / Telephone 011-26714559  
फैक्स / FAX 011-26192008

कर्मचारी भविष्यनिधि संगठन  
EMPLOYEES' PROVIDENT FUND ORGANISATION  
श्रम एवं रोजगार मंत्रालय, भारत सरकार  
MINISTRY OF LABOUR AND EMPLOYMENT, GOVERNMENT OF INDIA  
मुख्य कार्यालय / Head Office

भविष्यनिधि भवन, 14, भीकाजी कामा प्लेस नई दिल्ली 110066-  
Bhavishya Nidhi Bhawan, 14, Bhikaji Cama Place, New Delhi - 110066  
[www.epfindia.gov.in](http://www.epfindia.gov.in), [www.epfindia.nic.in](http://www.epfindia.nic.in)



No.CS-3(6)/2015/BNE/Vol.II /

Dated:- 1<sup>st</sup> November, 2018

To,

13853

- 1 NOV 2018

The Commissioner (Planning)  
Delhi Development Authority (DDA)  
5<sup>th</sup> Floor, Vikas Minar  
I.T.O., New Delhi-110002.

Subject:- Redevelopment of Bhavishya Nidhi Enclave, Malviya Nagar, New Delhi- 110066 -regarding.

Sir,

EPFO is proposing for re-development of Bhavishya Nidhi Enclave located at Malviya Nagar, New Delhi-110017. The work has been awarded to CPWD and process for obtaining clearances from various authorities is in progress. CPWD has informed that in MPD-2001& MPD-2021, the land use of the area covering the Bhavishya Nidhi Enclave at Malviya Nagar has been notified as "Recreational".

2. In this regard, it is to inform that, EPFO had purchased the area at Bhavishya Nidhi Enclave, Malviya Nagar in the year 1972 and 172 Nos. of Quarters for Officers /Staffs were built by CPWD in the year 1977. In the Master Plan-1962, the land use of the area was "Residential". The Officers and Staff are still residing in the Quarters. EPFO is re-developing the area by demolishing 44 Nos. Quarters and constructing a multi-storied apartment for Officers and Staffs.

3. It is, therefore, requested to change the land use of Bhavishya Nidhi Enclave, Malviya Nagar, New Delhi from "Recreational" to "Residential" and issue necessary notification. Further, it is to state that there is no court case pending regarding ownership of the Property/Plot and the title of EPFO is clear.

Yours faithfully,

(Mhonthung Ngullie)

Regional P.F. Commissioner-I (PFD)

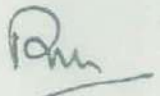
Copy to:- Chief Architect (DR), CPWD, East Block-1, Level-2, R.K. Puram, New Delhi-110066.



Proposal for amendment to MPD-2021 and change of land use cases

S.No.	Question	Answer
1	Whether the land is government or private and who is the land owning agency ?	Employees Provident Fund Organization (EPFO)
2	On whose request the change of land use case or modification to MPD-2021 has been initiated ?	Owner of EPFO
3	whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Pertain to DDA
4	What is the public purpose proposed to be served by modification of MPD and/or change of land use ?	As per MPD 1962 As per MPD 2001 As per MPD 2021
5	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Applied for change of land use for Recreational to Residential
6	What will be proposal's impact/implications on general public eg. Law & order etc.?	-
7	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached ?	No court case as per EPFO letter
8	What is the change proposed in MPD-2021/change of land use cases?	MPD 2021 proposed this land from Recreational to Residential
9	Why is the change proposed i.e. the context and justification ?	Existing land use as MPD 1962 was residential and already exist residential accommodation onsite
10	With the proposed changes/amendments who are going to be benefitted ? A tentative statistics or details who will be benefitted, should be given ?	EPFO employees
11	How they are going to be benefitted from the proposed amendment/change?	The old residential quarters in EPFO are debarment category and client department wants to redevelop campus with more ground coverage as per MPD 2021
12	Any other relevant statistics, details, information, etc. which will be useful from the point of view of press release for information to the public at large shall be given.	-
13	Background Note indicating the current situation/provisions;	-
14	whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how;	-

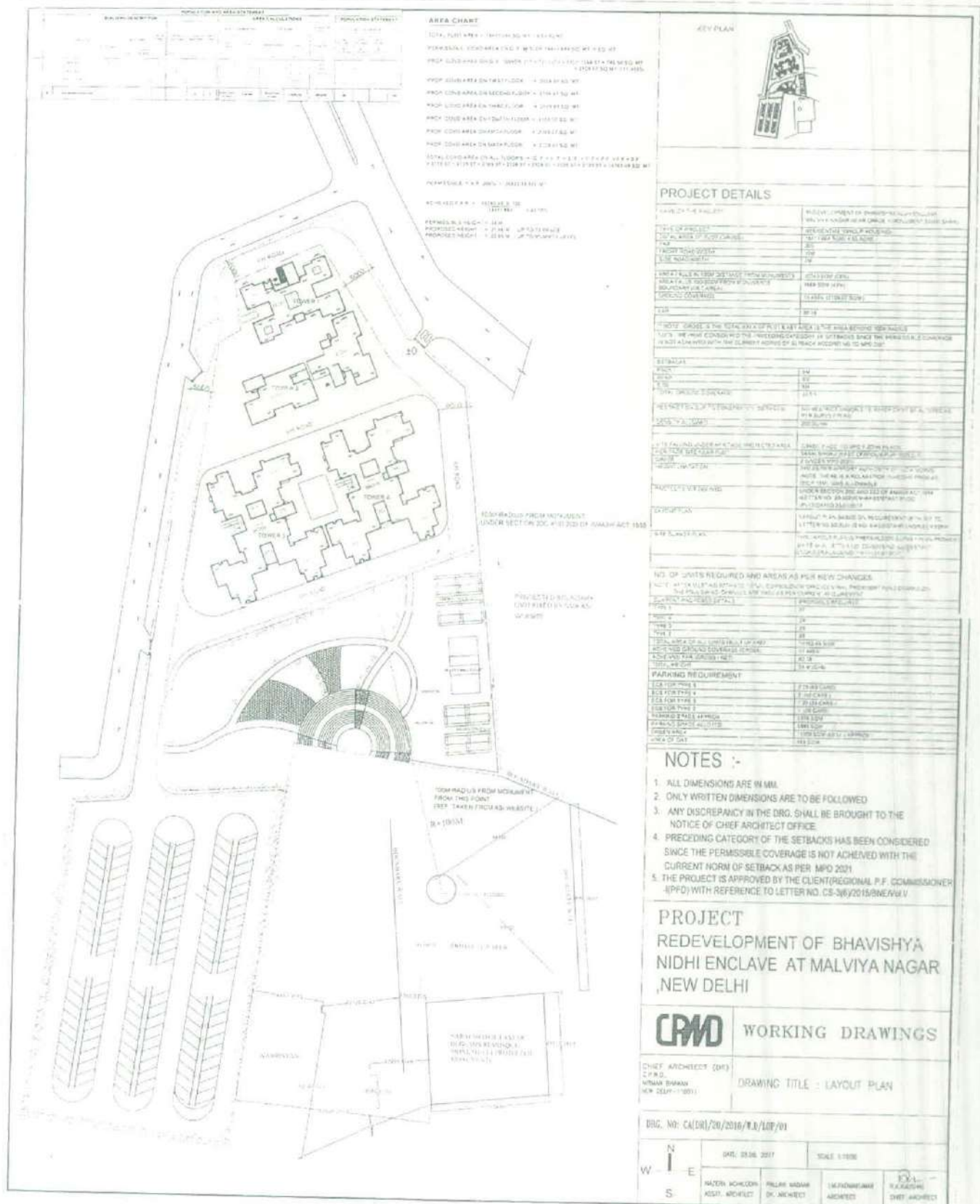
15	What were the specific recommendations of the Authority with regard to the proposal;	-
16	How and why the proposal was initiated;	The old residential quarters in EPFO are declassification category and client department wants to redevelop campus with more ground coverage as per MPD 2021
17	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	-
18	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	-
19	How the proposal will benefit in the development and economic growth of the city;	-
20	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi.	-
21	What will be the public purpose served by the proposed modification;	New accommodation with better quality
22	What is the number of people/families/households likely to be affected by the proposed policy;	-
23	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	Yes
24	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Yes
25	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	-
26	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	-
27	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	-

  
 P. Anand  
 OADR  
 (PWS)



1171

(v)

19.  $F_3/C$ 

(vi) -18-

94/C

1872/1

# SURVEY PLAN OF BHAVISHYANIDHI ENCLAVE MALVIYA NAGAR NEW DELHI

SURVEY PLAN OF  
BHAVISHYANIDHI ENCLAVE  
MALVIYA NAGAR  
NEW DELHI

TOTAL AREA :  
18411.684 Square Meter  
BUILT UP AREA :  
13226.769 Square Meter

ALL DIMENSIONS ARE IN METER

5773 SQ.M REGULATED  
ZONE WITH BUILDING  
HEIGHT UPTO 15 M

LEGENDS	
SYMBOL	DISCRPTION
	GATE
	Main Road
	Building
	Light Pole
	Tree
	Water well
	Manhole
	Boundary Wall
	Drain
	Ventilation Pole
	Electric Pole
	Bore hole

SURVEYED BY :  
Kay Kay Drilling & Construction Co.  
V/54-B, Rajouri Garden,  
New Delhi-110027  
Fax : 011-41443911  
Mob: 9899076145

Date JAN. - 2017  
Scale 1:1000 Sheet 1





## केन्द्रीय लोक निर्माण विभाग

कार्यालय - कार्यपालक अभियन्ता, निर्माण मण्डल-6, केलोनिवि,  
कमरा सं० सी-418, आई०पी० भवन, नई दिल्ली-110002

दूरभाष नं.: 011-23378321

ई-मेल: delecced6.cpwd@nic.in



पत्रांक: 20(202)/गि.मं.-6/सहा. अभि.(यो.)/ 261

दिनांक: 12.2.19

सेवा में,

The Commissioner (Planning),  
Delhi Development Authority,  
Vikas Minar, L.T.O.,  
New Delhi-110002

आमुक्त (योजना) कार्यालय Office of AC (Fig.)-3  
डाकरी सं. J-440 326  
दिनांक 12/2/19 Date 14.2.19

विषय: Status Report for the work of Redevelopment of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi. (SI: Construction of Type-II (28 Nos.), Type-III (28 Nos.), Type-IV (28 Nos.) and Type-V (22 Nos.).

Sir,

It is to inform that clearance from Delhi Fire Services, Airport Authority of India has been taken, BSES also has sanctioned the electricity load and there is no observation from any of the statutory bodies like National Monument Authorities pending as on date. All the reply to the queries as required have been duly submitted.

This is for your information and necessary action please.

भवदीय,

कार्यपालक अभियन्ता  
निर्माण मंडल-6, के.लो.नि.वि.,  
आई.पी.भवन, नई दिल्ली।

प्रतिलिपि:-

1. The Chief Architect (DR), East Block-I, Level-2, R.K Puram, New Delhi-66.
2. The Superintending Engineer, DCC-XII, CPWD, I.P Bhawan, New Delhi.
3. The AE-I, CD-VI, CPWD, New Delhi

AD (P) I / FCH

15/2/19

कार्यपालक अभियन्ता



- ZONE -J**  
(SOUTH DELHI - II)

ZONAL DEVELOPMENT PLAN OF  
ZONE (DIVISION) 'F' (SOUTH DELHI - I)

LEGEND	
	Power equipment
	Oil tank equipment
OFFSHORE	
	Substructure
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[illegible]





91/C

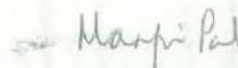
**DELHI DEVELOPMENT AUTHORITY**  
**MASTER PLAN SECTION**  
6<sup>th</sup> Floor, Vikas Minar  
I.P. Estate, New Delhi - 110002

F.1 (06)/2019/MP/230 A

Date: 10.6.2019

**Subject: Minutes of the 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 10.06.2019.**

The 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on Monday, 10.06.2019. 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.

  
(Manju Paul) 10/6/19  
Addl. Commissioner(Plg)I

To:

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

The Agenda wise minutes are as follows:

**Item No 11/19** Confirmation of the 2<sup>nd</sup> Technical Committee meeting held on 12.02.2019  
(F.1 (04)/2019/MP)

Since no observations/ comments were received, the minutes of the 2<sup>nd</sup> Technical Committee meeting held on 12.02.2019 were confirmed as circulated.

**Item No 12/19** Confirmation of the 3<sup>rd</sup> Technical Committee meeting held on 12.02.2019  
(F.1 (05)/2019/MP)

Since no observations/ comments were received, the minutes of the 3<sup>rd</sup> Technical Committee meeting held on 26.02.2019 were confirmed as circulated.

**Item No. 13/19** Proposed change of land use of land measuring about 18411.684 sq.m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F.  
F.1(27)2005/MP

The proposal was presented by Addl. Comm: (Plg) III & Chief Architect (CPWD). During the meeting the following was informed:

- i. The current proposal is for redevelopment of the staff quarters which were constructed in early 70's and have outlived their life. Due to the site constraints arising out of the proximity to the existing monument, the site area available for construction has been reduced considerably i.e. from 5 acres to 3 acres.
- ii. The land use of the site is recreational green as per MPD-2021.
- iii. The proposed number of dwelling units (106 no.) is also less than the existing number i.e. 172 DUs.
- iv. NOC from AAI & ASI have been granted.

In view of the above, the proposal for relaxation of setbacks and change of land use under Section 11-A of DD Act 1957 was approved with the following stipulations:

- i. Maximum number of trees to be protected and replanted as per the policy.
- ii. Solid and Liquid waste to be managed and reused within the site.

**Item No. 14/19** Guidelines/principles for implementation of 'regulations for enabling the planned development of privately owned lands' notified on 4<sup>th</sup> July, 2018 in case of pockets / land parcel where no layout plan is available.

Dir(Plg)/R/PLP/2019

The proposal was presented by Director (Plg) Projects. After detailed deliberation, the Technical Committee approved the proposal at para 3.0 with certain modifications. It was discussed that the guidelines have to be read along with the stipulations given in the notified regulations.

The approved proposal incorporating the changes by the Technical Committee is as follows:

1. In case of land parcels which include private and Govt. land, falling within already approved plans, an integrated plan shall be prepared for optimum utilization of land.



2. The land for the basic infrastructure facilities required for the private project have to be provided by the land owner as per the usage and FAR as applicable in the plot. These facilities shall be provided by the respective service providing agencies i.e., DJB, Delhi Transco, PWD etc. for which he may apply directly.
3. In case the land parcel is required to be surrendered to the Govt. or local body for any type of common use/ public infrastructure provisions, in such cases the FAR of the surrendered land shall be loaded on the balance plot area where construction can be done after making all the statutory provisions. If the provided public infrastructure is only for the use of private land then no extra FAR shall be permitted.
4. All issues related to ownership and superimposition of khasra of private land shall be checked by the concerned ULB with respect to the superimposition, shape and size through revenue Deptt. of GNCTD. DDA shall not examine this issue at all and will limit to preparation of area layout plan.
5. The scrutiny regarding applicability of policy shall be got verified by the concerned ULBs /agencies through their respective departments.
6. In case of already approved DDA layout plans, the private land khasra shall be superimposed with the help of Land Management Staff & Engineering staff of DDA/ Revenue Department GNCTD on the approved layout plan. Thereafter the layout plan shall be placed in the screening committee clearly defining the use of the plot. The development control norms on the plot shall be governed as per the MPD provisions subject to all statutory clearances and approvals.
7. In case, the land parcel is land-locked and has a limited access, in such cases:-
  - (a) *The minimum access required for the development of the plot shall be provided from the govt. Land in accordance with layout plan after payment of the due land compensation to the land owning agency by the private owner as per applicable rates calculated by the competent authority, if allowed by the land owning agency.*
  - (b) *In case, the private land forms the parcel of the integrated layout plan of the area/pocket, such development shall be permitted subject to all statutory clearances and no separate boundary walls, gates/ physical barrier shall be permitted. All provisions such as parking etc., will be provided within the plot and the development should merge with the surrounding development.*
8. In case of the land parcels, where no layout plans are available (for instances in the special area zones - Karol Bagh zones etc., developed by DIT), for such areas, layout plan shall be prepared by conducting a TSS/Drone surveys of the area upto the main approach roads 18 m /24 m ROW and other existing features. **The layout plans so prepared** shall be verified by the concerned ULBs/Agencies and Planning Department, DDA.
9. All such cases where the plot area fulfils the minimum area requirement as stipulated in the Master Plan, the relaxation if required in the ground coverage, height and setbacks can be given as per Clause 8(3)V of Chapter 17 in special circumstances by Technical Committee of DDA. However, No relaxation in terms of the use of the plot/FAR or other development control norms, shall be allowed in case, the plot area does not fulfil the minimum area requirement as stipulated in the Master Plan provisions.

Mangli

10. In case of isolated pockets falling in facility corridors, the ULBs shall provide the details of all the existing sanctions as per actual site to the Planning Department, DDA of the surrounding areas of such pockets to enable DDA to prepare an integrated plan. The layout plan shall be prepared for a sector as shown in the Zonal Development Plan (ZDP). In case it is not possible to prepare the sector plan, the layout plan shall be prepared for a depth of minimum 500 mtr. and maximum 1 Km length or the length as shown in the Zonal Plan, which shall be measured as per scale or ground reality on the either side. In case some natural or physical boundaries are available then these boundaries need to be reflected in the layout plan. The part layout plan shall be merged in the main sector layout plan at a later stage.
11. The minimum accessibility to the plots in facility corridor shall be 12 mtr. <sup>and</sup> the land required for widening of road shall be spared by the land owners proportionate to the plot size in order to provide proper accessibility. The minimum parking norms shall also be followed in the area of which the layout plan is being prepared.
12. The following processing fees to be charged :-
  - For superimposition of the khasras on the layout plans.
  - For preparation of the layout plans.
13. These are preliminary guidelines and have been worked out on the basis of cases received till date. The same are subject to modifications as and when required.
14. Commissioner (Plg) shall be the nodal officer for all applications of Privately Owned Land Policy received in other departments of DDA and concerned Chief Town Planners of local body for areas falling under their jurisdiction.

**Item No. 15/19**

**Proposal for change of land use of land measuring about 5 Acres (24 Bigha), Khasra no. 91 min 7 Bigha 7 Biswa, 14 min 16 Bigha 13 Biswa at Dera Mandi Village for Mandi Vidya Niketan (New Name Sardar Patel Vidya Niketan) run by Gujarat Education Society from 'Recreational (Regional Park)' to 'Public and Semi-Public' falling in Planning Zone-J.**

**(F.3(75)2008-MP/J-62)**

The proposal was presented by Director (Plg) Zone J. It was discussed that the said institute is not covered under the extant policy for Pre-existing Institutions as its not located on a private land. The institute is constructed on the land which was formally allotted on a perpetual lease by Gram sabha in the year 1972 under agricultural use.

