

ITEM NO. 17/TC/2019
911/-
930/-

Minutes of the Technical Committee Meeting held
on 16.7.2019

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Regarding categorization and consideration of Plot No. 28 - 29 DDU Marg, ITO measuring 952 sq.m. allotted for construction of Toy bank Museum in Socio-cultural facilities under MPD 2021 and relaxation of setbacks and basement.

• **Background:**

M/s Vaish Aggarwal Education Society (regd.) has been allotted plot No. 28-29 measuring area 952sq.m. at DDU Marg, ITO, New Delhi(as shown in L&DO's Plan No. 3944/1) for setting up of a Toy bank-cultural centre vide L&DO's, Ministry of Urban Development and Poverty Alleviation letter No. L-II-1(1389)/2002/70 dated 24.1.2002. The society wishes to construct the building after getting the building plans approved by North DMC.

2.0 Examination:

- 2.1 As per the layout plan of the area prepared by CPWD and approved by the Standing Committee(drawing No. TP/AC/4228), the front setback of the plot which is on DDU Marg on the north east side has been shown as 9m. in the form of mandatory green, For this category of plot the setback as per MPD-2021 are front-6m., rear-3m, and 3m on both sides.
- 2.2 The layout plan mentions this plot in institutional category.
- 2.3 As per MPD-2021 17.0 Development Code clause 8(5) Basements - (a) Basement(s) upto the setback line Maximum equivalent to parking and services requirement.

3.0 PROPOSAL:

- 3.1 This is a unique project and the first **Toy Bank Museum in the world** which will house to lakhs of toys and is being curated with a vision to enhance and encourage Socio-

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-8-

Cultural tourism in the National Capital. This is a very first of its kind project in the world which involve a range of social activities of collecting toys from well off sections of the Society and distributing it to the poor and needy. Since the land parcel is very small for such a project, the Society intends to have **3 setbacks 9mtrs (front setback north eastern side), 6 mtrs(South Eastern Side setback) instead of 3mtrs(South Western side setback)**. The Society intends to have three setbacks only. It is pertinent to mention that the Toy Bank has been operating and working tirelessly for the under privileged children for the last 20 years and has its base across 17 States.

As per footnote(v) of Table 17.1 of MPD-2021, the Technical Committee of DDA may further relax the setbacks in special circumstances.

3.2 As per L&DO's allotment letter No. L-II-1(1389)/2002/70 dated 24.1.2002. The site is to be developed for setting up Toy Bank cum Cultural Centre which is **Socio-Cultural facility** as per MPD-2021. Under the planning norms and standards for Socio-Cultural facilities mentioned at article 13.8 in MPD-2021 and in Table 13.17-Development Controls for Socio-Cultural facilities, **the maximum ground coverage of 35%, Maximum FAR-120 and Maximum height 26 metres** for Socio-cultural activities such as Auditorium, Music, Dance and Drama Centre etc. is allowed. However, as per the lay out plan the above mentioned plots come under Institutional Category. Therefore the Society requests that since a World Class Toy Bank Museum for under privileged children is going to be set up, the allotted plot should be treated as Socio-Cultural category and accordingly the planning norms, standards and Development Controls should be applicable.

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3.3 The Society requires adequate storage, therefore, there is a need to expand basements. It is pertinent to mention that the plot is open from three sides and abutted by three roads. Therefore, relaxation may be granted for construction of basement under the setbacks. The setbacks are more than sufficient for free movement of fire tender and are in consonance with applicable Fire Safety Acts and Rules.

4.0 Information required as per the MoUD, Gol letters dated 07.04.2015/ 04.09.2015

S.No	Information Required	Explanatory Background
A.	As per MoUD letter 04.09.2015	
i.	Background Note indicating the current situation/provision	<p>Plot Area is 952 Sqm with setbacks.</p> <p>The Society intends to</p> <ol style="list-style-type: none"> The Plot should be treated under Socio-Cultural category as per MPD-2021 Have three setbacks instead of four i.e. 9mtrs on DDU Marg(front setback north eastern side), 6 mtrs(South Eastern Side setback) instead of 3mtrs on Mahavat Khan Road(South Western side setback). Relax the basement norm so that construction of

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		basement is allowed under the setbacks. The setbacks are more than sufficient for free movement of fire tender and are in consonance with applicable Fire Safety Acts and Rules
ii.	Whether similar proposals have earlier been considered by DDA/Ministry and / or disposed, and if yes, when and how;	It pertains to the DDA/Ministry.
iii.	What were the specific recommendations of the Authority with regard to the proposal;	As above.
iv.	How and why the proposal was initiated;	This is an unique project - Toy Bank Museum which will house thousands of toys and is being curated with a vision to enhance and encourage cultural tourism in the National Capital. Since the area of land is inadequate for such project therefore the Society requests for relaxation in setback and basement norms.
v.	What are the pros and cons of the proposal , whether they have been carefully examined, and if yes, the outcome thereof	Pros - It will certainly enhance and encourage Socio-Cultural tourism, and it is one of its kind venture for the welfare of

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		under privileged children as the society collects toys from well off section and distributes it to the poor and needy.
vi.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Approval of the proposal will create a world class building in Delhi and as no such kind of building is built anywhere in India. The project will cater to the under privileged children and boost the cultural tourism in Delhi.
vii.	How the proposal will benefit in the development and economic growth of the city;	As there is a shortage of open spaces in Delhi, it will set an example to create more community and interactive spaces. This particular project primarily focuses on the holistic development of under privileged children. Moreover, this project has the potential to be replicated in other States and can become a State of the Art Museum of National Importance
viii.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not	NA

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	considered appropriate for delhi;	
ix.	What will be the public purpose served by the proposed modifications;	The Toy Bank Museum will specifically cater to under privileged and needy children. The Museum has the potential to bring change in the lives of millions of Children who are not so privileged and it is an innovative way in boosting cultural tourism in the National Capital.
x.	What is the number of people / families / households likely to be affected by the proposed policy;	This modification will bring no harm to the nearby properties in contrast it will uplift the overall character of the area.
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	No
xiii.	Whether the departments / organizations / Ministries related with proposal have been consulted and if yes , what were their views and how they were disposed	NA
xiv.	Whether the relevant guidelines / orders of DOP&T, Ministry of finance and other nodal	NA

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on the land mentioned in the proposal ? Full Details be attached	
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Location	Area (in sq.m.)	Land use as per lay out plan	Land use Changed to	Setbacks proposed
1	2	3	4	5
Toy Bank Museum , Plot Number 28&29, DDU Marg, ITO , New Delhi	952 sqmtrs	Socio - Cultural	-	9mtrs(front setback north eastern side), 6 mtrs (South Eastern Side setback) 3mtrs(South Western back setback). There will be no setback i.e. zero along the north western side.

5.0 Recommendations

The proposal is placed before the Technical Committee for consideration of relaxation of setbacks, norms in respect of Socio-Cultural facilities and Basement be allowed under the setback as mentioned in the para 3.0 above.



Architect



OWNER

At KAPIL K. AGGARWAL
CA/04/33017

" DECISION "

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

The proposal was presented by Dy. Director (Plg) Zone D. The agenda item was deliberated and following was observed:

- 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&DO, CPWD, North DMC etc.
- North DMC to give its recommendations and forward the agenda to DDA through Competent Authority/ Chief Town Planner.
- The development control norms of the use premise shall be applicable for which

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
		<p>it is allotted or as per lease deed.</p> <ul style="list-style-type: none"> • CPWD to re-examine the issue w.r.t. relaxation of side setbacks. • The request for relaxation in the basement norms was not acceded to. <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>Action: CTP, North DMC Sr. Architect, CPWD Planning Unit, Zone D</p>	

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
This Proposal was Considered in
the 5th Technical Committee
Meeting held on 16.7.2019
Vide no. 17/76/2019
[Signature]
Asst. Director
Master Plan
[Signature]
Dy. Director
Master Plan



Government of India
Senior Architect (HQ), O/o ADG (Arch.)
Central Public Works Department
Nirman Bhawan, New Delhi

Tel. No. 011-23061708
sahqcpwd@gmail.com



No- SA (HQ)/Land/18A/2019/100 - D1

Date: 06.03.2019

To,

✓ Dy. Director (Plg.),
Planning Zone - D,
Delhi Development Authority
2nd Floor, Vikas Minar, New Delhi

Dy. Director (Plg.)
GIS & Data Unit
Dy. No. 11/03/19
Date: 11/03/19

Subject: Regarding categorization and consideration of Plot No 28-29 DDU Marg, ITO measuring 952 sq.m. allotted for construction of Toy Bank Museum in Socio-Cultural facilities under MPD 2021 and relaxation of setbacks and basement.

Reference: Your letter No- F.1 (25)2005/MP/D-09, dated 28/02/2019

This is with reference to your letter mentioned above, the matter has been examined and following are the views/ comments regarding relaxation in the setbacks and basement norms of the plot under reference as mentioned in the said agenda:

1. *Regarding relaxation in the setbacks in Plot No 28-29, DDU Marg:*

The applicable setbacks as per approved Layout Plan of DDU Marg and Master Plan of Delhi 2021 on this plot is Northeast- 9m, Southeast - 3m, Southwest- 3m and Northwest- 3m. The proposal of Toy Bank Museum is not in accordance with the applicable setbacks. Hence the same may not be permissible.

2. *Regarding relaxation in basement norms of Plot No- 28-29, DDU Marg:*

As per Master Plan of Delhi 2021, clause 8(5), Basements are permitted only up to the setback line maximum equivalent to parking and services. Further, construction of basements in setbacks will render the land in this area as unsuitable for growing trees/ vegetation etc. Hence, relaxation in construction of basement under setbacks may not be permissible.

This is issued with approval of Senior Architect (HQ).

✓
BB/19
10/03/2019

(Deepali Mishra)
Deputy Architect

Copy to:

1. Arch Asstt-II, North Delhi Municipal Corporation, Town Planning Department, E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi

/
(Deepali Mishra)
Deputy Architect

913/c - 932/c

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NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT
E-BLOCK, 13TH FLOOR, CIVIC CENTRE, MINTO ROAD,
New Delhi-110002, Tel no.23226328

Dy. Director (Plg.)
GIS & D. Encl Unit
Dy. No. K-15
Date 19/02/19

No.