After detailed deliberations, the Technical Committee recommended the change of land use of 5 Acres (24 Bigha) of land from 'Recreational' (Regional Park) to 'Public and Semi-Public' falling in ZDP of Zone-J / MPD-2021, under section 11-A of DD Act, 1957. The following clearances would also be required before the matter is put up for change of landuse for final approval of Authority:

- NOC from Land owning agency.
- NOC from Ridge Management Board, Central Empowered Committee (CEC) and Hon'ble Supreme Court of India.

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



## ANNEXURE-I

List of participants of 4th meeting for the year 2019 of Technical Committee on 10.06.2019

## DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(Housing)
4. Pr. Commissioner(LD& LM)
5. Commissioner(Plg)
6. Addl. Commissioner (Plg.) - I
7. Addl. Commissioner (Plg.) - III
8. Addl. Chief Architect—II
9. Addl. Commissioner(Landscape)
10. Sr. Architect, VC Sectt.
11. Director (Plg) (Rohini & Narela)
12. Director (Plg) UC,Zone-J& Part-G
13. Director (Plg)E&O

## OTHER ORGANIZATIONS

1. Chief Architect, CPWD
2. Sr. Architect(HQ), CPWD
3. Dy. Town Planner, EDMC
4. Dy. Architect, CPWD
5. Divisional Officer, Delhi Fire Service
6. Associate, TCPO
7. Asstt. Engineer(L&DO)

May 2019



86/C

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

F.1 (06)/2019/MP/230 A

Date: 10.6.2019

Subject: Minutes of the 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 10.06.2019.

The 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on Monday, 10.06.2019. 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.

Manju Paul

(Manju Paul) 10/6/19

Addl. Commissioner(Plg)I

To:

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3. Finance Member, DDA
4. Pr. Commissioner (Housing)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (HQ.), DDA
11. Addl. Commr. (Plg.) - I, DDA
12. Addl. Commr. (Plg.) - II, DDA
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18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD





The Agenda wise minutes are as follows:

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(F.1 (04)/2019/MP)

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**Item No. 15/19**

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**(F.3(75)2008-MP/J-62)**

The proposal was presented by Director (Plg) Zone J. It was discussed that the said institute is not covered under the extant policy for Pre-existing Institutions as its not located on a private land. The institute is constructed on the land which was formally allotted on a perpetual lease by Gram sabha in the year 1972 under agricultural use.

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- NOC from Land owning agency.
- NOC from Ridge Management Board, Central Empowered Committee (CEC) and Hon'ble Supreme Court of India.

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

**ANNEXURE-I****List of participants of 4th meeting for the year 2019 of Technical Committee on 10.06.2019****DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(Housing)
4. Pr. Commissioner(LD& LM)
5. Commissioner(Plg)
6. Addl. Commissioner (Plg.) - I
7. Addl. Commissioner (Plg.) - III
8. Addl. Chief Architect—II
9. Addl. Commissioner(Landscape)
10. Sr. Architect, VC Sectt.
11. Director (Plg) (Rohini & Narela)
12. Director (Plg) UC,Zone-J& Part-G
13. Director (Plg)E&O

**OTHER ORGANIZATIONS**

1. Chief Architect, CPWD
2. Sr. Architect(HQ), CPWD
3. Dy. Town Planner, EDMC
4. Dy. Architect, CPWD
5. Divisional Officer, Delhi Fire Service
6. Associate, TCPO
7. Asstt. Engieer(L&DO)

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81/C

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

**F.1 (06)/2019/MP/230 A**

**Date: 10.6.2019**

**Subject: Minutes of the 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 10.06.2019.**

The 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on Monday, **10.06.2019**. 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.

*Manju Paul*

(Manju Paul) 10/6/19

Addl. Commissioner(Plg)I

To:

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

The Agenda wise minutes are as follows:

**Item No 11/19**      **Confirmation of the 2<sup>nd</sup> Technical Committee meeting held on 12.02.2019 (F.1 (04)/2019/MP)**

Since no observations/ comments were received, the minutes of the 2<sup>nd</sup> Technical Committee meeting held on 12.02.2019 were confirmed as circulated.

**Item No 12/19**      **Confirmation of the 3<sup>rd</sup> Technical Committee meeting held on 12.02.2019 (F.1 (05)/2019/MP)**

Since no observations/ comments were received, the minutes of the 3<sup>rd</sup> Technical Committee meeting held on 26.02.2019 were confirmed as circulated.

**Item No. 13/19**      **Proposed change of land use of land measuring about 18411.684 sq.m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F.**  
**F.1(27)2005/MP**

The proposal was presented by Addl. Comm (Plg) III & Chief Architect (CPWD). During the meeting the following was informed:

- i. The current proposal is for redevelopment of the staff quarters which were constructed in early 70's and have outlived their life. Due to the site constraints arising out of the proximity to the existing monument, the site area available for construction has been reduced considerably i.e. from 5 acres to 3 acres.
- ii. The land use of the site is recreational green as per MPD-2021.
- iii. The proposed number of dwelling units (106 no.) is also less than the existing number i.e. 172DUs.
- iv. NOC from AAI & ASI have been granted.

In view of the above, the proposal for relaxation of setbacks and change of land use under Section 11-A of DD Act 1957 was approved with the following stipulations:

- i. Maximum number of trees to be protected and replanted as per the policy.
- ii. Solid and Liquid waste to be managed and reused within the site.

**Item No. 14/19**      **Guidelines/principles for implementation of 'regulations for enabling the planned development of privately owned lands' notified on 4<sup>th</sup> July, 2018 in case of pockets / land parcel where no layout plan is available.**

**Dir(Plg)/R/PLP/2019**

The proposal was presented by Director (Plg) Projects. After detailed deliberation, the Technical Committee approved the proposal at para 3.0 with certain modifications. It was discussed that the guidelines have to be read along with the stipulations given in the notified regulations.

The approved proposal incorporating the changes by the Technical Committee is as follows:

1. In case of land parcels which include private and Govt. land, falling within already approved plans, an integrated plan shall be prepared for optimum utilization of land.



2. The land for the basic infrastructure facilities required for the private project have to be provided by the land owner as per the usage and FAR as applicable in the plot. These facilities shall be provided by the respective service providing agencies i.e., DJB, Delhi Transco, PWD etc. for which he may apply directly.
3. In case the land parcel is required to be surrendered to the Govt. or local body for any type of common use/ public infrastructure provisions, in such cases the FAR of the surrendered land shall be loaded on the balance plot area where construction can be done after making all the statutory provisions. If the provided public infrastructure is only for the use of private land then no extra FAR shall be permitted.
4. All issues related to ownership and superimposition of khasra of private land shall be checked by the concerned ULB with respect to the superimposition, shape and size through revenue Deptt. of GNCTD. DDA shall not examine this issue at all and will limit to preparation of area layout plan.
5. The scrutiny regarding applicability of policy shall be got verified by the concerned ULBs /agencies through their respective departments.
6. In case of already approved DDA layout plans, the private land khasra shall be superimposed with the help of Land Management Staff & Engineering staff of DDA/ Revenue Department GNCTD on the approved layout plan. Thereafter the layout plan shall be placed in the screening committee clearly defining the use of the plot. The development control norms on the plot shall be governed as per the MPD provisions subject to all statutory clearances and approvals.
7. In case, the land parcel is land-locked and has a limited access, in such cases:-
  - (a) *The minimum access required for the development of the plot shall be provided from the govt. Land in accordance with layout plan after payment of the due land compensation to the land owning agency by the private owner as per applicable rates calculated by the competent authority, if allowed by the land owning agency.*
  - (b) *In case, the private land forms the parcel of the integrated layout plan of the area/pocket, such development shall be permitted subject to all statutory clearances and no separate boundary walls, gates/ physical barrier shall be permitted. All provisions such as parking etc., will be provided within the plot and the development should merge with the surrounding development.*
8. In case of the land parcels, where no layout plans are available (for instances in the special area zones – Karol Bagh zones etc., developed by DIT), for such areas, layout plan shall be prepared by conducting a TSS/Drone surveys of the area upto the main approach roads 18 m /24 m ROW and other existing features. **The layout plans so prepared** shall be verified by the concerned ULBs/Agencies and Planning Department, DDA.
9. All such cases where the plot area fulfils the minimum area requirement as stipulated in the Master Plan, the relaxation if required in the ground coverage, height and setbacks can be given as per Clause 8(3)V of Chapter 17 in special circumstances by Technical Committee of DDA. However, No relaxation in terms of the use of the plot/FAR or other development control norms, shall be allowed in case, the plot area does not fulfil the minimum area requirement as stipulated in the Master Plan provisions.

10. In case of isolated pockets falling in facility corridors, the ULBs shall provide the details of all the existing sanctions as per actual site to the Planning Department, DDA of the surrounding areas of such pockets to enable DDA to prepare an integrated plan. The layout plan shall be prepared for a sector as shown in the Zonal Development Plan (ZDP). In case it is not possible to prepare, the sector plan, the layout plan shall be prepared for a depth of minimum 500 mtr. and maximum 1 Km length or the length as shown in the Zonal Plan, which shall be measured as per scale or ground reality on the either side. In case some natural or physical boundaries are available then these boundaries need to be reflected in the layout plan. The part layout plan shall be merged in the main sector layout plan at a later stage.
11. The minimum accessibility to the plots in facility corridor shall be 12 mtr. <sup>and</sup> the land required for widening of road shall be spared by the land owners proportionate to the plot size in order to provide proper accessibility. The minimum parking norms shall also be followed in the area of which the layout plan is being prepared.
12. The following processing fees to be charged :-
  - For superimposition of the khasras on the layout plans.
  - For preparation of the layout plans.
13. These are preliminary guidelines and have been worked out on the basis of cases received till date. The same are subject to modifications as and when required.
14. Commissioner (Plg) shall be the nodal officer for all applications of Privately Owned Land Policy received in other departments of DDA and concerned Chief Town Planners of local body for areas falling under their jurisdiction.

**Item No. 15/19**      **Proposal for change of land use of land measuring about 5 Acres (24 Bigha), Khasra no. 91min 7 Bigha 7 Biswa, 14 min 16 Bigha 13 Biswa at Dera Mandi Village for Mandi Vidya Niketan (New Name Sardar Patel Vidya Niketan) run by Gujarat Education Society from 'Recreational (Regional Park)' to 'Public and Semi-Public' falling in Planning Zone-J.**

**(F.3(75)2008-MP/J-62)**

The proposal was presented by Director (Plg) Zone J. It was discussed that the said institute is not covered under the extant policy for Pre-existing Institutions as its not located on a private land. The institute is constructed on the land which was formally allotted on a perpetual lease by Gram sabha in the year 1972 under agricultural use.

After detailed deliberations, the Technical Committee recommended the change of land use of 5 Acres (24 Bigha) of land from 'Recreational' (Regional Park) to 'Public and Semi-Public' falling in ZDP of Zone-J / MPD-2021, under section 11-A of DD Act, 1957. The following clearances would also be required before the matter is put up for change of landuse for final approval of Authority:

- NOC from Land owning agency.
- NOC from Ridge Management Board, Central Empowered Committee (CEC) and Hon'ble Supreme Court of India.

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



77/C

## ANNEXURE-I

### List of participants of 4th meeting for the year 2019 of Technical Committee on 10.06.2019

#### DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(Housing)
4. Pr. Commissioner(LD& LM)
5. Commissioner(Plg)
6. Addl. Commissioner (Plg.) - I
7. Addl. Commissioner (Plg.) - III
8. Addl. Chief Architect—II
9. Addl. Commissioner(Landscape)
10. Sr. Architect, VC Sectt.
11. Director (Plg) (Rohini & Narela)
12. Director (Plg) UC,Zone-J& Part-G
13. Director (Plg)E&O

#### OTHER ORGANIZATIONS

1. Chief Architect, CPWD
2. Sr. Architect(HQ), CPWD
3. Dy. Town Planner, EDMC
4. Dy. Architect, CPWD
5. Divisional Officer, Delhi Fire Service
6. Associate, TCPO
7. Asstt. Engineer(L&DO)

Maya Lal



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

F.1 (06)/2019/MP/230 A

Date: 10.6.2019

**Subject: Minutes of the 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 10.06.2019.**

The 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on Monday, **10.06.2019**. 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.

(Manju Paul)  
Addl. Commissioner(Plg)I

To:

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



The Agenda wise minutes are as follows:

**Item No 11/19**      **Confirmation of the 2<sup>nd</sup> Technical Committee meeting held on 12.02.2019 (F.1 (04)/2019/MP)**

Since no observations/ comments were received, the minutes of the 2<sup>nd</sup> Technical Committee meeting held on 12.02.2019 were confirmed as circulated.

**Item No 12/19**      **Confirmation of the 3<sup>rd</sup> Technical Committee meeting held on 12.02.2019 (F.1 (05)/2019/MP)**

Since no observations/ comments were received, the minutes of the 3<sup>rd</sup> Technical Committee meeting held on 26.02.2019 were confirmed as circulated.

**Item No. 13/19**      **Proposed change of land use of land measuring about 18411.684 sq.m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F.**  
**F.1(27)2005/MP**

The proposal was presented by Addl. Comm (Plg) III & Chief Architect (CPWD). During the meeting the following was informed:

- i. The current proposal is for redevelopment of the staff quarters which were constructed in early 70's and have outlived their life. Due to the site constraints arising out of the proximity to the existing monument, the site area available for construction has been reduced considerably i.e. from 5 acres to 3 acres.
- ii. The land use of the site is recreational green as per MPD-2021.
- iii. The proposed number of dwelling units (106 no.) is also less than the existing number i.e. 172DUs.
- iv. NOC from AAI & ASI have been granted.

In view of the above, the proposal for relaxation of setbacks and change of land use under Section 11-A of DD Act 1957 was approved with the following stipulations:

- i. Maximum number of trees to be protected and replanted as per the policy.
- ii. Solid and Liquid waste to be managed and reused within the site.

**Item No. 14/19**      **Guidelines/principles for implementation of 'regulations for enabling the planned development of privately owned lands' notified on 4<sup>th</sup> July, 2018 in case of pockets / land parcel where no layout plan is available.**

**Dir(Plg)/R/PLP/2019**

The proposal was presented by Director (Plg) Projects. After detailed deliberation, the Technical Committee approved the proposal at para 3.0 with certain modifications. It was discussed that the guidelines have to be read along with the stipulations given in the notified regulations.

The approved proposal incorporating the changes by the Technical Committee is as follows:

1. In case of land parcels which include private and Govt. land, falling within already approved plans, an integrated plan shall be prepared for optimum utilization of land.

2. The land for the basic infrastructure facilities required for the private project have to be provided by the land owner as per the usage and FAR as applicable in the plot. These facilities shall be provided by the respective service providing agencies i.e., DJB, Delhi Transco, PWD etc. for which he may apply directly.
3. In case the land parcel is required to be surrendered to the Govt. or local body for any type of common use/ public infrastructure provisions, in such cases the FAR of the surrendered land shall be loaded on the balance plot area where construction can be done after making all the statutory provisions. If the provided public infrastructure is only for the use of private land then no extra FAR shall be permitted.
4. All issues related to ownership and superimposition of khasra of private land shall be checked by the concerned ULB with respect to the superimposition, shape and size through revenue Deptt. of GNCTD. DDA shall not examine this issue at all and will limit to preparation of area layout plan.
5. The scrutiny regarding applicability of policy shall be got verified by the concerned ULBs /agencies through their respective departments.
6. In case of already approved DDA layout plans, the private land khasra shall be superimposed with the help of Land Management Staff & Engineering staff of DDA/ Revenue Department GNCTD on the approved layout plan. Thereafter the layout plan shall be placed in the screening committee clearly defining the use of the plot. The development control norms on the plot shall be governed as per the MPD provisions subject to all statutory clearances and approvals.
7. In case, the land parcel is land-locked and has a limited access, in such cases:-
  - (a) *The minimum access required for the development of the plot shall be provided from the govt. Land in accordance with layout plan after payment of the due land compensation to the land owning agency by the private owner as per applicable rates calculated by the competent authority, if allowed by the land owning agency.*
  - (b) *In case, the private land forms the parcel of the integrated layout plan of the area/pocket, such development shall be permitted subject to all statutory clearances and no separate boundary walls, gates/ physical barrier shall be permitted. All provisions such as parking etc., will be provided within the plot and the development should merge with the surrounding development.*
8. In case of the land parcels, where no layout plans are available (for instances in the special area zones - Karol Bagh zones etc., developed by DIT), for such areas, layout plan shall be prepared by conducting a TSS/Drone surveys of the area upto the main approach roads 18 m /24 m ROW and other existing features. **The layout plans so prepared** shall be verified by the concerned ULBs/Agencies and Planning Department, DDA.
9. All such cases where the plot area fulfils the minimum area requirement as stipulated in the Master Plan, the relaxation if required in the ground coverage, height and setbacks can be given as per Clause 8(3)V of Chapter 17 in special circumstances by Technical Committee of DDA. However, No relaxation in terms of the use of the plot/FAR or other development control norms, shall be allowed in case, the plot area does not fulfil the minimum area requirement as stipulated in the Master Plan provisions.



10. In case of isolated pockets falling in facility corridors, the ULBs shall provide the details of all the existing sanctions as per actual site to the Planning Department, DDA of the surrounding areas of such pockets to enable DDA to prepare an integrated plan. The layout plan shall be prepared for a sector as shown in the Zonal Development Plan (ZDP). In case it is not possible to prepare the sector plan, the layout plan shall be prepared for a depth of minimum 500 mtr. and maximum 1 Km length or the length as shown in the Zonal Plan, which shall be measured as per scale or ground reality on the either side. In case some natural or physical boundaries are available then these boundaries need to be reflected in the layout plan. The part layout plan shall be merged in the main sector layout plan at a later stage.
11. The minimum accessibility to the plots in facility corridor shall be 12 mtr. the land required for widening of road shall be spared by the land owners proportionate to the plot size in order to provide proper accessibility. The minimum parking norms shall also be followed in the area of which the layout plan is being prepared.
12. The following processing fees to be charged :-
  - For superimposition of the khasras on the layout plans.
  - For preparation of the layout plans.
13. These are preliminary guidelines and have been worked out on the basis of cases received till date. The same are subject to modifications as and when required.
14. Commissioner (Plg) shall be the nodal officer for all applications of Privately Owned Land Policy received in other departments of DDA and concerned Chief Town Planners of local body for areas falling under their jurisdiction.

**Item No. 15/19**

**Proposal for change of land use of land measuring about 5 Acres (24 Bigha), Khasra no. 91 min 7 Bigha 7 Biswa, 14 min 16 Bigha 13 Biswa at Dera Mandi Village for Mandi Vidya Niketan (New Name Sardar Patel Vidya Niketan) run by Gujarat Education Society from 'Recreational (Regional Park)' to 'Public and Semi-Public' falling in Planning Zone-J.**

**(F.3(75)2008-MP/J-62)**

The proposal was presented by Director (Plg) Zone J. It was discussed that the said institute is not covered under the extant policy for Pre-existing Institutions as its not located on a private land. The institute is constructed on the land which was formally allotted on a perpetual lease by Gram sabha in the year 1972 under agricultural use.