TP/9/2813

Dated 18-2-19

✓ To.

Dy. Director (Plg.), DDA
Zone 'D'
14th Floor,
Vikas Minar,
N. Delhi-110002.

Sub:-Regarding categorization and consideration of Plot No.28-29 DDU Marg, ITO measuring 952 sq.m. allotted for construction of Toy bank Museum in Socio-Cultural facilities under MPD-2021 and relaxation of setbacks and basement.

Sir,

The General Secretary of M/s Vaish Aggarwal Society vide letter dated 15.2.19, has sent an agenda for Technical Committee consideration in respect of the above subject. The applicant has sought relaxation in setbacks and basement alongwith Development Control Norms applicable to the plot u/r as per socio cultural facilities and not Institutional.

The said representation along with copy of agenda for Technical Committee is being forwarded to the DDA with the request to place it before the Technical Committee for consideration. The North DMC has no objection to the decision taken by DDA in its Technical Committee and same shall be adhered to while sanctioning the building plan.

This issue with the approval of competent authority.

Encl: As above.



Arch. Asstt.-II

Copy to:-

L.Sh. Sandeep Garg, Vaish Aggarwal Educational Society, CD-Block, Pitampura, New Delhi-110034.

21/2/2019
Asst. Dir (Plg.)
Zone D

412/c
16- 931/c

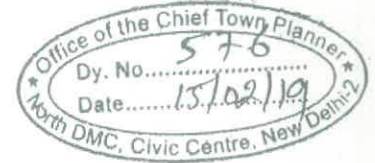
वैश्य अग्रवाल एजुकेशनल सोसायटी
Vaish Aggarwal Educational Society

CD - BLOCK, PITAMPURA, NEW DELHI-110 034 TEL.: 27316362, 27311222

14th February, 2019

To

**Chief Town Planner
North Delhi Municipal Corporation,
Civic Centre, Minto Road,
Delhi.**



**Sub :- Regarding categorization and consideration of
Plot No. 28 - 29 DDU Marg, ITO measuring 952
sq.m. allotted for construction of Toy bank
Museum in Socio-cultural facilities under MPD
2021 and relaxation of setbacks and basement.**

Sir,

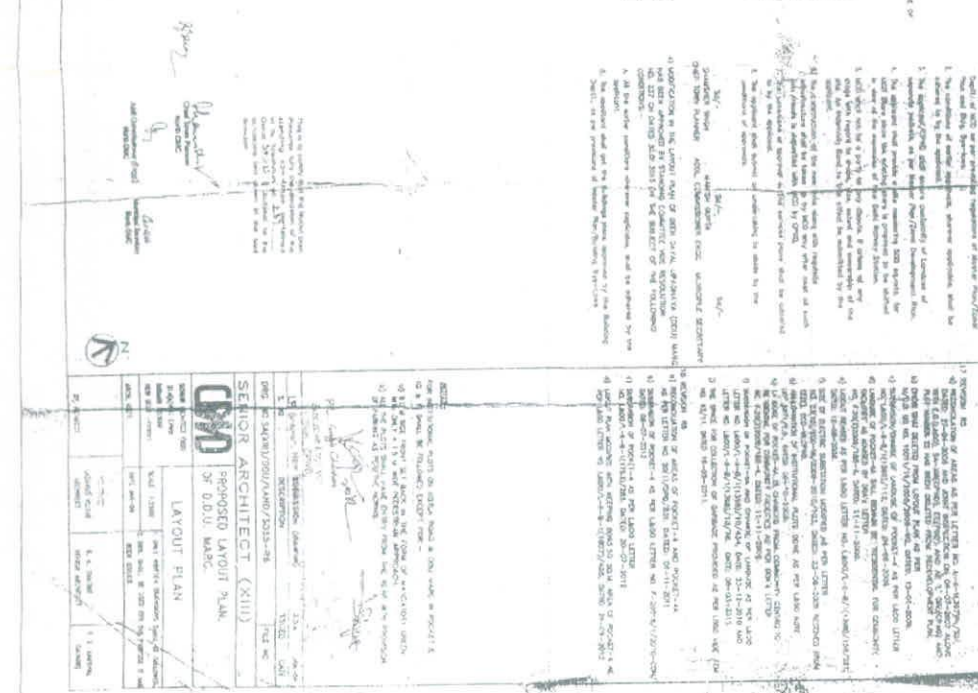
Kindly find enclosed herewith duly filled Agenda for the Technical Committee Meeting of DDA regarding categorization and consideration of Plot No. 28 - 29 DDU Marg, ITO measuring 952 sq.m. allotted for construction of Toy bank Museum in Socio-cultural facilities under MPD 2021 and relaxation of setbacks and basement.

I would like to inform that the Society wishes to construct the building after getting approvals from North DMC and DDA. It is requested to kindly forward the duly filled Agenda for Technical Committee Meeting to DDA for their approval at the earliest.