After detailed deliberations, the Technical Committee recommended the change of land use of 5 Acres (24 Bigha) of land from 'Recreational' (Regional Park) to 'Public and Semi-Public' falling in ZDP of Zone-J / MPD-2021, under section 11-A of DD Act, 1957. The following clearances would also be required before the matter is put up for change of land use for final approval of Authority:

- NOC from Land owning agency.
- NOC from Ridge Management Board, Central Empowered Committee (CEC) and Hon'ble Supreme Court of India.

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

- 72/C -

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

F.1 (06)/2019/MP/226

Date: 07.06.2019

**MEETING NOTICE**

The 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Monday, 10.06.2019 at 12.30 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.

*Manju Paul*  
(Manju Paul) 7/6/19  
Addl. Commissioner(Plg)I

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



INDEX**4<sup>th</sup> Technical Committee Meeting to be held on 10.06.2019**

<b>SL. No</b>	<b>ITEM NO.</b>	<b>SUBJECT</b>	<b>PAGE NO.</b>
<b>1</b>	<b>11/2019</b>	Confirmation of the 2 <sup>nd</sup> Technical Committee meeting held on 12.02.2019 <b>F.1 (04)/2019/MP</b>	<b>1 - 3</b>
<b>2</b>	<b>12/2019</b>	Confirmation of the 3 <sup>rd</sup> Technical Committee meeting held on 26.02.2019 <b>F.1 (05)/2019/MP</b>	<b>4 - 6</b>
<b>3.</b>	<b>13/2019</b>	Proposed change of land use of land measuring about 18411.684 sq.m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F. <b>F.1(27)2005/MP</b>	<b>7 - 20</b>
<b>4.</b>	<b>14/2019</b>	Guidelines/principles for implementation of 'regulations for enabling the planned development of privately owned lands' notified on 4 <sup>th</sup> July, 2018 in case of pockets / land parcel where no layout plan is available. <b>Dir(Plg)/R/PLP/2019</b>	<b>21 - 26</b>



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

F.1 (02)/2019/MP/89

Date: 06.03.2019

**Subject: Minutes of the 2nd Technical Committee meeting of DDA for the year 2019 held on 12.02.2019.**

The 2<sup>nd</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on Tuesday, 12.02.2019. 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.

*Manju Paul*  
 (Manju Paul)

Addl. Commissioner(Plg)I

To:

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



Agenda Item No.	Issue	Discussion / Recommendations	Remarks
4/19	Confirmation of the 1 <sup>st</sup> Technical Committee meeting held on 14.01.2019	Since no observations/ comments were received, the minutes of the 1st Technical Committee meeting held on 14.01.2019 were confirmed as circulated	
5/19	Proposal regarding proposed change of land use of an area measuring 18.123 sqm. from 'Commercial' to 'Residential' located at Community centre, Anand Vihar, falling in Planning Zone-E <b>F.20(1)2019/MP.</b>	The proposal was presented by the Director (Plg)Zone-E . After detailed deliberation, the Technical Committee recommended the proposal contained in para 4 for processing the change of land use under Section 11-A of DD Act, 1957.	Director (Plg)Zone-E
6/19	Proposed modification in Annexure-7.0 (III): prohibited / negative list of industries of Chapter-8 in MPD-2021 w.r.t. Stainless Steel Pickling. <b>F.17(02)2012/MP</b>	The proposal was presented by the Addl. Commr.(Plg) I. After detailed deliberation, Technical Committee recommended that the matter be again referred to the Environment Deptt., GNCTD for its views with respect to the recent orders of the Hon'ble NGT in the matter.  Thereafter, based on the outcome, the matter be processed as per procedure.	Addl. Commissioner (Plg)I
7/19	Modification in Master Plan for Delhi - 2021 w.r.t. EWS / Community-Service Personnel Housing <b>F. 3(09)2012/MP</b>	The matter was deferred for further discussion.	Addl. Commissioner (Plg) I

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

**List of participants of 2<sup>nd</sup> meeting for the year 2019 of Technical Committee on  
12.02.2019**

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Addl. Commissioner (Plg.) - I
4. Addl. Commissioner (Plg.) - III
5. Addl. Commissioner (Landscape)
6. Sr. Architect, VC Sectt.
7. Director (Plg) (LD)
8. Director (Plg) Zone\_E&O
9. Dy. Director (Plg) Zone\_E&O

**OTHER ORGANIZATIONS**

1. Dy. Chief Fire Officer, Delhi Fire Service
2. Sr. Architect, CPWD
3. Dy. Architect, CPWD
4. Asstt. Town Planner, (SDMC)
5. Associate, TCPO





- 4 -

ITEM No. 12/TC/2019 67/C

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

**F.1 (05)/2019/MP/111**

**Date: 15.03.2019**

**Subject: Minutes of the 3<sup>rd</sup> Technical Committee meeting of DDA for the year 2019 held on 26.02.2019.**

The 3<sup>rd</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on Tuesday, 26.02.2019. 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.

*Manju Paul*  
(Manju Paul) 15/3/19  
Addl. Commissioner(Plg)I

To:

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

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
8/19	Confirmation of the 2 <sup>nd</sup> Technical Committee meeting held on 12.02.2019	The minutes of the 2 <sup>nd</sup> meeting of the Technical Committee meeting could not be circulated due to some administrative reasons. The same have been circulated and would be taken up for confirmation in the next meeting of the Technical Committee.	
9/19	Proposal regarding change of land use of an area measuring 8 Acres from 'Utility' (U-3) out of a total plot of 37.78 Acres already allotted to Power Deptt., GNCTD by DDA to 'Transportation' (T-2) (Cluster Bus Depot) to be allotted to Transport Deptt. at village Bamnauli, near Biswasan in Sector-29, Dwarka. <b>F.20(2)2019/MP</b>	The proposal was presented by the Director (Plg) Dwarka. After detailed deliberations, the Technical Committee recommended that the status of the Power Plant Project be obtained from the Power Deptt., GNCTD. The proposal contained in para 3 be processed for the change of land use under Section 11-A of DD Act, 1957.	Director (Plg) Dwarka
10/19	Proposed change of land use of an area measuring 1.94 acrs (7850.90) sqm. from 'Recreational' (District Park) to 'Public & Semi Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp/ Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi. <b>F.20(7)2017/MP</b>	The proposal was presented by the Dy. Director(Plg)Zone-D. After detailed deliberations, the Technical Committee recommended that the matter may be submitted after examining the following: i) The impact of the traffic due to the proposed use of the land. ii) Explore the possibility of limiting the ground coverage and the total built up area considering the site is having green cover.	Dy. Director (Plg) Zone-D

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

*Naig*



-6- 65/C

**ANNEXURE-I**

**List of participants of 3<sup>rd</sup> meeting for the year 2019 of Technical Committee on 26.02.2019**

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(LD& Coordn)
4. Commissioner(Plg)
5. Addl. Commissioner (Plg.) - I
6. Addl. Commissioner (Plg.) - III
7. Sr. Architect, VC Sectt.
8. Director (Plg) (Dwarka)
9. Dy. Director(Plg)Zone-D.

**OTHER ORGANIZATIONS**

1. Dy. Chief Fire Officer, Delhi Fire Service
2. Sr. Architect, CPWD
3. Dy. Architect, CPWD
4. Associate, TCPO
5. Asstt. Engineer(L&DO)

7- 64/C

ITEM No. 13/TC/2019

### AGENDA FOR TECHNICAL COMMITTEE

No. F.1 (27)/2005/MP

Sub: **Proposed change of land use of land measuring about 18411.684 sq. m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F.**

#### **1.0 BACKGROUND:**

- 1.1 A letter vide No. 71/20/2016/BN/CA (DR)/1372-76 Dt. 15.11.2018 was received from Chief Architect (DR), CPWD, Govt. of India with the request for change of land use of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' and relaxation of setbacks from 15, 12, 12, 12 (m) to preceding category 9, 6, 6, 6 (m). The letter includes the requisite information as prescribed by MoHUA, existing plan & proposed redevelopment plan of the area under reference along with a request letter from Regional P.F. Commissioner-I(PFD), Employees' Provident Fund Organization (EPFO), Ministry of Labour & Employment, Govt. of India informing that EPFO had purchased the area under reference at Malviya Nagar in the year 1972 and 172 nos. of quarters for Officers/Staffs were built by CPWD in the year 1977. In the Master Plan for Delhi (MPD)-1962, the land use of the area was 'Residential' but as per MPD-2001 & MPD-2021, the land use of the area covering the Bhavishya Nidhi Enclave at Malviya Nagar has been notified as 'Recreational'. The officers & staffs are still residing in the quarters and EPFO is intending to redevelop the area by demolishing the existing quarters and constructing a multi-storied apartment for officers & staffs. **(Annexure-'A')**
- 1.2 The Executive Engineer, CPWD vide their letter dated 12.02.2019 **(Annexure-'B')** informed that clearance from Delhi Fire Service, Airport Authority of India has been taken and that there is no observation from any of the statutory bodies like National Monument Authorities pending as on date.

#### **2.0 EXAMINATION:**

- 2.1 The land use of the site under reference is 'Recreational' land use and there are also Historical Monuments near the area under reference as per Zonal Development Plan of Zone-F under MPD-2021.
- 2.2 As per the provisions of MPD-2021, Chapter 17: Development Code, Table 17.1: Minimum Setbacks (Other than Residential Plotted Development):

Sl. No.	Plot size (in sq.m)	Minimum Setbacks			
		Front (m)	Rear (m)	Side (m) (1)	Side (m) (2)
6	Above 2,000 upto 10,000	9	6	6	6
7	Above 10,000	15	12	12	12

Note: (i) In case the permissible coverage is not achieved with the above given setbacks, the setbacks of the preceding category may be allowed.



Further, under the norms & provision for Residential Plot – Group Housing as per MPD-2021, Chapter 4, Shelter, 4.4.3-Control for Building/ Buildings within Residential Premises is as under (B: Residential Plot – Group Housing):

<b>Minimum Size of plot</b>	3000 sq. m.
<b>Maximum Ground Coverage</b>	33.3% (in case of addition/ alteration of existing DUs for availing balance FAR, ground coverage upto 40% may be allowed).
<b>Maximum FAR</b>	200
<b>Height</b>	NR (Subject to clearance from AAI/Fire Department and other statutory bodies.
<b>Parking</b>	2.0 ECS/100 sqm built up area and 0.5 ECS/100 sqm. for EWS/Service Personnel housing.

Note:

(ii). Plots for group housing should be located on roads facing a minimum width of 18 m ROW (7.5m ROW for Redevelopment Areas/Rehabilitation area/Special Area/Village (Lal Dora/Firni)/Extended Lal Dora).

(iv). The Central Government in consultation with the DDA may relax density and other norms for public housing and projects of national importance.

- 2.3 The total area of plot under reference as per the existing plan provided by CPWD is 18411.684 sqm. out of which area measuring about 10743 sqm. (58%) falls within 100 meter distance from monuments and area measuring about 7668 sqm. (42%) falls within 200 m distance from monuments. The CPWD has proposed to construct Group Housing Buildings on the 7668 sqm. of land with the permissible FAR (200) & 33.3% Ground Coverage of the entire land (18411.684 sqm.), whereas as per their proposal, they are achieving only 80.18 FAR and 11.455% (2109.07 sqm.) of Ground Coverage.

**3.0 INFORMATION REQUIRED BY MoHUA (MoUD) VIDE LETTERS DATED 07/04/2015, 04/09/15 & 17.06.2016 (Received from CPWD vide letter dated 05.11.2018)**

<b>(A) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 07.04.15:</b>		
<b>Sl. No.</b>	<b>Information sought by MoUD</b>	<b>Point-wise information</b>
(i)	Whether the land is Government or private and who is the land owning agency?	Government Land owned by Employees' Provident Fund Organization (EPFO).
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	CPWD & Employees' Provident Fund Organization (EPFO).
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was jointly inspected by Commr (Plg.), Addl. Commr. (Plg.)-III, Dy. Dir. (Plg.) F&H (part) & Asstt. Dir.(Plg.) F& H/part from DDA in the month of September 2018. The staffs are still residing in the quarters.
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	In the Master Plan for Delhi (MPD)-1962, the land use of the area was 'Residential'; however as per MPD-2001 notified by the MoUD, Govt. of





9- 6216

		India on 01.08.1990 & subsequent MPD-2021, the land use of the area covering the Bhavishya Nidhi Enclave at Malviya Nagar has been notified as 'Recreational'. Whereas the CPWD has submitted that 172 nos. of quarters for officers & staff were built by CPWD on this land in the year of 1977. The officers & staffs are still residing in the quarters and EPFO is intending to redevelop the area by demolishing the existing quarters and constructing a multi-storied apartment for officers & staffs. Therefore change of land use would enable CPWD to redevelop the area.
(v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi)	What will be proposal's impact/implications on general public e.g. Law and order etc?	No Law and Order issue is anticipated.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case as per EPFO.

**(B) Information for MoUD's letter No. K-13011/3/2012-DD-I dated 04.09.15**

Sl. No.	Information sought by MoUD	Point-wise information
(i)	Back ground note indicating the current situation/provisions;	The land use of the site under reference is 'Recreational' and there are also Historical Monuments near the area under reference as per Zonal Development Plan of Zone-F under MPD-2021. Therefore, the CPWD has requested for change of land use & relaxation in setbacks.
(ii)	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	DDA Authority / MoHUA (MoUD) has processed change of land use of similar cases for DMRC, Delhi Police etc. under section 11-A of DD Act, 1957.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal for change of land use of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' is to be placed before Authority after the approval of Technical Committee.
(iv)	How and why the proposal was initiated;	Chief Architect (DR), CPWD, Govt. of India requested DDA for change of land use of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' and relaxation of setbacks from 15, 12, 12, 12 (m) to preceding category 9, 6, 6, 6 (m) along with a request letter from Regional P.F. Commissioner-



		I(PFD), Employees' Provident Fund Organization (EPFO), Ministry of Labour & Employment, Govt. of India.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal will facilitate in redevelopment of the area by providing new accommodation to the employees of EPFO.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	The proposal will facilitate in redevelopment of the area by providing new accommodation to the employees of EPFO.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal will facilitate in redevelopment of the existing housing complex.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The DDA & other Development Authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar.
(ix)	What will be the public purpose served by the proposed modification;	New accommodation with better quality.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	The redevelopment of the complex will provide new accommodation to its employees.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	Yes
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Yes, it involves "change of land use" under section 11(A) of DD Act, 1957.
(xiii)	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	CPWD vide their letter dated 12.02.2019 informed that clearance from Delhi Fire Service, Airport Authority of India has been taken. It was also informed by CPWD that there is no observation from any of the statutory bodies like National Monument Authorities pending as on date.
(xiv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.



Handwritten signature and number 6016

(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned officer presently dealing with this matter in DDA is Dr. K. Srirangan, Addl. Commr. (Plg.)-III, AP-I Unit, Zones-F&H(Part), DDA, Vikas Minar, New Delhi (Contact No.: 23378167) and the concerned officer of CPWD is Sh. R.K. Kaushal, Chief Architect (DR), CPWD, R.K. Puram, New Delhi.
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**(C) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 17.06.2016:**

Sl. No.	Information sought by MOUD	Point-wise information
(i)	What is the change proposed in MPD-2021/Change of landuse case?	The Change of Land Use of land measuring 18411.684 sqm from "Recreational" to "Residential" is proposed in MPD-2021 / ZDP of Zone-F.
(ii)	Why the change is proposed i.e. the context and justification?	<p>The change of land use is being processed on the request of EPFO.</p> <p>In the Master Plan for Delhi (MPD)-1962, the land use of the area was 'Residential'; however as per MPD-2001 notified by the MoUD, Govt. of India on 01.08.1990 &amp; subsequent MPD-2021, the land use of the area covering the Bhavishya Nidhi Enclave at Malviya Nagar has been notified as 'Recreational'. Whereas the CPWD has submitted that 172 nos. of quarters for officers &amp; staff were built by CPWD on this land in the year of 1977. The officers &amp; staffs are still residing in the quarters and EPFO is intending to redevelop the area by demolishing the existing quarters and constructing a multi-storied apartment for officers &amp; staffs. Therefore change of land use would enable CPWD to redevelop the area.</p>
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	EPFO employees
(iv)	How they are going to be benefitted from the proposed amendment/change?	The old residential quarters are in a dilapidated condition and EPFO intending to redevelop the campus with more ground coverage as per MPD-2021.
(v)	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	No



-12- 59/c

4.0 **PROPOSAL:**

It is proposed to change the land use of land measuring about 18411.684 sq. m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Zonal Development Plan (ZDP) of Zone-F / MPD-2021, under section 11-A of DD Act, 1957 subject to clearance from all concerned statutory bodies with following details and relaxation of setbacks of category 15, 12, 12, 12 (m) to preceding category 9, 6, 6, 6 (m). as per the provisions of MPD-2021:

Location	Area	Land use as per MPD-2021 & ZDP of Zone-F	Land use changed to	Boundaries
Zone-F: Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi	18411.684 sqm.	Recreational	Residential	North: Panchsheel Park East: Monument West: Sarvpriya Vihar South: District Park

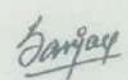
Location plan of area of Bhavishya Nidhi Enclave on ZDP of Zone-F is enclosed as Annexure-'C'.

5.0 **RECOMMENDATIONS:**

In view of above, the proposal as given in Para-4.0 is placed before the Technical Committee for consideration. Based on recommendation by the Technical Committee and clearance from National Monument Authority, the proposal of change of land use to be placed before the Authority for consideration and giving permission to invite objections / suggestions from the public as per provisions under Section 11(A) of DD Act-1957.

  
Addl. Commissioner (Plg.)-III

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



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

## ANNEXURE-A'

13-58/C.

SPEED POST

(i)

	<p>भारत सरकार केंद्रीय लोक निर्माण विभाग मुख्य वास्तुकार (DR) का कार्यालय ईस्ट ब्लॉक-1, लेवल-2, आर.के. पुरम, नई दिल्ली-110066 ईमेल: cadr.cpwd@gov.in</p>	<p>Government of India Central Public Works Department Office of Chief Architect (DR) East Block-1, Level-2, R.K. Puram New Delhi-110066 e-mail: cadr.cpwd@gov.in</p>	
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No. 71/20/2016/BN/CA(DR)/1372-76

Dated : 09.11.2018

To

✓ The Commissioner (Planning),  
Delhi Development Authority,  
Vikas Minar, I.T.O.,  
New Delhi.

आपूर्ति (प्रति) कार्यालय  
उपस्थिति नं. J 3219  
दिनांक 19/11/18

Office of AC (Plg.)-3  
By. No. 1180  
Date 20-11-18

Subject: Redevelopment of Bhavishya Nidhi Enclave at Malviya Nagar,  
New Delhi.

SH: (i) Relaxation of set backs, 15,12,12,12 to Preceding Category.  
(ii) Change of Landuse (CLU).

Sir,

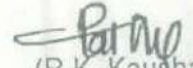
A meeting was held in the chairmanship of Regional P.F. Commissioner, EPFO on 30.10.2018 to discuss to various issues related to NOC/approval of statatorty Authorities at EPFO Headquarter on the above mentioned project attended by representative of CPWD, DDA and NMA. The following issues was discussed in detail.