Thanking you,

Yours sincerely,

(Sandeep Garg)
General Secretary
Vaish Educational Society





DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th 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 5th 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) 25/7/19

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
9. Chief Engineer (HQ.), DDA
10. Addl. Commr. (Plg.) - I, DDA
11. Addl. Commr. (Plg.) - II, DDA
12. Addl. Commr. (Plg.) - III, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Land & Development Officer, (L&DO)
18. Director, Fire Service, GNCTD

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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"> • It was decided that after incorporating the above the revised minutes to be issued. • 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. <p>Action: AC(Plg)-I DDA Director (Plg) Projects</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"> • 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&DO, CPWD, North DMC etc. • North DMC to give its recommendations and forward the agenda to DDA through Competent Authority/ Chief Town Planner. • The development control norms of the use premise shall be applicable for which 	

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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)



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(Manju Paul)

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To:

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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
12. Addl. Commr. (Plg.) - III, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Land & Development Officer, (L&DO)
18. Director, Fire Service, GNCTD

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
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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"> • 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&DO, CPWD, North DMC etc. • North DMC to give its recommendations and forward the agenda to DDA through Competent Authority/ Chief Town Planner. • The development control norms of the use premise shall be applicable for which 	

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

ANNEXURE-I

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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

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6. Associate, TCPO
7. Asstt. Engieer(L&DO)



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18. Director, Fire Service, GNCTD

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1. Vice Chairman, DDA
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DELHI DEVELOPMENT AUTHORITY
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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 5th 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) 25/7/19

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
9. Chief Engineer (HQ.), DDA
10. Addl. Commr. (Plg.) - I, DDA
11. Addl. Commr. (Plg.) - II, DDA
12. Addl. Commr. (Plg.) - III, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. 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"> • It was decided that after incorporating the above the revised minutes to be issued. • 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. <p>Action: AC(Plg)-I DDA Director (Plg) Projects</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"> • 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&DO, CPWD, North DMC etc. • North DMC to give its recommendations and forward the agenda to DDA through Competent Authority/ Chief Town Planner. • The development control norms of the use premise shall be applicable for which 	

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
		<p>it is allotted or as per lease deed.</p> <ul style="list-style-type: none"> • CPWD to re-examine the issue w.r.t. relaxation of side setbacks. • The request for relaxation in the basement norms was not acceded to. <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>Action: CTP, North DMC Sr. Architect, CPWD Planning Unit, Zone D</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)



DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th 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 5th 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
12. Addl. Commr. (Plg.) - III, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
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17. Land & Development Officer, (L&DO)
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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"> • 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&DO, CPWD, North DMC etc. • North DMC to give its recommendations and forward the agenda to DDA through Competent Authority/ Chief Town Planner. • The development control norms of the use premise shall be applicable for which 	

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
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The meeting ended with the vote of thanks to the chair.

ANNEXURE-I

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DELHI DEVELOPMENT AUTHORITY

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2. Engineer Member, DDA
3. Commissioner(LM)
4. Commissioner(Plg)
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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)



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

F.1 (08)/2019/MP/

Date: .07.2019

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

The 5th 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)
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
9. Chief Engineer (HQ.), DDA
10. Addl. Commr. (Plg.) - I, DDA
11. Addl. Commr. (Plg.) - II, DDA
12. Addl. Commr. (Plg.) - III, DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
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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 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"> • It was decided that after incorporating the above, the revised minutes to be issued. • 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. <p>Action: AC(Plg)-I DDA Director (Plg) Projects</p>	
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Agenda Item No.	Issue	Discussion / Recommendations	Remarks
		<p>it is allotted or as per lease deed.</p> <ul style="list-style-type: none"> CPWD to re-examine the issue w.r.t. relaxation of side setbacks. The request for relaxation in the basement norms was not decided to. <p>The agenda item was deferred to comply with the above observation, and again bring in the next Technical Committee.</p> <p>Action: CTP, North DMC Sr. Architect, CPWD Planning Unit, Zone D</p>	<p>to be brought back</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)

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



F.1 (08)/2019/MP/271

Date: 15.07.2019

MEETING NOTICE

The 5th Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Tuesday, 16.07.2019 at 2:45 P.M.** in the Conference Hall at B-Block, 1st Floor, Vikas Sadan INA, New Delhi 110023.

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

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) - 15/7/19
8. Chief Planner, TCPO - 15/7/19
9. Chief Architect, HUPW, DDA - 15/7/19
10. Chief Architect, NDMC
11. Chief Engineer (Property Development), DMRC
12. Chief Engineer (Elect.), DDA
13. Addl. Commr. (Plg.) I, II & III, DDA - 15/7/19
14. Addl. Commr. (Landscape), DDA - 15/7/19
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

Manju Paul
(Manju Paul)
Addl. Commissioner (Plg) - 15/7/19



N.O.O.

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

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

F.1 (08)/2019/MP/271

Date: 15.07.2019

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The 5th Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Tuesday, 16.07.2019 at 2:45 P.M.** in the Conference Hall at B-Block, 1st Floor, Vikas Sadan INA, New Delhi 110023.

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

Manju Paul
(Manju Paul) 15/7/19
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
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18. Dy. Commr. of Police (Traffic) Delhi
19. Land & Development Officer, (L&DO)
20. Director Fire Service, GNCTD

INDEX

5th Technical Committee Meeting to be held on 16.07.2019

SL. No	ITEM NO.	SUBJECT	PAGE NO.
1	16/2019	Confirmation of the 4 th Technical Committee meeting held on 10.06.2019 F.1 (06)/2019/MP	1 - 6
2	17/2019	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	7 - 17



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

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

Date: 10.6.2019

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

The 4th 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 2nd Technical Committee meeting held on 12.02.2019 (F.1 (04)/2019/MP)

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

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

Since no observations/comments were received, the minutes of the 3rd 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. Commr.(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 4th 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.

May 2012

- 4
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.

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

अति० आयुक्त (यो०)-II
डायरी सं० 1893
दिनांक 19/6/19

अतिरिक्त आयुक्त (योजना)-I
डायरी सं० 1208
दिनांक 21/6/19

DELHI DEVELOPMENT AUTHORITY
PLANNING ZONE J & UC CELL
12th, FLOOR, VIKAS MINAR



आयुक्त (योजना) कार्यालय
डायरी सं० 17-910
दिनांक 19/6/19

Dr (Plg) MP
Dy. NO-24
27/6/19

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

Date: 18/06/2019

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

Kindly refer the Minutes of 4th 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 4th 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.

व्य सं० 1835/MP/19
डायरी सं० 17/19
दिनांक

Asstt. Director (Plg.) Zone-J
18/6/19

Director (Plg.) UC& in-charge

Addl. Commr. (Plg.)-II Chandan 19/6/19

Commr. (Plg.)

Accepted I. 21/6/19
(Con leave)

Dir (Plg) MP

28/6/19

01/07/2019

UT-1

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Regarding categorization and consideration of Plot No. 28 - 29 DDU Marg, ITO measuring 952 sq.m. allotted for construction of Toy bank Museum in Socio-cultural facilities under MPD 2021 and relaxation of setbacks and basement.

• **Background:**

M/s Vaish Aggarwal Education Society (regd.) has been allotted plot No. 28-29 measuring area 952sq.m. at DDU Marg, ITO, New Delhi(as shown in L&DO's Plan No. 3944/1) for setting up of a Toy bank-cultural centre vide L&DO's, Ministry of Urban Development and Poverty Alleviation letter No. L-II-1(1389)/2002/70 dated 24.1.2002. The society wishes to construct the building after getting the building plans approved by North DMC.

2.0 Examination:

2.1 As per the layout plan of the area prepared by CPWD and approved by the Standing Committee(drawing No. TP/AC/4228), the front setback of the plot which is on DDU Marg on the north east side has been shown as 9m. in the form of mandatory green, For this category of plot the setback as per MPD-2021 are front-6m., rear-3m, and 3m on both sides.

2.2 The layout plan mentions this plot in institutional category.

2.3 As per MPD-2021 17.0 Development Code clause 8(5) Basements - (a) Basement(s) upto the setback line Maximum equivalent to parking and services requirement.

3.0 PROPOSAL:

3.1 This is a unique project and the first **Toy Bank Museum in the world** which will house to lakhs of toys and is being curated with a vision to enhance and encourage Socio-

-8-

94/c
929/c

Cultural tourism in the National Capital. This is a very first of its kind project in the world which involve a range of social activities of collecting toys from well off sections of the Society and distributing it to the poor and needy. Since the land parcel is very small for such a project, the Society intends to have **3 setbacks 9mtrs (front setback north eastern side), 6 mtrs(South Eastern Side setback) instead of 3mtrs(South Western side setback)**. The Society intends to have three setbacks only. It is pertinent to mention that the Toy Bank has been operating and working tirelessly for the under privileged children for the last 20 years and has its base across 17 States.

As per footnote(v) of Table 17.1 of MPD-2021, the Technical Committee of DDA may further relax the setbacks in special circumstances.

3.2 As per L&DO's allotment letter No. L-II-1(1389)/2002/70 dated 24.1.2002, The site is to be developed for setting up Toy Bank cum Cultural Centre which is **Socio-Cultural facility** as per MPD-2021. Under the planning norms and standards for Socio-Cultural facilities mentioned at article 13.8 in MPD-2021 and in Table 13.17-Development Controls for Socio-Cultural facilities, **the maximum ground coverage of 35%, Maximum FAR-120 and Maximum height 26 metres** for Socio-cultural activities such as Auditorium, Music, Dance and Drama Centre etc. is allowed. However, as per the lay out plan the above mentioned plots come under Institutional Category. Therefore the Society requests that since a World Class Toy Bank Museum for under privileged children is going to be set up, the allotted plot should be treated as Socio-Cultural category and accordingly the planning norms, standards and Development Controls should be applicable.

909/c

928/c

3.3 The Society requires adequate storage, therefore, there is a need to expand basements. It is pertinent to mention that the plot is open from three sides and abutted by three roads. Therefore, relaxation may be granted for construction of basement under the setbacks. The setbacks are more than sufficient for free movement of fire tender and are in consonance with applicable Fire Safety Acts and Rules.