Regarding change of land use from Recreational to Residential and relaxation of set backs from 15,12,12,12 to Preceding Category 9, 6, 6, 6 (m), the Deputy Director DDA informed that both the cases of change of land use (CLU) and relaxation of set backs will be submitted to Technical Committee on receipt of necessary questionnaire for change of landuse (CLU) on prescribed performa. The necessary questionnaire (at Annexure-I) (handed over by Deputy Director DDA in the meeting) as per the guidelines by MoHUA and letter of Regional Commissioner EPFO letter dated 01.11.2018 alongwith existing Survey Plan and proposed Layout Plan of redevelopment of the project are enclosed herewith.

You are therefore requested that the change of land use (CLU) and relaxation of set backs to preceeding category be submitted to the Technical Committee of DDA for obtaining approval of the Competent Authority at the earliest.

Encl :- as stated

Yours faithfully,

  
(R.K. Kaushal)  
Chief Architect (DR)

Copy to:

AD (Plg.) - I &amp; II

1. Regional P.F Commissioner-I (PFO), 14, Bhikaji Cama Place, New Delhi.
2. CE, NDZ-VII, Vidyut Bhawan, Shankar Market, New Delhi-110001.
3. SE, DCC-XII, CPWD, I.P. Bhawan, New Delhi.
4. EE, CD-VI, CPWD, C-418, I.P. Bhawan, New Delhi.

(R.K. Kaushal)  
Chief Architect (DR)



(ii)

14-571C

**MOST URGENT**

दूरभाष / Telephone 011-26714559  
फैक्स / FAX 011-26192008



कर्मचारी भविष्यनिधि संगठन  
EMPLOYEES' PROVIDENT FUND ORGANISATION  
श्रम एवं रोजगार मंत्रालय, भारत सरकार  
MINISTRY OF LABOUR AND EMPLOYMENT, GOVERNMENT OF INDIA  
मुख्य कार्यालय / Head Office

भविष्यनिधि भवन, 14, भिकाजी कामा प्लेस नई दिल्ली 110066-  
Bhavishya Nidhi Bhawan, 14, Bhikaji Cama Place, New Delhi-110066  
[www.epfindia.gov.in](http://www.epfindia.gov.in), [www.epfindia.nic.in](http://www.epfindia.nic.in)



No.CS-3(6)/2015/BNE/Vol.II /

Dated:- 1<sup>st</sup> November, 2018

To,

13853

- 1 NOV 2018

The Commissioner (Planning)  
Delhi Development Authority (DDA)  
5<sup>th</sup> Floor, Vikas Minar  
I.T.O., New Delhi-110002.

**Subject:- Redevelopment of Bhavishya Nidhi Enclave, Malviya Nagar, New Delhi- 110066 -regarding.**

Sir,

EPFO is proposing for re-development of Bhavishya Nidhi Enclave located at Malviya Nagar, New Delhi-110017. The work has been awarded to CPWD and process for obtaining clearances from various authorities is in progress. CPWD has informed that in MPD-2001& MPD-2021, the land use of the area covering the Bhavishya Nidhi Enclave at Malviya Nagar has been notified as "Recreational".

2. In this regard, it is to inform that, EPFO had purchased the area at Bhavishya Nidhi Enclave, Malviya Nagar in the year 1972 and 172 Nos. of Quarters for Officers /Staffs were built by CPWD in the year 1977. In the Master Plan-1962, the land use of the area was "Residential". The Officers and Staff are still residing in the Quarters. EPFO is re-developing the area by demolishing 44 Nos. Quarters and constructing a multi-storied apartment for Officers and Staffs.

3. It is, therefore, requested to change the land use of Bhavishya Nidhi Enclave, Malviya Nagar, New Delhi from "Recreational" to "Residential" and issue necessary notification. Further, it is to state that there is no court case pending regarding ownership of the Property/Plot and the title of EPFO is clear.

Yours faithfully,

(Mhonthyng Ngullie)

Regional P.F. Commissioner-I (PFD)

Copy to:- Chief Architect (DR), CPWD, East Block-1, Level-2, R.K. Puram, New Delhi-110066.

(iii)

-15- 56/6

Annexure-I

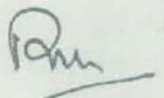
Proposal for amendment to MPD-2021 and change of land use cases

S.No.	Question	Answer
1	Whether the land is government or private and who is the land owning agency ?	Employees Provident Fund Organization (EPFO)
2	On whose request the change of land use case or modification to MPD-2021 has been initiated ?	Owner of EPFO
3	whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Pertain to DDA
4	What is the public purpose proposed to be served by modification of MPD and/or change of land use ?	As per MPD 1962 As per MPD 2001 As per MPD 2021
5	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Applied for change of land use for Recreational to Residential
6	What will be proposal's impact/implications on general public eg. Law & order etc.?	-
7	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached ?	No court case as per EPFO letter
8	What is the change proposed in MPD-2021/change of land use cases?	MPD 2021 proposed this land from Recreational to Residential
9	Why is the change proposed i.e. the context and justification ?	Existing land use as MPD 1962 was residential and already exist residential accommodation onsite
10	With the proposed changes/amendments who are going to be benefitted ? A tentative statistics or details who will be benefitted, should be given ?	EPFO employees
11	How they are going to be benefitted from the proposed amendment/change?	The old residential quarters in EPFO are debarment category and client department wants to redevelop campus with more ground coverage as per MPD 2021
12	Any other relevant statistics, details, information, etc. which will be useful from the point of view of press release for information to the public at large shall be given.	-
13	Background Note indicating the current situation/provisions;	-
14	whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how;	-



(iv) 16- 55/C

15	What were the specific recommendations of the Authority with regard to the proposal;	
16	How and why the proposal was initiated;	The old residential quarters in EPFO are delebration category and client department wants to redevelop campus with more ground coverage as per MPD 2021
17	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	-
18	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	-
19	How the proposal will benefit in the development and economic growth of the city;	-
20	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi.	-
21	What will be the public purpose served by the proposed modification;	New accommodation with better quality
22	What is the number of people/families/households likely to be affected by the proposed policy;	-
23	Whether the proposal is in consonance with the existing plans, laws,bye-laws, rules, etc;	Yes
24	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Yes
25	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	-
26	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the propsal and;	-
27	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	-

  
OADR  
CWS

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[illegible]



(vi)

18-

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1875/c

# SURVEY PLAN OF BHAVISHYANIDHI ENCLAVE MALVIYA NAGAR NEW DELHI

SURVEY PLAN OF  
BHAVISHYANIDHI ENCLAVE  
MALVIYA NAGAR  
NEW DELHI

TOTAL AREA :

18411.884 Square Meter

BUILT UP AREA :

13226.769 Square Meter

1875/c

ALL DIMENSIONS ARE IN METER

5773 SQ. M REGULATED  
ZONE WITH BUILDING  
HEIGHT UPTO 15 M.

## LEGENDS

SYMBOL	DISCRPTION
	GATE
	Main Road
	Building
	Light Pole
	Tree
	Water well
	Manhole
	Boundary Wall
	Drain
	Ventilation Pole
	Electric Pole
	Bore hole

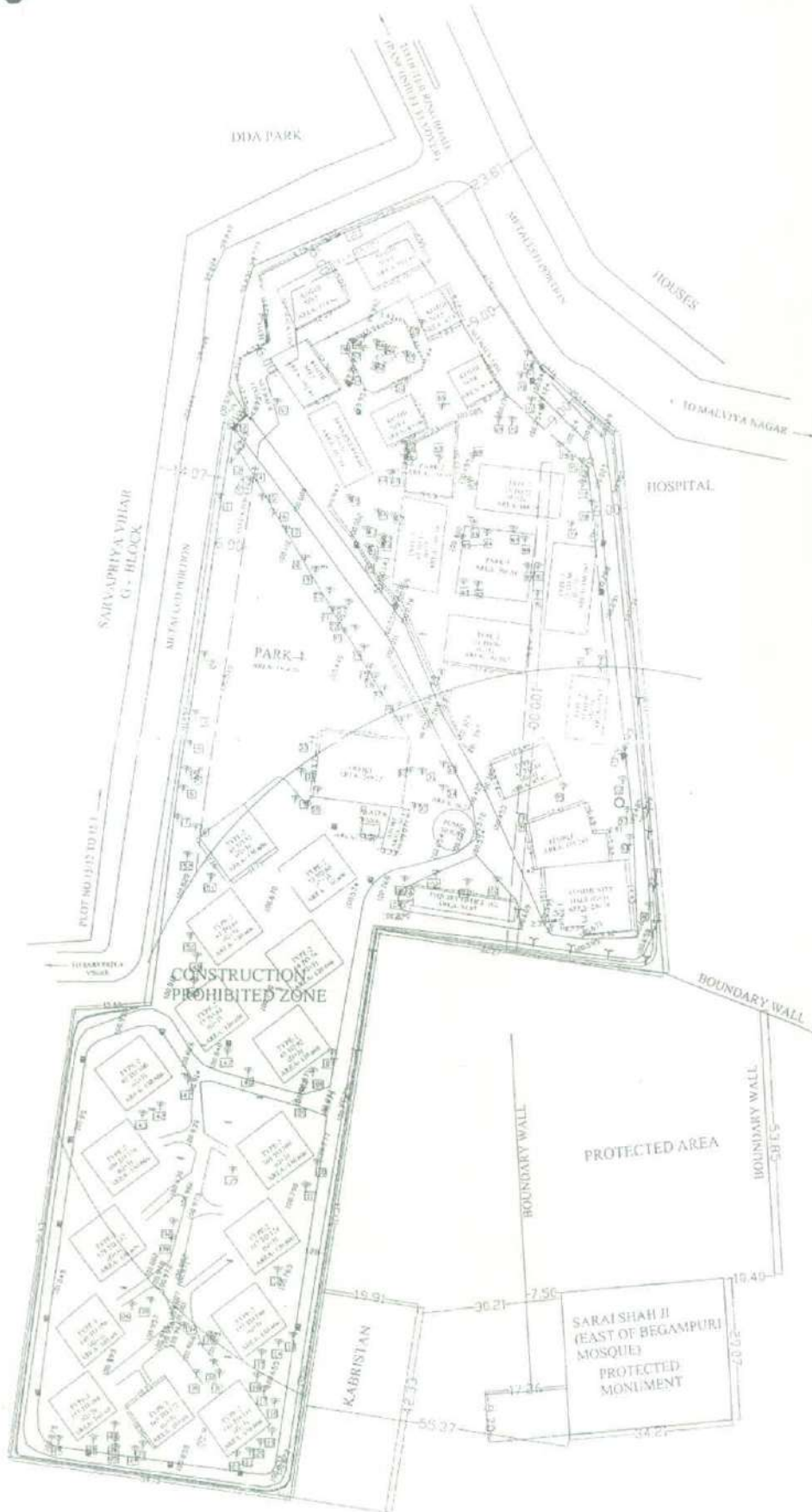
## SURVEYED BY :

Kay Kay Drilling & Construction Co.  
V/54-B, Rajouri Garden,  
New Delhi-110027  
Fax : 011-41443911  
Mob: 9899076145

Date JAN. -2017

Scale 1:1000

Sheet 1



## केन्द्रीय लोक निर्माण विभाग

कार्यालय - कार्यपालक अभियन्ता, निर्माण मण्डल-6, केलोनिवि,  
कमरा सं० सी-418, आई०पी० भवन, नई दिल्ली-110002

दूरभाष नं.: 011-23378321

ई-मेल: delecccd6.cpwd@nic.in



पत्रांक: 20(202)/नि.मं.-6/सहा. अभि.(यो.)/ 261

दिनांक: 12-2-19

सेवा में,

The Commissioner (Planning),  
Delhi Development Authority,  
Vikas Minar, I.T.O.,  
New Delhi-110002

आमुक्त (योजना) कार्यालय Office of AC (Plg.)-3  
डाकरी सं. J-440 No. 326  
दिनांक 12/2/19 Date 14-2-19

विषय: Status Report for the work of Redevelopment of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi. (SII: Construction of Type-II (28 Nos.), Type-III (28 Nos.), Type-IV (28 Nos.) and Type-V (22 Nos.).

Sir,

It is to inform that clearance from Delhi Fire Services, Airport Authority of India has been taken, BSES also has sanctioned the electricity load and there is no observation from any of the statutory bodies like National Monument Authorities pending as on date. All the reply to the queries as required have been duly submitted.

This is for your information and necessary action please.

भवदीय,

कार्यपालक अभियन्ता  
निर्माण मंडल-6, के.लो.नि.वि.,  
आई.पी.भवन, नई दिल्ली।

प्रतिलिपि:-

1. The Chief Architect (DR), East Block-1, Level-2, R.K Puram, New Delhi-66.
2. The Superintending Engineer, DCC-XII, CPWD, I.P Bhawan, New Delhi.
3. The AE-I, CD-VI, CPWD, New Delhi

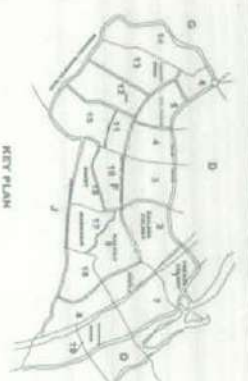
AD (P) I / FCH

15/2/19

15/2/19

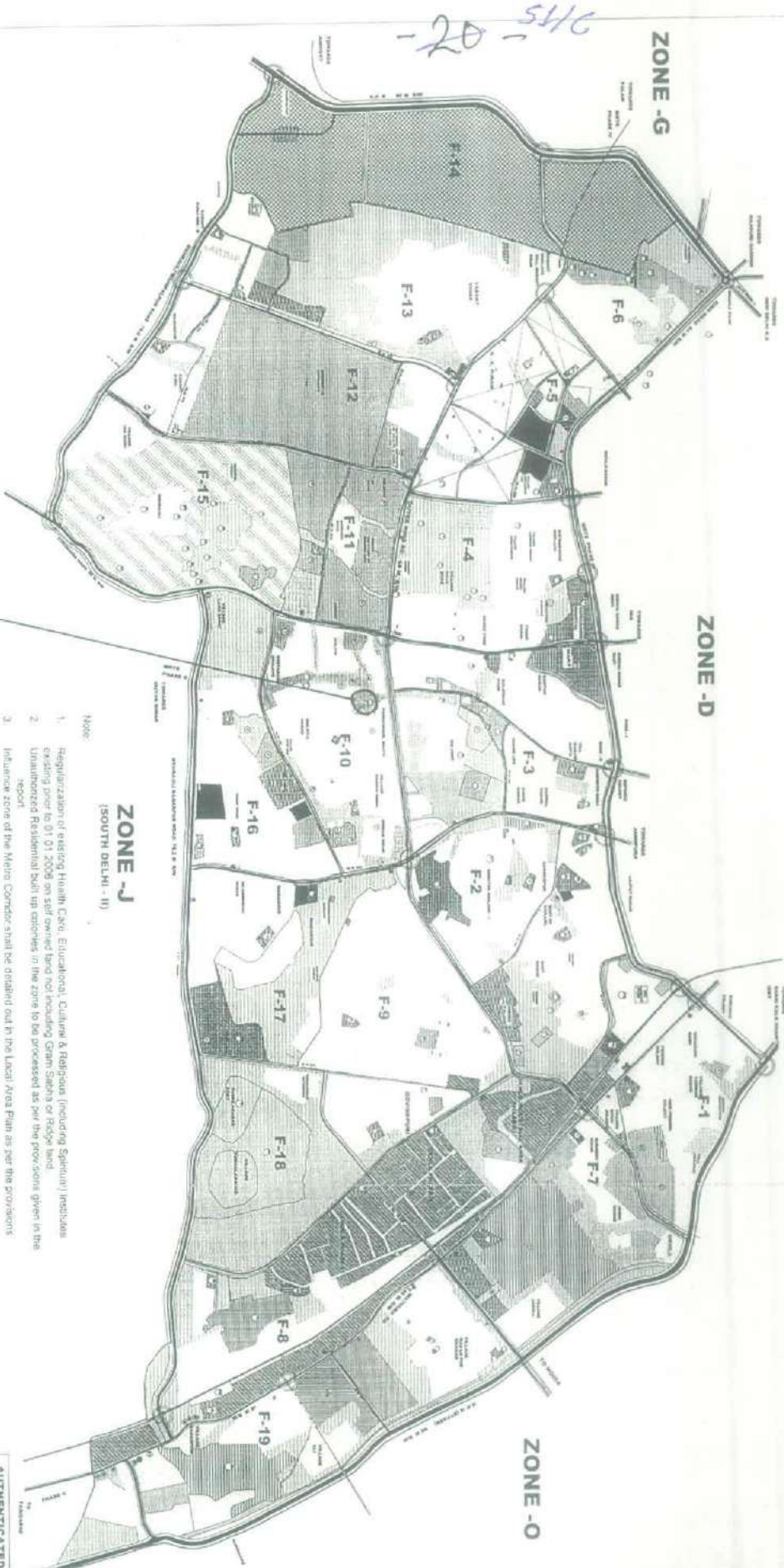
कार्यपालक अभियन्ता





LEGEND

- GREEN BELT / WATER BODY
- PUBLIC LAND / RESERVE LAND
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- TRANSPORT
- UTILITY
- GREEN BELT / WATER BODY



LOCATION OF BHAVISHYA  
NIDHI ENCLAVE

- Note:
1. Regularization of existing Health Care, Educational, Cultural & Religious (including Sperm) institutions existing prior to 01.01.2006 on self-owned land not including Gram Sabha or Panchayat land.
  2. Unauthorized Residential built up encroaches in the zone to be processed as per the provisions given in the report.
  3. Influence zone of the Metro Corridor shall be detailed out in the Local Area Plan as per the provisions given in the report.
  4. Local Shopping Centre, Neighbourhood park, St. Sec. School detailed from the land use plan as these are not the facility of zonal plan level as per table 3.3 of MDP-2021.
  5. Delineation of Reserved Forest Area boundary shall be in consultation with Conservator of Forests.
  6. CNG/ONGC service stations and Petrol Pumps sites will be updated in consultation with Oil Companies.
  7. Authorities from time to time.
  8. Zonal Development Plan was approved in Authority meeting vide item No. 86 / 2008 held on 17.12.2008.
- Cases of Change of Land Uses as were incorporated in Draft Zonal Development Plan shall now be taken up as per DD Act 1957 as per letter of MCD/D dated 04.03.2010.

LAND USE PLAN (PLAN NO. - 2)

AUTHENTICATED ON BEHALF OF GOVERNMENT OF  
INDIA VIDE LETTER NO. K-12011 / 3 / Zone - F (SOUTH  
DELHI-1) / 2010-D18 DATED 8th JUNE, 2010.