4.0 Information required as per the MoUD, Gol letters dated 07.04.2015/ 04.09.2015

S.No	Information Required	Explanatory Background
A.	As per MoUD letter 04.09.2015	
i.	Background Note indicating the current situation/provision	<p>Plot Area is 952 Sqm with setbacks.</p> <p>The Society intends to</p> <ol style="list-style-type: none"> The Plot should be treated under Socio-Cultural category as per MPD-2021 Have three setbacks instead of four i.e. 9mtrs on DDU Marg(front setback north eastern side), 6 mtrs(South Eastern Side setback) instead of 3mtrs on Mahavat Khan Road(South Western side setback). Relax the basement norm so that construction of

-10-

908/c

927/c

		basement is allowed under the setbacks. The setbacks are more than sufficient for free movement of fire tender and are in consonance with applicable Fire Safety Acts and Rules
ii.	Whether similar proposals have earlier been considered by DDA/Ministry and / or disposed, and if yes, when and how;	It pertains to the DDA/Ministry.
iii.	What were the specific recommendations of the Authority with regard to the proposal;	As above.
iv.	How and why the proposal was initiated;	This is an unique project - Toy Bank Museum which will house thousands of toys and is being curated with a vision to enhance and encourage cultural tourism in the National Capital. Since the area of land is inadequate for such project therefore the Society requests for relaxation in setback and basement norms.
v.	What are the pros and cons of the proposal , whether they have been carefully examined, and if yes, the outcome thereof	Pros - It will certainly enhance and encourage Socio-Cultural tourism, and it is one of its kind venture for the welfare of

967/c

926/c

		under privileged children as the society collects toys from well off section and distributes it to the poor and needy.
vi.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Approval of the proposal will create a world class building in Delhi and as no such kind of building is built anywhere in India. The project will cater to the under privileged children and boost the cultural tourism in Delhi.
vii.	How the proposal will benefit in the development and economic growth of the city;	As there is a shortage of open spaces in Delhi, it will it will set an example to create more community and interactive spaces. This particular project primarily focuses on the holistic development of under privileged children. Moreover, this project has the potential to be replicated in other States and can become a State of the Art Museum of National Importance
viii.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries , and if those provisions differ from the proposal then why are they not	NA

-12-

906/c

925/c

	considered appropriate for delhi;	
ix.	What will be the public purpose served by the proposed modifications;	The Toy Bank Museum will specifically cater to under privileged and needy children. The Museum has the potential to bring change in the lives of millions of Children who are not so privileged and it is an innovative way in boosting cultural tourism in the National Capital.
x.	What is the number of people / families / households likely to be affected by the proposed policy;	This modification will bring no harm to the nearby properties in contrast it will uplift the overall character of the area.
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	No
xiii.	Whether the departments / organizations / Ministries related with proposal have been consulted and if yes , what were their views and how they were disposed	NA
xiv.	Whether the relevant guidelines / orders of DOP&T, Ministry of finance and other nodal	NA

405/c

-13-

924/c

on the land mentioned in the proposal ? Full Details be attached	
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Location	Area (in sq.m.)	Land use as per lay out plan	Land use Changed to	Setbacks proposed
1	2	3	4	5
Toy Bank Museum , Plot Number 28&29, DDU Marg, ITO , New Delhi	952 sqmtrs	Socio - Cultural	-	9mtrs(front setback north eastern side), 6 mtrs (South Eastern Side setback) 3mtrs(South Western back setback). There will be no setback i.e. zero along the north western side.

5.0 Recommendations

The proposal is placed before the Technical Committee for consideration of relaxation of setbacks, norms in respect of Socio-Cultural facilities and Basement be allowed under the setback as mentioned in the para 3.0 above.



Architect



OWNER



Government of India
Senior Architect (HQ), O/o ADG (Arch.)
Central Public Works Department
Nirman Bhawan, New Delhi

Tel. No. 011-23061708
sahqcpwd@gmail.com



No- SA (HQ)/Land/18A/2019/100 - D1

Date: 06.03.2019

To,

✓ Dy. Director (Plg.),
Planning Zone - D,
Delhi Development Authority
2nd Floor, Vikas Minar, New Delhi

Dy. Director (Plg.)
GIS & Town & Env. Unit

Dy. No. 1-61...
Date: 11/03/19

Subject: Regarding categorization and consideration of Plot No 28-29 DDU Marg, ITO measuring 952 sq.m. allotted for construction of Toy Bank Museum in Socio-Cultural facilities under MPD 2021 and relaxation of setbacks and basement.

Reference: Your letter No- F.1 (25)2005/MP/D-09, dated 28/02/2019

This is with reference to your letter mentioned above, the matter has been examined and following are the views/ comments regarding relaxation in the setbacks and basement norms of the plot under reference as mentioned in the said agenda:

1. *Regarding relaxation in the setbacks in Plot No 28-29, DDU Marg:*

The applicable setbacks as per approved Layout Plan of DDU Marg and Master Plan of Delhi 2021 on this plot is Northeast- 9m, Southeast - 3m, Southwest- 3m and Northwest- 3m. The proposal of Toy Bank Museum is not in accordance with the applicable setbacks. Hence the same may not be permissible.