ZONAL DEVELOPMENT PLAN OF  
ZONE (DIVISION) 'F' (SOUTH DELHI - 1)

 A.S. CHANDRA CHIEF, DELHI DEVELOPMENT AUTHORITY		 P.K. SINGH CHIEF, DELHI DEVELOPMENT AUTHORITY	
 A.S. CHANDRA CHIEF, DELHI DEVELOPMENT AUTHORITY		 P.K. SINGH CHIEF, DELHI DEVELOPMENT AUTHORITY	

Agenda for Technical Committee

**Sub: Guidelines/principles for implementation of "regulations for enabling the planned development of privately owned lands" notified on 4<sup>th</sup> July, 2018. These may be read in continuation with the Standard Operating Procedure (SOP) already issued vide letter dated 15.01.2019.**

(File No. Dir(Plg.)R/PLP/2019)

**1. Background:**

The Screening Committee in its 367<sup>th</sup> meeting held on 26.2.2019 vide item No.23:2019 observed following regarding implementation of privately owned lands:-

- i. While preparing the layout plan for the privately owned land in case of areas where layout plans are available or to be prepared all these cases have certain unique issues viz a viz variable plot sizes/shapes, unplanned development around such plots, accessibility for such plots land use, either the road network already established is too narrow or in some cases, it has an accessibility for the existing Planned Development.
- ii. It was also pointed out that in case of the facility corridor; no details/plans are readily available of the already developed plots with the Planning Deptt.(sanctioned by concerned agencies). In addition, there are certain land parcels falling in the designated green/recreational areas as per the MPD-2021, which may also have specific issues, and required to be dealt at site conditions.
- iii. The issue regarding the examination or proposal by the concerned ULBs w.r.t., the step I as per the SOP (i.e. verification from the revenue records, its applicability etc.) has also not been provided.
- iv. After detailed discussions and deliberations, it was decided that DDA shall only examine and limit its role to external planning in case of already prepared layout plan is available, a set of some generic principles need to be formulated by Planning, Architecture and Landscape Deptts. These guidelines shall be put up and be placed in the Technical Committee Meeting for consideration and approval.

**2. Examination:**

- i. "Regulations for enabling planned development of privately owned land" was notified on 4th July, 2018.
- ii. Standard Operating Procedure (SOP) approved by Competent Authority was forwarded to Local Body and all concerned for appropriate action.
- iii. Under Secretary, MOHUA vide letter No. F.No.K-12011/3/2018/DD-I dated 30.11.2018 conveyed that DDA shall prepare the Master Plan/ layout plan integrating all privately owned land so that basic infrastructure could be made available before regularization of these private land parcels.
- iv. While examination of these private land on pockets a number of issues were raised by Architectural Wing, HUPW, DDA, Planning Wing, DDA and Local Bodies. The broad issues raised are as under:-



**(I) In case of plots in the facility corridors.**

- i. As on date & proposals of isolated plots in different facility pockets of Zone G & J have been received. The proposal submitted by the owners in for commercial development. How much commercial development should be proposed taking into consideration the surrounding development which does not have a proper layout plan.
- ii. The vacant plots are scattered and contiguous land is not available.
- iii. Part plots have been sanctioned by ULB's for motels, hotels, farmhouses etc. and integrated development with the scattered plots vis a vis infrastructure facilities (road, services) will be difficult.
- iv. Minimum accessibility to be devised for individual isolated pockets.

**(II) Isolated pockets falling in the developed area**

- i. Accessibility and Infrastructure to be provided for land locked parcels from all the existing development – DDA housing, parks.
- ii. Applicability of development control norms and relaxations to be provided – plot size, use, road width, setbacks subjects to all statutory clearances.
- iii. Assessment of use premise plot – minimum two – three uses may be provided.
- iv. In cases where the privately owned land falls within the Group Housing Pockets and the minimum size of land is marginally less than the size of plot for Group Housing as per MPD-2021 and the width of approach road is also less than 18 mtr. Whether the privately owned land be eligible for Group Housing in such cases?
- v. In cases where there is a land lock and access to the plot is to be proposed from DDA's land. Whether the owner of privately owned land be asked to surrender the equivalent land to DDA. ?
- vi. In cases where the land is falling partially or fully under road R/W of the approved layout plan. Whether the land be acquired by DDA to maintain planned development and the owner of privately owned land be accommodated in the scheme somewhere else.
- vii. In cases where the permissible ground coverage of the approved scheme has been exhausted or marginally left. Whether the ground coverage be considered over and above the permissible ground coverage of the pocket?
- viii. In cases where the layout plan is not available in records especially in old cases developed by the Delhi Improvement Trust (DIT).
- ix. In cases where the privately owned land qualifies for housing but abutting to road R/W less than the road R/W mentioned in MPD-2021 i.e. 18mtr. Whether the plot is eligible for Group Housing. ?
- x. 10. In cases where the proposed land falling partially/wholly within the green area of the Pocket of approved layout plan. Whether housing is permitted in such cases. In case if, group housing is permitted than is it mandatory to maintain quantum of green area as per already approved LOP?
- xi. In cases where the location, shape, Khasra numbers and size of the plot is neither superimposed in the layout plan nor the LOP is superimposed on the "Sajra plan" by the ULB'S. Can these cases be put up for the approval of SCM?

- xii. Can the Development Control Norms for privately owned land be as per approved layout plan approved under MPD-1962 and 2001 or prevailing MPD norms be applicable?
- xiii. The amount of processing charges to be levied and under which head the same shall be deposited. Can the proposal be put up in SCM without depositing the processing fee?
- xiv. Respective local bodies & departments were requested vide letter dated 05.04.2019 to provide comments on the draft guidelines/ principles for implementation of "regulations for enabling planned development of privately owned land" notified on 4<sup>th</sup> July, 2018 discussed in the meeting held on 20.03.2019.
- xv. In response to the latter dated 04.04.2019, Comments of SDMC received vide letter dated 08/04/2019, for most of the Guidelines/ Principles are agreed and accepted with specific comments for paras as mentioned below:

Sl. No.	Points as per draft guidelines/ Principals	Comments of SDMC
2.	In case of land parcels which include private and Govt. land, an integrated development plan shall be prepared for optimum utilization of land.	All Development Plans shall be prepared by DDA.
5.	All issues related to ownership of private land shall be checked by the concerned ULB and DDA shall only prepare the area layout plan.	Ownership shall be verified from Revenue Department/ GNCTD.
7.	The scrutiny vis-a-vis applicability shall be got verified by the concerned ULBs /agencies through their respective departments. (Applicability of private land policy shall be checked by the concerned ULB) DDA shall only prepare the area layout plan.	Applicability of Private land Policy shall be checked by the concerned ULB and same shall be concurred by DDA.
15.	The Khasra has to be superimposed on the layout plan, with shape and size. It has to be checked by concerned ULB and then put up.	The issues related to revenue department and DDA (being land owning agency). ULB has no role in this process.
16.	The layout plans of isolated pockets especially in case of facility corridors, the ULBs shall provide the layout plans of all the existing sanctions and available services on site to the Planning Department, DDA of the surrounding areas to prepare an integrated plan. The integrated layout plan shall be prepared for a depth of minimum 500 mtr. and maximum 1 Km length or the length has shown in the Zonal Plan, which shall be measured as per scale or ground reality on the either side.	The ULB shall provide the details for all sanctioned plans for particular stretches under reference. However the details related to services may directly be obtained from utility agencies.



### 3. Proposal :

- i. In case of land parcels which include private and Govt land, falling within already approved plans, an integrated plan shall be prepared for optimum utilization of land.
- ii. The land for the basic infrastructure facilities required for the private project have to be provided by the land owner as per the usage and FAR as applicable in the plot. These facilities shall be provided by the respective service providing agencies i.e., DJB, Delhi Transco, PWD etc. for which he may apply directly.
- iii. In case the land parcel is required to be surrendered to the Govt. or local body for any type of common use/ public infrastructure provisions, in such cases the FAR of the surrendered land shall be loaded on the balance plot area where construction can be done after making all the statutory provisions. If the provided public infrastructure is only for the use of private land then no extra FAR shall be permitted.
- iv. All issues related to ownership of private land shall be checked by the concerned ULB and DDA shall only prepare the area layout plan. DDA shall not examine this issue at all and will limit to preparation of area layout.
- v. The scrutiny vis-a-vis applicability shall be got verified by the concerned ULBs /agencies through their respective departments. Also, the Khasra has to be superimposed on the layout plan, with shape and size. It has to be checked by concerned ULB and accordingly processed.
- vi. In case of already approved DDA layout plans, the private land khasra shall be superimposed with the help of Land Management Staff & Engineering staff of DDA/ Revenue Department GNCTD on the approved layout plan. Thereafter the layout plan shall be placed in the screening committee clearly defining the use of the plot. The development control norms on the plot shall be governed as per the MPD provisions subject to all statutory clearances and approvals.
- vii. In case, the land parcel is land-locked and has a limited access, in such cases:-
  - (a) *The minimum access required for the development of the plot shall be provided from the govt. Land in accordance with layout plan after payment of the due land compensation to the land owning agency by the private owner as per applicable rates calculated by the L.M. Deptt.*
  - (b) *In case, the private land forms the parcel of the integrated layout plan of the area/pocket, such development shall be permitted subject to all statutory clearances and no separate boundary walls, gates/ physical barrier shall be permitted. All provisions such as parking etc., will be provided within the plot and the development should merge with the surrounding development.*
- viii. In case of the land parcels, where no layout plans are available (for instances in the special area zones – Karol Bagh zones etc., developed by DIT), for such areas, existing layout plan shall be prepared by conducting a TSS/Drone surveys of the area upto the main approach roads 18 m /24 m ROW and other existing features.

This existing layout plan shall be verified by the concerned ULBs/Agencies and Planning Department, DDA.

- ix. No relaxation in terms of the use of the plot/FAR or other development control norms, shall be allowed in case, the plot area does not fulfil the minimum area requirement as stipulated in the Master Plan provisions.
- x. All such cases where the relaxation is required vis-a-vis ground coverage, setbacks as stipulated in the Master Plan provisions shall be placed in the Technical Committee.
- xi. In case of the land parcels which have been earmarked for common facilities/utilities, all private owned pockets shall be governed by the broad land use of the particular area as per the zonal plan. In such cases revised layout shall be prepared keeping in view the actual development in the area and requirement of facilities.
- xii. The Khasra has to be superimposed on the layout plan, with shape and size. It has to be checked by concerned ULB and then put up.
- xiii. The layout plans of isolated pockets especially in case of facility corridors, the ULBs shall provide the layout plans of all the existing sanctions and available services on site to the Planning Department, DDA of the surrounding areas to prepare an integrated plan. The integrated layout plan shall be prepared for a depth of minimum 500 mtr. and maximum 1 Km length or the length as shown in the Zonal Plan, which shall be measured as per scale or ground reality on the either side. In case of some natural or physical boundaries are available then these boundaries need to be reflected in the layout plan instead of restricting to 1 km length and 500 m depth.
- xiv. The minimum accessibility to the plots in facility corridor shall be 12 mtr. the land required for widening of road shall be spared by the land owners proportionate to the plot size in order to provide proper accessibility. The minimum parking norms shall also be followed in the area of which the layout plan is being prepared.
- xv. The following processing fees to be charged :-
  - For superimposition of the khasras on the layout plans.
  - For preparation of the layout plans.
- xvi. These are preliminary guidelines and have been worked out on the basis of cases received till date. The same are subject to modifications as and when required.

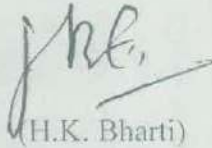
#### 4. Follow up Action :

Respective Local Bodies, Authorities and Departments to take necessary action as stated in proposal at Para-3 of agenda.



## 5. Recommendations:

The proposal at para-3 above is placed for consideration of Technical Committee.

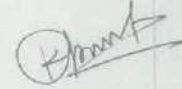


(H.K. Bharti)

Director (Plg.) Rohini

(A. K. Malhotra)

Dy.Dir (Plg.) Rohini



(Kapil prashant)

Consult. Asstt.Dir. (Plg.) Rohini

44/C - LAID ON TABLE -

Minutes of the Technical Committee Meeting  
Held on 10.6.2019.

Item No. 15/17/2019

Date: \_\_\_\_\_

### AGENDA FOR TECHNICAL COMMITTEE

No. F.3 (75)2008-MP/J-62

Sub: Proposal for change of land use of land measuring about 5 Acres (24 Bigha), Khasra no. 91 min 7 Bigha 7 Biswa, 14 min 16 Bigha 13 Biswa at Dera Mandi Village for Mandi Vidya Niketan (New Name Sardar Patel Vidya Niketan) run by Gujarat Education Society from 'Recreational (Regional Park)' to 'Public and Semi-Public' falling in Planning Zone-J.

#### 1.0 BACKGROUND:

- 1.1 Gujarat Education Society was allotted 05 acres land in 1972 on lease for 99 years by Gram Sabha. Mandi Shishu Mandir (now Mandi Vidya Niketan/ Sardar Patel Vidya Niketan) has been running since 20.07.1989 as "Balwadi" on the land allotted. The name of the Institution was subsequently changed to 'Mandi Vidya Niketan' w.e.f. 06.10.2004 onwards.
- 1.2 The land use of the land was 'Agriculture' (Cultivable land) during MPD-1962. But in MPD-2001, land use of said land was shown as 'Recreational' (Regional Park).
- 1.3 The school has been running since 20.07.1989 as "Balwadi" on the allotted land, however the term 'Regional Park' / 'Ridge' under 'Recreational' Landuse came for the first time in MPD-2001 which was notified on 01.08.1990.
- 1.4 The institute falls on Gram Sabha land and within the 'Recreational' (Regional Park) land use as per MPD 2021/ ZDP of 'J' (Annexure-I).
- 1.5 DDA vide letter dated 21.06.2011 sent a letter to Education Department regarding the date of establishment of 'Mandi Vidya Niketan' and existence of school prior to year 1990. In reply, Education Department submitted that as per the information supplied by the manager of the school in the Performa for Recognition (dated 29.11.2007). The Gujarat Education Society (Regd.) Delhi has been running 'Mandi Shishu Mandir' since 20.07.89 as 'Balwadi'. Its name was changed as 'Mandi Vidya Niketan' w.e.f 06.10.2004. Also as per lease deed Gujarat Educational society was allotted land in 1972 for 99 years. However, no valid documents/proof for establishment/existence of school was provided by Education Department as well as Institute.
- 1.6 The file was put up to Hon'ble LG and the noting of Hon'ble LG is as follows- "This is a fit case for regularization. The restriction of use of "Ridge Area" or "Regional Park" for "Green" came for the first time in MPD-1981 -2001 notified on 01.08.1990. The school precedes such restriction."
- 1.7 Further, MoUD, Govt. of India has conveyed no objection to accede to request of the Gujarat Education Society for regularization of the land of Mandi Vidya Niketan School vide their letter dated 24.09.2012.



- 2- 43/6
- 1.8 As per the Minutes of Meeting held on 14.06.2012 under the Chairmanship of Pr. Secretary (E&F), GNCTD, "for any non-forest activity in the Ridge, prior of the Ridge Management Board, Central Empowered Committee (CEC) and Hon'ble Supreme Court of India would be required."
- 1.9 Accordingly, the matter was referred to Central Empowered Committee(CEC) and Chief Secretary, Govt. of NCT of Delhi (Chairperson of Ridge Management Board) vide this office letter dated 26.11.2012 for observations/NOC for processing of the case regarding regularization of the school. No observations/ comments has been received from Central Empowered Committee and Ridge Management Board yet.
- 1.10 Gujarat Education Society vide letter dated 31.05.2019 requested to change the landuse to Educational purpose (**Annexure-II**).

## 2.0 EXAMINATION:

- 2.1 The Gujarat Education Society has been representing from time and again since December 2008 for regularization of land for educational purpose at Mandi but their case could not be processed for regularization, because for regularizing their case:
- a) The institute falls within the 'Regional Park', NOC has to be obtained from the Ridge Management Board. As per minutes of the meeting held on 14.06.2012, held under the Chairmanship of Pr. Secretary (E&F), GNCTD "for any non-forest activity in the Ridge prior approval of the ridge management board, central empowered committee (ECE) and Hon'ble Supreme Court of India would be required."
  - b) After obtaining NOC, change of landuse will be processed under Section 11(A) of DD Act which would require approval of the Authority and placing the proposal in the public domain for inviting objections/suggestions. Thereafter with the approval of the Authority and MOHUA, the final notification will be issued by the Government of India.
  - c) The institute under the extant policy requires the extension of cut-off date in the Policy.
- 2.2 Such institutions are covered under NCT of Delhi Laws (Special Provisions) Act and therefore, have protection against demolition till 31 December, 2020. The Institute can thus continue as such till 2020, but cannot expand or raise any new construction.
- 2.3 Here, it is also to mention that the said institute was examined previously as per regularisation policy advertised in 01.05.2008, but after examination of documents, there are certain other facts to be brought on record:-
- i. The Gram Sabha land was allotted to Gujarat Education society on lease for 99 years in the year 1972 for program and social activities including educational activities (**Annexure-III**).





-29-42/G

- ii. The land use was 'Agriculture' (Cultivable land) during MPD-1962. But in MPD-2001, land use of said land was shown as 'Recreational' (Regional Park).
- iii. The term 'Regional Park' / 'Ridge' under 'Recreational' Landuse came for the first time in MPD-2001 which was notified on 01.08.1990.
- iv. The school has been running since 20.07.1989 as "Balwadi" on the allotted land.
- v. The Gram Sabha land was allotted to Gujarat Education society in 1972. This case is not on private land, instead it was allotted, and therefore it is neither covered under the policy advertised on 01.05.2008 for regularization of bonafide institutions nor covered under Regulation for enabling planned development for privately owned land notified on 04.07.2018.
- vi. As per Right of Children to Free and Compulsory Education (RTE) Act, 2009, this institute is rendering education, so it may be considered.

**3.0 INFORMATION REQUIRED BY MoHUA (MoUD) VIDE LETTERS DATED 07/04/2015, 04/09/15 & 17.06.2016**

(A) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 07.04.15:		
Sl. No.	Information sought by MoUD	Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	Gram Sabha Land on lease for 99 years in 1972 to Gujarat Education Society.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Gujarat Education Society vide letter dated 31.05.2019 requested to change the landuse to Educational purpose.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Yes
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	The proposal will facilitate in providing education facilities in nearby areas.
(v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi)	What will be proposal's impact/implications on general public e.g. Law and order etc?	No Law and Order issue is anticipated.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case as per available record.