2. *Regarding relaxation in basement norms of Plot No- 28-29, DDU Marg:*

As per Master Plan of Delhi 2021, clause 8(5), Basements are permitted only up to the setback line maximum equivalent to parking and services. Further, construction of basements in setbacks will render the land in this area as unsuitable for growing trees/ vegetation etc. Hence, relaxation in construction of basement under setbacks may not be permissible.

This is issued with approval of Senior Architect (HQ).

VAD
13/3/19
AD(P&S) 200-D

(Deepali Mishra)
Deputy Architect

Copy to:

1. Arch Asstt-II, North Delhi Municipal Corporation, Town Planning Department, E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi

/

(Deepali Mishra)
Deputy Architect

-15-

913/c - 932/c

NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT
E-BLOCK, 13TH FLOOR, CIVIC CENTRE, MINTO ROAD,
New Delhi-110002, Tel no.23226328

Dy. Director (Plg.)
GIS & D-Eng Unit
Dy. No. K-15
Date 19/12/19

No.

TP/c/2813

Dated 18-12-19

✓ To.

Dy. Director (Plg.), DDA
Zone 'D'
IVth Floor,
Vikas Minar,
N. Delhi-110002.

Sub:-Regarding categorization and consideration of Plot No.28-29 DDU Marg, ITO measuring 952 sq.m. allotted for construction of Toy bank Museum in Socio-Cultural facilities under MPD-2021 and relaxation of setbacks and basement.

Sir,

The General Secretary of M/s Vaish Aggarwal Society vide letter dated 15.2.19, has sent an agenda for Technical Committee consideration in respect of the above subject. The applicant has sought relaxation in setbacks and basement alongwith Development Control Norms applicable to the plot u/r as per socio cultural facilities and not Institutional.

The said representation along with copy of agenda for Technical Committee is being forwarded to the DDA with the request to place it before the Technical Committee for consideration. The North DMC has no objection to the decision taken by DDA in its Technical Committee and same shall be adhered to while sanctioning the building plan.

This issue with the approval of competent authority.

Encl: As above.



Arch. Asstt.-II

Copy to:-

I.Sh. Sandeep Garg, Vaish Aggarwal Educational Society, CD-Block, Pitampura, New Delhi-110034.

21/12/2019
Assst. Dir (Plg.)
Zone D

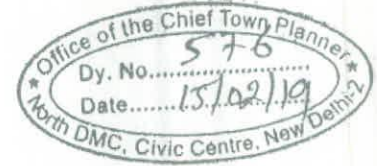
16- 412/c 931/c
वैश्य अग्रवाल एजुकेशनल सोसायटी
Vaish Aggarwal Educational Society

CD - BLOCK, PITAMPURA, NEW DELHI-110 034 TEL. 27310362, 27311222

14th February, 2019

To

Chief Town Planner
North Delhi Municipal Corporation,
Civic Centre, Minto Road,
Delhi.



Sub :- Regarding categorization and consideration of Plot No. 28 - 29 DDU Marg, ITO measuring 952 sq.m. allotted for construction of Toy bank Museum in Socio-cultural facilities under MPD 2021 and relaxation of setbacks and basement.

Sir,

Kindly find enclosed herewith duly filled Agenda for the Technical Committee Meeting of DDA regarding categorization and consideration of Plot No. 28 - 29 DDU Marg, ITO measuring 952 sq.m. allotted for construction of Toy bank Museum in Socio-cultural facilities under MPD 2021 and relaxation of setbacks and basement.

I would like to inform that the Society wishes to construct the building after getting approvals from North DMC and DDA. It is requested to kindly forward the duly filled Agenda for Technical Committee Meeting to DDA for their approval at the earliest.

Thanking you,

Yours sincerely,

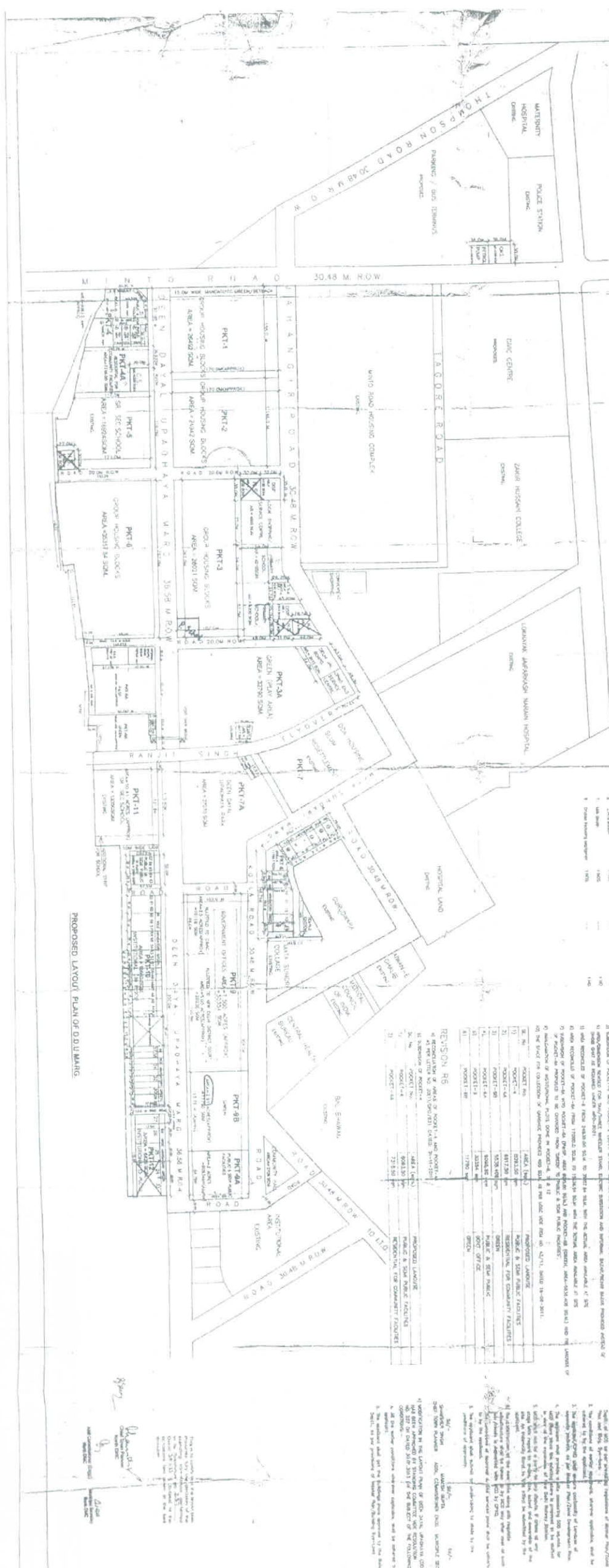
(Sandeep Garg)
General Secretary
Vaish Educational Society

REPLY OF THE NATIONAL LAW SOCIETY

FORWARDED BY: (P) (S) (C) (O) (A) (N) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MM) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NN) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)

DETAIL OF THE COMMUNITY FACILITIES AND
FOR A POPULATION OF 10000

1	AREA DETAIL OF POCKET-9 & POCKET-9A	CONNECTION TO THE URBAN ROAD NETWORK (IN % OF TRAVELLING TIME REQUIRED TO REACH THE URBAN ROAD NETWORK)	
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3	POCKET-9	100%	100%
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20	POCKET-7P	100%	100%
21	POCKET-7Q	100%	100%
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66	POCKET-7BJ	100%	100%
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79	POCKET-7BW	100%	100%
80	POCKET-7BX	100%	100%
81	POCKET-7BY	100%	100%
82	POCKET-7BZ	100%	100%
83	POCKET-7CA	100%	100%
84	POCKET-7CB	100%	100%
85	POCKET-7CC	100%	100%
86	POCKET-7CD	100%	100%
87	POCKET-7CE	100%	100%
88	POCKET-7CF	100%	100%
89	POCKET-7CG	100%	100%
90	POCKET-7CH	100%	100%
91	POCKET-7CI	100%	100%
92	POCKET-7CJ	100%	100%
93	POCKET-7CK	100%	100%
94	POCKET-7CL	100%	100%
95	POCKET-7CM	100%	100%
96	POCKET-7CN	100%	100%
97	POCKET-7CO	100%	100%
98	POCKET-7CP	100%	100%
99	POCKET-7CQ	100%	100%
100	POCKET-7CR	100%	100%

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

F.1 (08)/2019/MP/271

Date: 15.07.2019

MEETING NOTICE

The 5th Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on Tuesday, 16.07.2019 at 2:45 P.M. in the Conference Hall at B-Block, 1st Floor, Vikas Sadan INA, New Delhi 110023.

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

Manju Paul
(Manju Paul) 15/7/19
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

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

F.1 (08)/2019/MP/271

Date: 15.07.2019

MEETING NOTICE

The 5th Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Tuesday, 16.07.2019 at 2:45 P.M.** in the Conference Hall at B-Block, 1st Floor, Vikas Sadan INA, New Delhi 110023.

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

Manju Paul
(Manju Paul)
Addl. Commissioner(Plg)I 15/7/19

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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7. Commissioner(Plg)
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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.

SA to V.C. DDA

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

F.1 (08)/2019/MP/271

Date: 15.07.2019

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

Manju Paul
(Manju Paul) 15/7/19
Addl. Commissioner(Plg)I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
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**DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th FLOOR, VIKAS MINAR
I.P Estate, New Delhi – 110002
Phone No.23370507**

F.1 (08)/2019/MP/271

Date: 15.07.2019

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

Manju Paul
(Manju Paul)
Addl. Commissioner(Plg)I *15/7/19*

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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8. Chief Planner, TCPO
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14. Addl. Commr. (Landscape), DDA
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19. Land & Development Officer, (L&DO)
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N.O.O.

1. Chief Security Officer, Vikas Sadan, INA, New Delhi-23.
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, Vikas Minar
I.P. Estate, New Delhi - 110002

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

Date: 10.6.2019

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

The 4th 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 2nd Technical Committee meeting held on 12.02.2019
(F.1 (04)/2019/MP)

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

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

Since no observations/ comments were received, the minutes of the 3rd 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 4th 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.

May 16

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. 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.

Maya R

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 K