- 30 - 41/C

(B) Information for MoUD's letter No. K-13011/3/2012-DD-I dated 04.09.15		
Sl. No.	Information sought by MoUD	Point-wise information
(i)	Back ground note indicating the current situation/provisions;	As per the approved Zonal Development Plan of Zone-J/ MPD-2021, the institute falls within the "Recreational" (Regional Park) land use.
(ii)	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal for change of land use is to be placed before Authority after the approval of Technical Committee.
(iv)	How and why the proposal was initiated;	
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal will facilitate in providing education facilities in nearby areas.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	The proposal will facilitate in providing education facilities in nearby areas.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal will facilitate in providing education facilities in nearby areas.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The DDA & other Development Authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar.
(ix)	What will be the public purpose served by the proposed modification;	The proposal will facilitate in providing education facilities in nearby areas.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	The proposal will facilitate in providing education facilities in nearby areas.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	Yes
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Yes, it involves "change of land use" under section 11(A) of DD Act, 1957.
(xiii)	Whether the departments/ organizations/Ministries related with the proposal have been consulted and if yes,	MoUD, Govt. of India vide their letter dated 24.09.2012 has conveyed no objection to accede to request of the Gujarat Education Society for





-31- 4016

	what were their views and how they were disposed;	regularization of the land of Mandi Vidya Niketan School.
(xiv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.
(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned officer presently dealing with this matter in DDA is Sh. Ajay Kr. Saroj, Dir.(Plg.) UC & J In-charge, DDA, Vikas Minar, New Delhi (Contact No.: 8010509889)

**(C) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 17.06.2016:**

Sl. No	Information sought by MOUD	Point-wise information
(i)	What is the change proposed in MPD-2021/Change of landuse case?	The Change of Land Use of land measuring about 5 Acres (24 Bigha) from 'Recreational (Regional Park)' to 'Public and Semi-Public' of Zone-J.
(ii)	Why the change is proposed i.e. the context and justification?	As the matter neither covered under the policy advertised on 01.05.2008 for regularization of bonafide institutions nor covered under Regulation for enabling planned development for privately owned land notified on 04.07.2018. So, the matter is being processed for CLU.
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	Neighborhood Population
(iv)	How they are going to be benefitted from the proposed amendment/ change?	By provision of Educational facility.
(v)	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	No



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-32

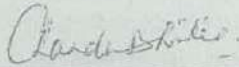
#### 4.0 PROPOSAL:

It is proposed to change the land use of land about 5 Acres (24 Bigha) for Mandi Vidya Niketan (New Name Sardar Patel Vidya Niketan) run by Gujarat Education Society at Mandi Village, New Delhi from 'Recreational (Regional Park)' to 'Public and Semi-Public' falling in ZDP of Zone-J / MPD-2021, under section 11-A of DD Act, 1957 subject to all statutory clearances including the following clearances:

1. NOC from Land owning agency.
2. NOC from Ridge Management Board, Central Empowered Committee (ECE) and Hon'ble Supreme Court of India.

#### 5.0 RECOMMENDATIONS:

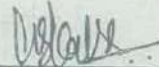
In view of above, the proposal as given in Para-4.0 is placed before the Technical Committee for consideration. Based on recommendation by the Technical Committee and clearances from all statutory bodies/ organization, the proposal of change of land use to be placed before the Authority for consideration and giving permission to invite objections / suggestions from the public as per provisions under Section 11(A) of DD Act-1957.



Addl. Commissioner  
(Plg.)-II



Dy. Director (Plg.)/ Dir. (Plg.)  
Incharge



Asstt. Dir. (Plg.)  
Zone-J

Wt.

LAND USE



- Tentative  
Location of  
Sardar Patel  
Vidya Niketan

Authorised on behalf of  
Govt. of India by  
Letter No. K.1251/12020-2020-21-2020  
dated 17.05.2019

[illegible]





GUJARAT EDUCATION SOCIETY (REGD) DELHI  
SARDAR PATEL VIDYALAYA  
LODI ESTATE □ NEW DELHI - 110 003 □ TELEFAX : 24618160 □ e-mail: [msp2008@gmail.com](mailto:msp2008@gmail.com)

The Vice Chairman  
Delhi Development Authority  
New Delhi

VC Office

City No. 1918-A

Dated 7/6/19

Subject Regularization of educational institution named Sardar Patel Vidya Niketan (old name Mandi Vidya Niketan) bearing Khasra No. 208, Mandi Village, New Delhi

Hon'ble Sir,

This is in continuation of our letter dated 30<sup>th</sup> March 2019 and 22<sup>nd</sup> March 2018 with regard to regularization of educational institution namely Sardar Patel Vidya Niketan (Old name Mandi Vidya Niketan) bearing Khasra No. 208, Mandi Village, New Delhi.

It is once again submitted that we e, Gujarat Education Society, are a registered Society working solely in the field of education for more than six decades. We are managing the prestigious Sardar Patel Vidyalaya, Lodhi Estate, New Delhi which is currently reckoned as among the top ten schools in India in terms of academic results and otherwise. We are also running a school for less privileged residents of village Mandi & nearby areas in the outskirts of the city, for more than four decades. This school, previously known as Mandi Vidya Niketan, is now called Sardar Patel Vidya Niketan and is, presently running classes from Nursery to Senior Secondary level and is playing a major role in educating the children of the locality and surrounding areas.

Sardar Patel Vidya Niketan is situated on land which is in possession of the Society since 1972. The plot measures about 25 Bigha & 7 Biswa of Khasra No. 208 (Old Khasra No. 14 Min & 91 Min) and recorded in the recors of Revenue Department in the name of Gujarat Education Society (Regd.), Sardar Patel Vidyalaya, Lodhi Road, New Delhi. In this regard a copy of certificate issued by SDM (Mehrauli), Govt. of NCT of Delhi dated 01.08.2016 is attached herewith as Annexure - "I" which also certifies change of Khasra Nos. mentioned above.

It is requested to please change our land use to Educational purpose considering our previous applications with its supported documents at your earliest convenience.

Thanking you,

Yours sincerely,



Bhailalbhai Patel  
President (GES)



Encl. As above



36/C

-35-

Encty I

OFFICE OF THE SUB-DIVISIONAL MAGISTRATE  
GOVT. OF NCT DELHI  
OLD TEHSIL BUILDING, MEHRAULI, NEW DELHI

F.No.SDM(M)/2016/606

Dated:- 01/08/2016

TO WHOM IT MAY CONCERN

It is to certify that as per Haiqua Patari report the total land measuring 25 Bigha and 7 Biswa of khasra No. (new) 208 and old khasra no. 14 Min and 91 Min situated in village Dera Mandi (Mandi), Subdivision Mehrauli, District South. The said land is recorded in the name of Gujarat Education Society (Regd.) Sardar Patel Vidyalaya Lodhi Estate, New Delhi. The schedule of land in respect of Khasra No. 208, Village -Mandi is as under:-

East - Road  
West- Other land  
North- Other land  
South- Other land



(D. S. VERMA)  
Sub-Divisional Magistrate  
Mehrauli

Sub-Divisional Magistrate (Mehrauli)  
Old Tehsil Building  
Mehrauli, New Delhi-110039



To,

The Secretary  
Gujarat Education Society (Regd.)  
Sardar Patel Vidyalaya Lodhi Estate New Delhi

- 88 -

35/6

ANNEXURE III

२९

कार्यालय सहायक विकास आयुक्त (पंचायत), दिल्ली प्रशासन, दिल्ली ।

संख्या जी०एस०/डेरामान्डी/169/एम/71/पी०सी०/पंच/

दिनांक

1971

प्रेषित,

ग्रन्थ विकास न अधिकारी,  
महरोली, दिल्ली ।विषय:- गुजरात रजुफेशन सोसाइटी कोलम्बी अवधि के लिए भूमि पट्टे पर वेना  
महोदय,

उपरोक्त विषय पर आप के कार्यालय के पत्र सं० एस० पंच (17)/71/4 677 दिनांक 13-10-71 के सन्दर्भ में मुझे यह सूचित करने का निर्देश हुआ है कि गाँव समूह डेरामान्डी में स्थित छसरा नम्बर 9। मिन 7 बीघे 7 बिस्वे व छसरा नम्बर 14 मिन 16 बीघे 13 बिस्वे (कुल 24 बीघे) भूमि गुजरात रजुफेशन सोसाइटी को 99 वर्ष की अवधि के लिये 5 रु० प्रति एकड़ प्रति वर्ष की दर से पट्टे पर देने की स्वीकृति उपसंस्थान, दिल्ली ने प्रदान की है। कृपया गाँव पंचायत को सूचित कर दें।

भा वकील,

36

( सुखराज बहादुर )

सहायक विकास आयुक्त (पंचायत)

संख्या जी०एस०/169/एम/71/पी०सी०/पंच/ 7062-63 दिनांक 22/12-1971

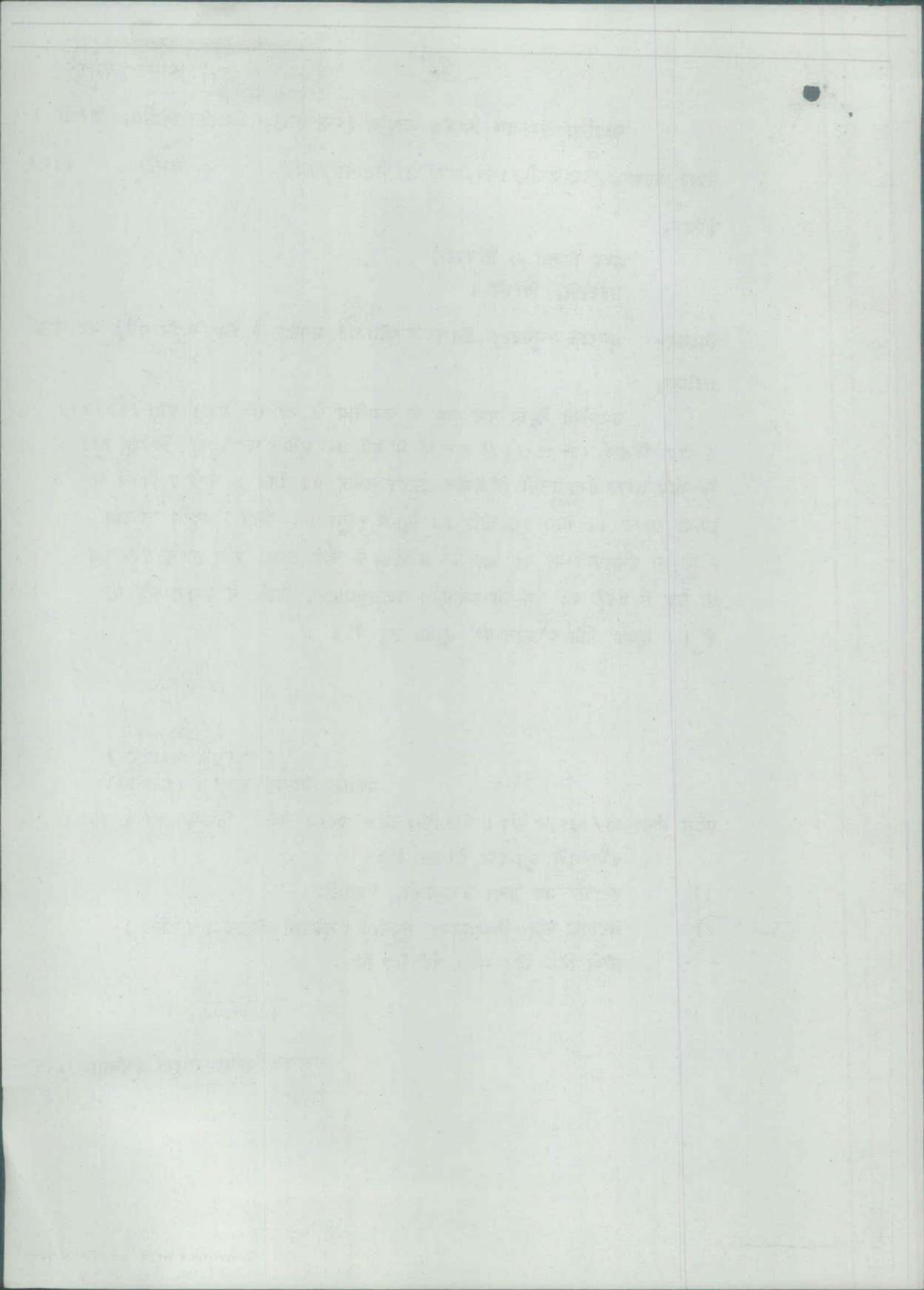
प्रतिरूपि सूचनार्थ प्रेषित है :-

- 1) प्रधान गाँव समूह डेरामान्डी, दिल्ली ।
- 2) सरदार पटेल विद्यालय, गुजरात रजुफेशन सोसाइटी (रजि०) लोदी स्टेट रोड नं० 3 मेई दिल्ली ।

4.10.71

सहायक विकास आयुक्त (पंचायत),  
दिल्ली ।







lease deed for a period of 99 years ✓

annual lease amount: Rs. 25/-

Stamp duty Rs. 5/-

This lease is made by Gram Sabha of Village Dehra Mandi, Mehrauli block, Delhi, through Pardhan Shri Bhoundu Rao, herein after called the Lessor, which expression shall mean and include the Gaon Sabha, the members, administrators, executors, nominees and assigns;

In favour of The Gujrat Education Society (Regd) Bardar Patel Vidyalaya, Lodi Estate Road, No-3 New Delhi, hereinafter called the Lessee which expression shall include its successors, administrators, and assigns; on this 27/4/1972.

Whereas the Asstt. Development Commissioner, Panchayat, Delhi as per letter No. G.S./169/11/71/P.C./Panch/7062-63 dated the 22/12/1971 has allowed lease of lands measuring 24 bighas ( 5 acres ) bearing Khata Nos-91 area 7 bigha 7 blawas, 14 minn 16 bigha 13 blawas, of Village Dehra Mandi, Delhi, for 99 years

*[Signature]*





page No.2

(ninty nine years ) with effect from 1/1/1972 on a yearly lease of Rs.25/-. This sanction is granted by the Lt.Governor ,Delhi and the above letter issued by the Asstt. Director of Panchayat Delhi;

Now this deed witnesseth as under;

The land leased out is 24 bighas bearing khasra Nos.91 area 7 bigha 7 biswas, and 14 min area 16 bighas 13 biswas ,of Village Dehra Handi, Delhi.

The lease period is 99 years, with effect from the 1st Jan.1972 The yearly lease is Rs.25/- rupees twenty five only payable every year /year in advance; Lease for the first party has already been received by the lessor from the lessee ,to be adjusted towards the first years lease.

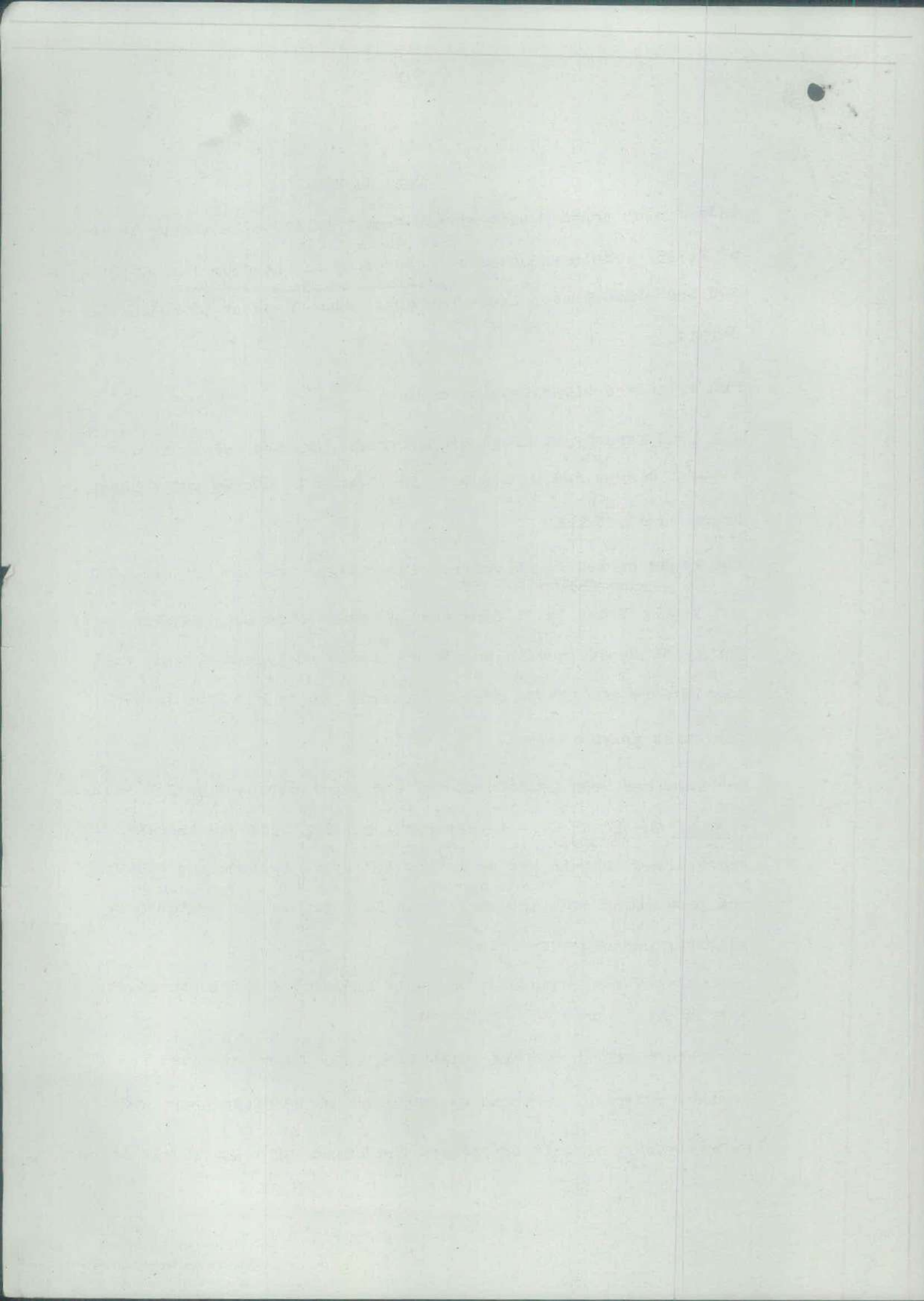
The land has been leased out for the programmes and social activities of the lessee. The lessee shall have full liberty to make excavations therein and construct and erect thereon any building and playground etc. and shall have full freedom of access over suitable approaches thereto.

Any taxes demanded towards the said lands by any department, the same shall be paid by the lessee.

The lessee will have full right to get the lease extended for a further period of 99 years by execution of separate lease deed on the expiry of this period and the lessor will not object to it.

... ..  
... ..





page No. 3

It is admitted that if the land is acquired then the lessee will have no right with the compensation and all the compensation will be received by the Gaon Sabha.

All disputes shall be settled by the Lt. Governor or through arbitrator suggested by the authorities.

If the lessee fails to pay three years regular rents/lease money then the Gaon Sabha will have power to cancel the lease with the permission of higher authorities.

The lessee is entitled to use the land under lease for educational activities also.

In witness whereof the deed is signed by the Panchan Gaon Sabha for lessor and Shri Chander Kant Pathak Manager of the lessee society for lease on this 27/4/1972.

प्रमाणित  
आपका हस्ताक्षर  
मैत्री-संस्थाक नं दि 27/4/72

lessor Panchan

witnesses

1. [Signature] for lessee Manager

2. [Signature] C. Pathak  
for Amritnagar Pathak  
KARDOR PATEL VIDYU  
LOBI ESTATE RD. NOLL

Amritnagar  
Pathak







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

Date: 07.06.2019

MEETING NOTICE

The 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Monday, 10.06.2019 at 12.30 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.

*Manju Paul*  
(Manju Paul) 7/6/19  
Addl. Commissioner(Plg)I

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



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.



29/c

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

F.1 (06)/2019/MP/226

Date: 07.06.2019

MEETING NOTICE

The 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Monday, 10.06.2019 at 12.30 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.

Manju Paul

(Manju Paul) 7/6/19

Addl. Commissioner(Plg)I

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.) I, II & III/ DDA
14. Addl. Commr. (Landscape), DDA
15. Secretary, DUAC
16. Chief Town Planner, (SDMC, NDMC, EDMC)
17. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
18. Dy. Commr. of Police (Traffic) Delhi HQ
19. Land & Development Officer, (L&DO)
20. 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.

27/6/19 11:13 AM

28/c

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

F.1 (06)/2019/MP/226

Date: 07.06.2019

MEETING NOTICE

The 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Monday, 10.06.2019 at 12.30 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.

Manju Paul  
(Manju Paul) 7/6/19  
Addl. Commissioner(Plg)I

\* 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
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14. Addl. Commr. (Landscape), DDA
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17. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
18. Dy. Commr. of Police (Traffic) Delhi
19. Land & Development Officer, (L&DO)
20. Director Fire Service, GNCTD

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.

DSD to V.C., DDA ✓  
SA to V.C., DDA ✓



27/c

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

F.1 (06)/2019/MP/226

Date: 07.06.2019

MEETING NOTICE

The 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Monday, 10.06.2019 at 12.30 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.

Manju Paul

(Manju Paul) 7/6/19

Addl. Commissioner(Plg)I

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

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.

Dir. (Narels) 20/6/19

26/C

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

F.1 (06)/2019/MP/226

Date: 07.06.2019

MEETING NOTICE

The 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Monday, 10.06.2019 at 12.30 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.

*Manju Paul*  
(Manju Paul) 7/6/19  
Addl. Commissioner(Plg)I

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



25/c

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

F.1 (06)/2019/MP/226

Date: 07.06.2019

MEETING NOTICE

The 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Monday, 10.06.2019 at 12.30 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.

*Manju Paul*

(Manju Paul)

7/6/19

Addl. Commissioner(Plg)I

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)
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9. Chief Architect, HUPW, DDA
10. Chief Architect, NDMC
11. Chief Engineer (Property Development), DMRC
12. Chief Engineer (Elect.), DDA
13. Addl. Commr. (Plg.) I, II & III/ DDA
14. Addl. Commr. (Landscape), DDA
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18. Dy. Commr. of Police (Traffic) Delhi
19. Land & Development Officer, (L&DO)
20. 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.

24/c

INDEX**4<sup>th</sup> Technical Committee Meeting to be held on 10.06.2019**

<b>SL. No</b>	<b>ITEM NO.</b>	<b>SUBJECT</b>	<b>PAGE NO.</b>
<b>1</b>	<b>11/2019</b>	Confirmation of the 2 <sup>nd</sup> Technical Committee meeting held on 12.02.2019 <b>F.1 (04)/2019/MP</b>	<b>1 - 3</b>
<b>2</b>	<b>12/2019</b>	Confirmation of the 3 <sup>rd</sup> Technical Committee meeting held on 26.02.2019 <b>F.1 (05)/2019/MP</b>	<b>4 - 6</b>
<b>3.</b>	<b>13/2019</b>	Proposed change of land use of land measuring about 18411.684 sq.m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F. <b>F.1(27)2005/MP</b>	<b>7 - 20</b>
<b>4.</b>	<b>14/2019</b>	Guidelines/principles for implementation of 'regulations for enabling the planned development of privately owned lands' notified on 4 <sup>th</sup> July, 2018 in case of pockets / land parcel where no layout plan is available. <b>Dir(Plg)/R/PLP/2019</b>	<b>21 - 26</b>



23/c

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

F.1 (06)/2019/MP/

Date: 06.06.2019

MEETING NOTICE

The 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Monday, 10.06.2019 at 12.30 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.

(Manju Paul)  
Addl. Commissioner(Plg)I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Pr. Commissioner (Housing)
5. Pr. Commissioner (LM)
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15. Secretary, DUAC
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17. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
18. Dy. Commr. of Police (Traffic) Delhi
19. Land & Development Officer, (L&DO)
20. Director Fire Service, GNCTD











22/c

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

**F.1 (06)/2019/MP/**

**Date: 06.06.2019**

**MEETING NOTICE**

The 4<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Monday, 10.06.2019 at 12.30 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.

(Manju Paul)  
Addl. Commissioner(Plg)I

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)
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19. Land & Development Officer, (L&DO)
20. 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.



u/c

INDEX

**4<sup>th</sup> Technical Committee Meeting to be held on 22.03.2019**

SL. No	ITEM NO.	SUBJECT	PAGE NO.
1	11/2019	Confirmation of the 2 <sup>nd</sup> Technical Committee meeting held on 12.02.2019 <b>F.1 (04)/2019/MP</b>	1 - 3
2	12/2019	Confirmation of the 3 <sup>rd</sup> Technical Committee meeting held on 26.02.2019 <b>F.1 (05)/2019/MP</b>	4 - 6
3.	13/2019	Proposed change of land use of land measuring about 18411.684 sq.m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F. <b>F.1(27)2005/MP</b>	7 - 20



20/c

ITEM No. 11/TC/2019

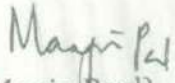
**DELHI DEVELOPMENT AUTHORITY**  
**MASTER PLAN SECTION**  
6th Floor, Vikas Minar  
I.P. Estate, New Delhi - 110002

F.1 (02)/2019/MP/89

Date: 06.03.2019

**Subject: Minutes of the 2nd Technical Committee meeting of DDA for the year 2019 held on 12.02.2019.**

The 2<sup>nd</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on Tuesday, 12.02.2019. 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.

  
(Manju Paul)

Addl. Commissioner (Plg) I

To:

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



19/c 2 -

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
4/19	Confirmation of the 1 <sup>st</sup> Technical Committee meeting held on 14.01.2019	Since no observations/ comments were received, the minutes of the 1 <sup>st</sup> Technical Committee meeting held on 14.01.2019 were confirmed as circulated	
5/19	Proposal regarding proposed change of land use of an area measuring 18.123 sqm. from 'Commercial' to 'Residential' located at Community centre, Anand Vihar, falling in Planning Zone-E F.20(1)2019/MP.	The proposal was presented by the Director (Plg)Zone-E. After detailed deliberation, the Technical Committee recommended the proposal contained in para 4 for processing the change of land use under Section 11-A of DD Act, 1957.	Director (Plg)Zone-E
6/19	Proposed modification in Annexure-7.0 (III): prohibited / negative list of industries of Chapter-8 in MPD-2021 w.r.t. Stainless Steel Pickling. F.17(02)2012/MP	The proposal was presented by the Addl. Commr.(Plg) I. After detailed deliberation, Technical Committee recommended that the matter be again referred to the Environment Deptt., GNCTD for its views with respect to the recent orders of the Hon'ble NGT in the matter.  Thereafter, based on the outcome, the matter be processed as per procedure.	Addl. Commissioner (Plg)I
7/19	Modification in Master Plan for Delhi - 2021 w.r.t. EWS / Community-Service Personnel Housing F. 3(09)2012/MP	The matter was deferred for further discussion.	Addl. Commissioner (Plg) I

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

Majr.

**List of participants of 2<sup>nd</sup> meeting for the year 2019 of Technical Committee on 12.02.2019**

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Addl. Commissioner (Plg.) - I
4. Addl. Commissioner (Plg.) - III
5. Addl. Commissioner (Landscape)
6. Sr. Architect, VC Sectt.
7. Director (Plg) (LD)
8. Director (Plg) Zone\_E&O
9. Dy. Director (Plg) Zone\_E&O

**OTHER ORGANIZATIONS**

1. Dy. Chief Fire Officer, Delhi Fire Service
2. Sr. Architect, CPWD
3. Dy. Architect, CPWD
4. Asstt. Town Planner, (SDMC)
5. Associate, TCPO





- 4 - n/c

ITEM No. 12/TC/2019

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

F.1 (05)/2019/MP/111

Date: 15.03.2019

**Subject: Minutes of the 3rd Technical Committee meeting of DDA for the year 2019 held on 26.02.2019.**

The 3rd Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on Tuesday, 26.02.2019. 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.

*Manju Paul*  
(Manju Paul) 15/3/19  
Addl. Commissioner(Plg)I

To:

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

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
8/19	Confirmation of the 2 <sup>nd</sup> Technical Committee meeting held on 12.02.2019	The minutes of the 2 <sup>nd</sup> meeting of the Technical Committee meeting could not be circulated due to some administrative reasons. The same have been circulated and would be taken up for confirmation in the next meeting of the Technical Committee.	
9/19	Proposal regarding change of land use of an area measuring 8 Acres from 'Utility' (U-3) out of a total plot of 37.78 Acres already allotted to Power Deptt., GNCTD by DDA to 'Transportation' (T-2) (Cluster Bus Depot) to be allotted to Transport Deptt. at village Bamnauli, near Biswasan in Sector-29, Dwarka. <b>F.20(2)2019/MP</b>	The proposal was presented by the Director (Plg) Dwarka. After detailed deliberations, the Technical Committee recommended that the status of the Power Plant Project be obtained from the Power Deptt., GNCTD. The proposal contained in para 3 be processed for the change of land use under Section 11-A of DD Act, 1957.	Director (Plg) Dwarka
10/19	Proposed change of land use of an area measuring 1.94 acrs (7850.90) sqm. from 'Recreational' (District Park) to 'Public & Semi Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp/ Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi. <b>F.20(7)2017/MP</b>	The proposal was presented by the Dy. Director(Plg)Zone-D. After detailed deliberations, the Technical Committee recommended that the matter may be submitted after examining the following: i) The impact of the traffic due to the proposed use of the land. ii) Explore the possibility of limiting the ground coverage and the total built up area considering the site is having green cover.	Dy. Director (Plg) Zone-D

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

Majr.



- 6 - 15/C

**ANNEXURE-I**

**List of participants of 3<sup>rd</sup> meeting for the year 2019 of Technical Committee on 26.02.2019**

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(LD& Coordn)
4. Commissioner(Plg)
5. Addl. Commissioner (Plg.) - I
6. Addl. Commissioner (Plg.) - III
7. Sr. Architect, VC Sectt.
8. Director (Plg) (Dwarka)
9. Dy. Director(Plg)Zone-D.

**OTHER ORGANIZATIONS**

1. Dy. Chief Fire Officer, Delhi Fire Service
2. Sr. Architect, CPWD
3. Dy. Architect, CPWD
4. Associate, TCPO
5. Asstt. Engieer(L&DO)

Majh





- 7 -



14/c

ITEM No. 13/TC/2019

### AGENDA FOR TECHNICAL COMMITTEE

No. F.1 (27)/2005/MP

Sub: **Proposed change of land use of land measuring about 18411.684 sq. m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Planning Zone-F.**

#### **1.0 BACKGROUND:**

- 1.1 A letter vide No. 71/20/2016/BN/CA (DR)/1372-76 Dt. 15.11.2018 was received from Chief Architect (DR), CPWD, Govt. of India with the request for change of land use of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' and relaxation of setbacks from 15, 12, 12, 12 (m) to preceding category 9, 6, 6, 6 (m). The letter includes the requisite information as prescribed by MoHUA, existing plan & proposed redevelopment plan of the area under reference along with a request letter from Regional P.F. Commissioner-I(PFD), Employees' Provident Fund Organization (EPFO), Ministry of Labour & Employment, Govt. of India informing that EPFO had purchased the area under reference at Malviya Nagar in the year 1972 and 172 nos. of quarters for Officers/Staffs were built by CPWD in the year 1977. In the Master Plan for Delhi (MPD)-1962, the land use of the area was 'Residential' but as per MPD-2001 & MPD-2021, the land use of the area covering the Bhavishya Nidhi Enclave at Malviya Nagar has been notified as 'Recreational'. The officers & staffs are still residing in the quarters and EPFO is intending to redevelop the area by demolishing the existing quarters and constructing a multi-storied apartment for officers & staffs. **(Annexure-'A')**
- 1.2 The Executive Engineer, CPWD vide their letter dated 12.02.2019 **(Annexure-'B')** informed that clearance from Delhi Fire Service, Airport Authority of India has been taken and that there is no observation from any of the statutory bodies like National Monument Authorities pending as on date.

#### **2.0 EXAMINATION:**

- 2.1 The land use of the site under reference is 'Recreational' land use and there are also Historical Monuments near the area under reference as per Zonal Development Plan of Zone-F under MPD-2021.
- 2.2 As per the provisions of MPD-2021, Chapter 17: Development Code, Table 17.1: Minimum Setbacks (Other than Residential Plotted Development):

Sl. No.	Plot size (in sq.m)	Minimum Setbacks			
		Front (m)	Rear (m)	Side (m) (1)	Side (m) (2)
6	Above 2,000 upto 10,000	9	6	6	6
7	Above 10,000	15	12	12	12

Note: (i) In case the permissible coverage is not achieved with the above given setbacks, the setbacks of the preceding category may be allowed.



137C  
-8-

Further, under the norms & provision for Residential Plot – Group Housing as per MPD-2021, Chapter 4, Shelter, 4.4.3-Control for Building/ Buildings within Residential Premises is as under (B: Residential Plot – Group Housing):

<b>Minimum Size of plot</b>	3000 sq. m.
<b>Maximum Ground Coverage</b>	33.3% (in case of addition/ alteration of existing DUs for availing balance FAR, ground coverage upto 40% may be allowed).
<b>Maximum FAR</b>	200
<b>Height</b>	NR (Subject to clearance from AAI/Fire Department and other statutory bodies.
<b>Parking</b>	2.0 ECS/100 sqm built up area and 0.5 ECS/100 sqm. for EWS/Service Personnel housing.

Note:

(ii). Plots for group housing should be located on roads facing a minimum width of 18 m ROW (7.5m ROW for Redevelopment Areas/Rehabilitation area//Special Area/Village (Lal Dora/Firni)/Extended Lal Dora).

(iv). The Central Government in consultation with the DDA may relax density and other norms for public housing and projects of national importance.

- 2.3 The total area of plot under reference as per the existing plan provided by CPWD is 18411.684 sqm. out of which area measuring about 10743 sqm. (58%) falls within 100 meter distance from monuments and area measuring about 7668 sqm. (42%) falls within 200 m distance from monuments. The CPWD has proposed to construct Group Housing Buildings on the 7668 sqm. of land with the permissible FAR (200) & 33.3% Ground Coverage of the entire land (18411.684 sqm.), whereas as per their proposal, they are achieving only 80.18 FAR and 11.455% (2109.07 sqm.) of Ground Coverage.

3.0 **INFORMATION REQUIRED BY MoHUA (MoUD) VIDE LETTERS DATED 07/04/2015, 04/09/15 & 17.06.2016** (Received from CPWD vide letter dated 05.11.2018)

<b>(A) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 07.04.15:</b>		
<b>Sl. No.</b>	<b>Information sought by MoUD</b>	<b>Point-wise information</b>
(i)	Whether the land is Government or private and who is the land owning agency?	Government Land owned by Employees' Provident Fund Organization (EPFO).
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	CPWD & Employees' Provident Fund Organization (EPFO).
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site was jointly inspected by Commr (Plg.), Addl. Commr. (Plg.)-III, Dy. Dir. (Plg.) F&H (part) & Asstt. Dir.(Plg.) F& H/part from DDA in the month of September 2018. The staffs are still residing in the quarters.
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	In the Master Plan for Delhi (MPD)-1962, the land use of the area was 'Residential'; however as per MPD-2001 notified by the MoUD, Govt. of





-9- 12/c

		India on 01.08.1990 & subsequent MPD-2021, the land use of the area covering the Bhavishya Nidhi Enclave at Malviya Nagar has been notified as 'Recreational'. Whereas the CPWD has submitted that 172 nos. of quarters for officers & staff were built by CPWD on this land in the year of 1977. The officers & staffs are still residing in the quarters and EPFO is intending to redevelop the area by demolishing the existing quarters and constructing a multi-storied apartment for officers & staffs. Therefore change of land use would enable CPWD to redevelop the area.
(v)	What will be the impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.
(vi)	What will be proposal's impact/implications on general public e.g. Law and order etc?	No Law and Order issue is anticipated.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	No court case as per EPFO.

**(B) Information for MoUD's letter No. K-13011/3/2012-DD-I dated 04.09.15**

Sl. No.	Information sought by MoUD	Point-wise information
(i)	Back ground note indicating the current situation/provisions;	The land use of the site under reference is 'Recreational' and there are also Historical Monuments near the area under reference as per Zonal Development Plan of Zone-F under MPD-2021. Therefore, the CPWD has requested for change of land use & relaxation in setbacks.
(ii)	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	DDA Authority / MoHUA (MoUD) has processed change of land use of similar cases for DMRC, Delhi Police etc. under section 11-A of DD Act, 1957.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal for change of land use of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' is to be placed before Authority after the approval of Technical Committee.
(iv)	How and why the proposal was initiated;	Chief Architect (DR), CPWD, Govt. of India requested DDA for change of land use of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' and relaxation of setbacks from 15, 12, 12, 12 (m) to preceding category 9, 6, 6, 6 (m) along with a request letter from Regional P.F. Commissioner-



		I(PFD), Employees' Provident Fund Organisation (EPFO), Ministry of Labour & Employment, Govt. of India.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	The proposal will facilitate in redevelopment of the area by providing new accommodation to the employees of EPFO.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	The proposal will facilitate in redevelopment of the area by providing new accommodation to the employees of EPFO.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposal will facilitate in redevelopment of the existing housing complex.
(viii)	What are the provisions corresponding to the proposed policy / changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The DDA & other Development Authorities in metropolitan cities in India function as per their respective Acts and therefore the provisions of other cities are similar.
(ix)	What will be the public purpose served by the proposed modification;	New accommodation with better quality.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	The redevelopment of the complex will provide new accommodation to its employees.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.;	Yes
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Yes, it involves "change of land use" under section 11(A) of DD Act, 1957.
(xiii)	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	CPWD vide their letter dated 12.02.2019 informed that clearance from Delhi Fire Service, Airport Authority of India has been taken. It was also informed by CPWD that there is no observation from any of the statutory bodies like National Monument Authorities pending as on date.
(xiv)	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	The issue of change of land use is not related to any guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments.





-11- 10/c

(xv)	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	The concerned officer presently dealing with this matter in DDA is Dr. K. Srirangan, Addl. Commr. (Plg.)-III, AP-I Unit, Zones-F&H(Part), DDA, Vikas Minar, New Delhi (Contact No.: 23378167) and the concerned officer of CPWD is Sh. R.K. Kaushal, Chief Architect (DR), CPWD, R.K. Puram, New Delhi.
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**(C) Information for MoUD's letter No. K-13011/3/2012-DD-IB dated 17.06.2016:**

Sl. No.	Information sought by MOUD	Point-wise information
(i)	What is the change proposed in MPD-2021/Change of landuse case?	The Change of Land Use of land measuring 18411.684 sqm from "Recreational" to "Residential" is proposed in MPD-2021 / ZDP of Zone-F.
(ii)	Why the change is proposed i.e. the context and justification?	<p>The change of land use is being processed on the request of EPFO.</p> <p>In the Master Plan for Delhi (MPD)-1962, the land use of the area was 'Residential'; however as per MPD-2001 notified by the MoUD, Govt. of India on 01.08.1990 &amp; subsequent MPD-2021, the land use of the area covering the Bhavishya Nidhi Enclave at Malviya Nagar has been notified as 'Recreational'. Whereas the CPWD has submitted that 172 nos. of quarters for officers &amp; staff were built by CPWD on this land in the year of 1977. The officers &amp; staffs are still residing in the quarters and EPFO is intending to redevelop the area by demolishing the existing quarters and constructing a multi-storied apartment for officers &amp; staffs. Therefore change of land use would enable CPWD to redevelop the area.</p>
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	EPFO employees
(iv)	How they are going to be benefitted from the proposed amendment/change?	The old residential quarters are in a dilapidated condition and EPFO intending to redevelop the campus with more ground coverage as per MPD-2021.
(v)	Any other relevant statistics, details, information etc. which will be useful from the point of view of press release for information to the public at large shall also be given.	No

9/c



-12-

#### 4.0 **PROPOSAL:**

It is proposed to change the land use of land measuring about 18411.684 sq. m. of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi from 'Recreational' to 'Residential' falling in Zonal Development Plan (ZDP) of Zone-F / MPD-2021, under section 11-A of DD Act, 1957 subject to clearance from all concerned statutory bodies with following details and relaxation of setbacks of category 15, 12, 12, 12 (m) to preceding category 9, 6, 6, 6 (m). as per the provisions of MPD-2021:

Location	Area	Land use as per MPD-2021 & ZDP of Zone-F	Land use changed to	Boundaries
Zone-F: Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi	18411.684 sqm.	Recreational	Residential	North: Panchsheel Park East: Monument West: Sarvpriya Vihar South: District Park

Location plan of area of Bhavishya Nidhi Enclave on ZDP of Zone-F is enclosed as Annexure-'C'.

#### 5.0 **RECOMMENDATIONS:**



In view of above, the proposal as given in Para-4.0 is placed before the Technical Committee for consideration. Based on recommendation by the Technical Committee and clearance from National Monument Authority, the proposal of change of land use to be placed before the Authority for consideration and giving permission to invite objections / suggestions from the public as per provisions under Section 11(A) of DD Act-1957.

Addl. Commissioner (Plg.)-III

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

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



	भारत सरकार केंद्रीय लोक निर्माण विभाग मुख्य वास्तुक(दि.अ.) का कार्यालय ईस्ट ब्लॉक-1, लेवल-2, आर.के. पुरम, नई दिल्ली-110066 ई मेल: cadr.cpwd@gov.in	(i) Government of India Central Public Works Department Office of Chief Architect (DR) East Block-1, Level-2, R.K. Puram New Delhi-110066 e-mail: cadr.cpwd@gov.in	
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No. 71/20/2016/BN/CA(DR)/1372-76

Dated : 09.11.2018

To

✓ The Commissioner (Planning),  
 Delhi Development Authority,  
 Vikas Minar, I.T.O.,  
 New Delhi.

आयुक्त (प्लानिंग) कार्यालय  
 डाक सं. J 3219  
 दिनांक 19/11/18

Office of AC (Pln.)-3  
 1130  
 By No. ....  
 Date 20-11-18

Subject: Redevelopment of Bhavishya Nidhi Enclave at Malviya Nagar,  
 New Delhi.

SH: (i) Relaxation of set backs, 15,12,12,12 to Preceding Category.  
 (ii) Change of Landuse (CLU).

Sir,

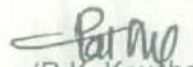
A meeting was held in the chairmanship of Regional P.F. Commissioner, EPFO on 30.10.2018 to discuss to various issues related to NOC/approval of statatorty Authorities at EPFO Headquarter on the above mentioned project attended by representative of CPWD, DDA and NMA. The following issues was discussed in detail.

Regarding change of land use from Recreational to Residential and relaxation of set backs from 15,12,12,12 to Preceding Category 9, 6, 6, 6 (m), the Deputy Director DDA informed that both the cases of change of land use (CLU) and relaxation of set backs will be submitted to Technical Committee on receipt of necessary questionnaire for change of landuse (CLU) on prescribed performa. The necessary questionnaire (at Annexure-I) (handed over by Deputy Director DDA in the meeting) as per the guidelines by MoHUA and letter of Regional Commissioner EPFO letter dated 01.11.2018 alongwith existing Survey Plan and proposed Layout Plan of redevelopment of the project are enclosed herewith.

You are therefore requested that the change of land use (CLU) and relaxation of set backs to preceeding category be submitted to the Technical Committee of DDA for obtaining approval of the Competent Authority at the earliest.

Encl :- as stated

Yours faithfully,

  
 (R.K. Kaushal)  
 Chief Architect (DR)

Copy to:

1. Regional P.F Commissioner-I (PFO), 14, Bhikaji Cama Place, New Delhi.
2. CE, NDZ-VII, Vidyut Bhawan, Shankar Market, New Delhi-110001.
3. SE, DCC-XII, CPWD, I.P. Bhawan, New Delhi.
4. EE, CD-VI, CPWD, C-418, I.P. Bhawan, New Delhi.

(R.K. Kaushal)  
 Chief Architect (DR)

(ii)

MOST URGENT

दूरभाष / Telephone 011-26714559  
फैक्स / FAX 011-26192008

कर्मचारी भविष्यनिधि संगठन  
EMPLOYEES' PROVIDENT FUND ORGANISATION  
श्रम एवं रोजगार मंत्रालय, भारत सरकार  
MINISTRY OF LABOUR AND EMPLOYMENT, GOVERNMENT OF INDIA  
मुख्यालय/Head Office

भविष्यनिधि भवन, 14, भिकाजी कामा प्लेस नई दिल्ली-110066-  
Bhavishya Nidhi Bhawan, 14, Bhikaji Cama Place, New Delhi-110066  
[www.epfindia.gov.in](http://www.epfindia.gov.in), [www.epfindia.nic.in](http://www.epfindia.nic.in)



No.CS-3(6)/2015/BNE/Vol.II /

Dated:- 1<sup>st</sup> November, 2018

To,

- 1 NOV 2018

The Commissioner (Planning)  
Delhi Development Authority (DDA)  
5<sup>th</sup> Floor, Vikas Minar  
I.T.O., New Delhi-110002.

Subject:- Redevelopment of Bhavishya Nidhi Enclave, Malviya Nagar, New Delhi- 110066 -regarding.

Sir,

EPFO is proposing for re-development of Bhavishya Nidhi Enclave located at Malviya Nagar, New Delhi-110017. The work has been awarded to CPWD and process for obtaining clearances from various authorities is in progress. CPWD has informed that in MPD-2001& MPD-2021, the land use of the area covering the Bhavishya Nidhi Enclave at Malviya Nagar has been notified as "Recreational".

2. In this regard, it is to inform that, EPFO had purchased the area at Bhavishya Nidhi Enclave, Malviya Nagar in the year 1972 and 172 Nos. of Quarters for Officers /Staffs were built by CPWD in the year 1977. In the Master Plan-1962, the land use of the area was "Residential". The Officers and Staff are still residing in the Quarters. EPFO is re-developing the area by demolishing 44 Nos. Quarters and constructing a multi-storied apartment for Officers and Staffs.

3. It is, therefore, requested to change the land use of Bhavishya Nidhi Enclave, Malviya Nagar, New Delhi from "Recreational" to "Residential" and issue necessary notification. Further, it is to state that there is no court case pending regarding ownership of the Property/Plot and the title of EPFO is clear.

Yours faithfully,

(Mhonhung Ngullie)

Regional P.F. Commissioner-I (PFD)

Copy to:- Chief Architect (DR), CPWD, East Block-1, Level-2, R.K. Puram, New Delhi-110066.



**Proposal for amendment to MPD-2021 and change of land use cases**

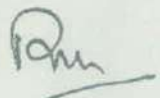
S.No.	Question	Answer
1	Whether the land is government or private and who is the land owning agency ?	Employees Provident Fund Organization (EPFO)
2	On whose request the change of land use case or modification to MPD-2021 has been initiated ?	Owner of EPFO
3	whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Pertain to DDA
4	What is the public purpose proposed to be served by modification of MPD and/or change of land use ?	As per MPD 1962 As per MPD 2001 As per MPD 2021
5	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Applied for change of land use for Recreational to Residential
6	What will be proposal's impact/implications on general public eg. Law & order etc.?	-
7	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached ?	No court case as per EPFO letter
8	What is the change proposed in MPD-2021/change of land use cases?	MPD 2021 proposed this land from Recreational to Residential
9	Why is the change proposed i.e. the context and justification ?	Existing land use as MPD 1962 was residential and already exist residential accommodation onsite
10	With the proposed changes/amendments who are going to be benefitted ? A tentative statistics or details who will be benefitted, should be given ?	EPFO employees
11	How they are going to be benefitted from the proposed amendment/change?	The old residential quarters in EPFO are debarment category and client department wants to redevelop campus with more ground coverage as per MPD 2021
12	Any other relevant statistics, details, information, etc. which will be useful from the point of view of press release for information to the public at large shall be given.	-
13	Background Note indicating the current situation/provisions;	-
14	whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how;	-

4/c

(iv)

-16-

15	What were the specific recommendations of the Authority with regard to the proposal;	-
16	How and why the proposal was initiated;	The old residential quarters in EPFO are debarment category and client department wants to redevelop campus with more ground coverage as per MPD 2021
17	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	-
18	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	-
19	How the proposal will benefit in the development and economic growth of the city;	-
20	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi.	-
21	What will be the public purpose served by the proposed modification;	New accommodation with better quality
22	What is the number of people/families/households likely to be affected by the proposed policy;	-
23	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc;	Yes
24	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	Yes
25	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	-
26	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministries/Departments were taken into account while preparing and examining the proposal and;	-
27	The name, designation and contact information of an officer of the level of Director or above who will be the nodal officer to be contacted by the Ministry regarding the proposal.	-

  
 OADR  
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4/c

19.  $13\frac{1}{2}$ 





(VI) -18-

3/c

17/5/c

# SURVEY PLAN OF BHAVISHYANIDHI ENCLAVE MALVIYA NAGAR NEW DELHI

SURVEY PLAN OF  
BHAVISHYANIDHI ENCLAVE  
MALVIYA NAGAR  
NEW DELHI

TOTAL AREA :  
18411.684 Square Meter  
BUILT UP AREA :  
13226.769 Square Meter



ALL DIMENSIONS ARE IN METER

5773 SQ M REGULATED  
ZONE WITH BUILDING  
HEIGHT UPTO 15 M

## LEGENDS

SYMBOL	DISCRIPTION
	GATE
	Main Road
	Building
	Light Pole
	Tree
	Water wall
	Manhole
	Boundary Wall
	Drain
	Ventilation Pole
	Electric Pole
	Bore hole

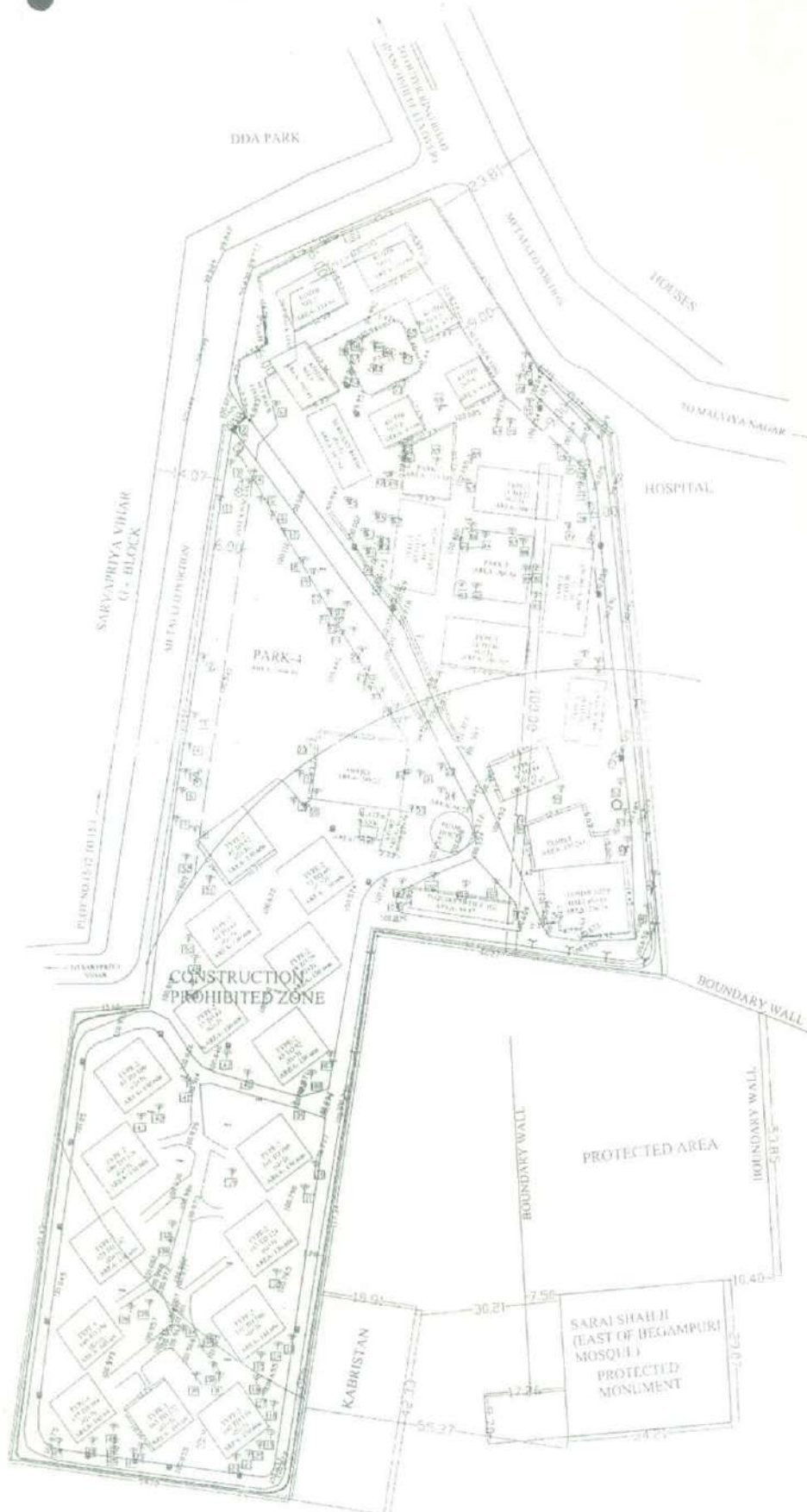
## SURVEYED BY :

Kay Kay Drilling & Construction Co.  
V/54-B, Rajouri Garden,  
New Delhi-110027  
Fax : 011-41443911  
Mob: 9899076145

Date JAN - 2017

Scale 1:1000

Sheet 1



## केन्द्रीय लोक निर्माण विभाग

कार्यालय - कार्यपालक अभियन्ता, निर्माण मण्डल-6, केलोनिवि,  
कमरा सं० सी-418, आई०पी० भवन, नई दिल्ली-110002

दूरभाष नं.: 011-23378321

ई-मेल: delecced6.cpwd@nic.in



पत्रांक: 20(202)/नि.मं.-6/सहा. अभि.(यो.)/ 261

दिनांक: 12-2-19

सेवा में,

The Commissioner (Planning),  
Delhi Development Authority,  
Vikas Minar, I.T.O.,  
New Delhi-110002

आमुक्त (योजना) कार्यालय Office of AC (Plg.)-3  
डायरी सं. J-440 326  
दिनांक 12/2/19 Date 14-2-19

विषय: Status Report for the work of Redevelopment of Bhavishya Nidhi Enclave at Malviya Nagar, New Delhi. (SI: Construction of Type-II (28 Nos.), Type-III (28 Nos.), Type-IV (28 Nos.) and Type-V (22 Nos.).

Sir,

It is to inform that clearance from Delhi Fire Services, Airport Authority of India has been taken, BSES also has sanctioned the electricity load and there is no observation from any of the statutory bodies like National Monument Authorities pending as on date. All the reply to the queries as required have been duly submitted.

This is for your information and necessary action please.

भवदीय,

कार्यपालक अभियन्ता  
निर्माण मंडल-6, के.लो.नि.वि.,  
आई.पी.भवन, नई दिल्ली।

प्रतिलिपि:-

1. The Chief Architect (DR), East Block-1, Level-2, R.K Puram, New Delhi-66.
2. The Superintending Engineer, DCC-XII, CPWD, I.P Bhawan, New Delhi.
3. The AE-I, CD-VI, CPWD, New Delhi

AD (P) I / F2H

15/2/19

15/2/19

कार्यपालक अभियन्ता



- 20 -

## ZONE -D

**ZONE-0**

**ZONE -J**  
(SOUTH DELHI) - (II)

AUTHENTICATED ON BEHALF OF GOVERNMENT OF  
INDIA VIDE LETTER NO. K-12014 / 3 / Zone - F (SOUTH  
DELHI-1) / 2010-0018 DATED 8th JUNE, 2010.

1. Regulation of existing Health Care, Educational, Cultural & Religious (including Scientific) Institutes existing prior to 01/01/2006 on self-owned land not including Gran Sabana or Rioja land.
2. Unfinished Residential built up edifices in the zone to be processed as per the provisions given in the report.
3. Influence zone of the Metro Corridor shall be detailed out in the Local Area Plan as per the provisions given in the report.
4. Local Shopping Centre, Neighbourhood park, J.C. Seneo School (detached from) and use plain as these are not the facility of zone that were as per table 3.2 of MPCD 2021.
5. Delineation of Reserved Forest Area boundary shall be in consultation with Conservator of Forest, CNUCIN, service stations and Petro Pumps sites will be updated in consultation with OIL Companies.
6. Authorised from time to time.
7. Zonal Development Plan was approved in Authority meeting vide item No. 06/2008 held on 13/12/2008.
8. Classes of Change of Land Uses as were incorporated in Zonal Social Development Plan shall now be taken up as per DC Act 1957, as per letter of MOUD Dated 08/03/2010.

LAND USE PLAN (PLAN NO. - 2)

ZONAL DEVELOPMENT PLAN OF  
ZONE (DIVISION) 'F' (SOUTH DELHI - I)

 J. S. VAIDYA CHIEF, DESIGN	 A. S. VAIDYA CHIEF, DESIGN	 R. S. VAIDYA CHIEF, DESIGN	 R. S. VAIDYA CHIEF, DESIGN
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# LEGEND

	CLASS: Management
	and Finance, Economics
RESEARCH/TECH.	
	Administration
	Education, Health
	Industrial Engineering, Other
COMMERCE/LAW	
	Accounting, Banking
	Business Administration, General
	Marketing and Communications
	Mathematics and Computing
	Mathematics and Engineering
	Law and Criminal Justice, Other
	Other
HUMANITIES	
	Education, Foreign Languages, and Other Languages
SCIENCE/TECHNICAL	
	Art, Architecture, Design
	Engineering, Computer Science
	Health, Life Sciences, Physical Sciences
	Mathematics, Physics, Other
	Other
TEACHER EDUCATION	
	Elementary Education
	Other Education
	Secondary Education
	and Technical, and Other
	Other Education, Other
	Other
	Other
	Other
	Other

[illegible]

GREEN BAY / WATER BOY