

DD/MP & DC

Dy.No. 3465

Date 23/9/19

Mailbox of commplg@dda.org.in

अतिरिक्त आयुक्त (योजना)-I

डायरी सं. 2766

दिनांक 19/9/19

Subject: List of Participants of 7th meeting for the year 2019 of Technical Committee on 29.08.2019 for rectification.

From: udit ratna <udit\_ratna@yahoo.com> on Tue, 17 Sep 2019 15:52:54

To: "commplg@dda.org.in" <commplg@dda.org.in>

Cc: "vcdda@dda.org.in" <vcdda@dda.org.in>

आयुक्त (योजना) कार्यालय

डायरी सं. 12-1482

दिनांक 12/9/19

Dear Sir/Madam,

Date 20/9/19

Re your F.No. 1(09)/2019/MP/390 dated 12.09.2019 Minutes of the 7th Technical Committee meeting of DDA for the year 2019 held on 29.08.2019 has been received. On perusal of list of participants who attended the above meeting, it appears that the name of the undersigned has not been recorded in the attendance. It is informed that on behalf of Chief Planner, TCPO the undersigned has attended the above meeting. Therefore, the name may kindly be rectified and revised list of participants may be sent at the earliest.

Sincerely and Regards

Udit Ratna

Joint Town and Country Planner

Joint Town and Country Planning Organisation,

Plot No. H&UA, New Delhi- 02

Mobile: 9818016758

मेरी फाइल में  
Aadha/I - 18/9/19.

18/9/19.

Aadha/I - On Leave  
18/9/19

अतिरिक्त आयुक्त (योजना)  
20/9/19

अतिरिक्त आयुक्त (योजना)  
24/09/2019

UT-1

vcdda

CD.MP & DG  
Dy. No. 3689  
Date: 17/9/19

From: udit ratna <udit\_ratna@yahoo.com>  
Sent: 17 September 2019 15:53  
To: commplg@dda.org.in  
Cc: vcdda@dda.org.in  
Subject: List of Participants of 7th meeting for the year 2019 of Technical Committee on 29.08.2019 for rectification.

Dy. No. 3689  
Dated 17/9/19

Dear Sir/Madam,

अतिरिक्त आयुक्त (योजना)-1  
डायरी सं. 2773  
दिनांक 20/9/19  
आयुक्त (योजना) कार्यालय  
डायरी सं. 1488  
दिनांक 18-09-19

Vide your F.No. 1(09)/2019/MP/390 dated 12.09.2019 Minutes of the 7th Technical Committee meeting of DDA for the year 2019 held on 29.08.2019 has been received. On perusal of list of participants who attended the above meeting, it appears that the name of the undersigned has not been recorded in the attendance. It is informed that on behalf of Chief Planner, TCPO the undersigned has attended the above meeting. Therefore, the same may kindly be rectified and revised list of participants may be sent at the earliest.

Thanks and Regards

Udit Ratna  
Town and Country Planner  
Town and Country Planning Organisation,  
M/o H&UA, New Delhi- 02  
Mob. 9818016758

1117 MP  
20/9/19

On Leave  
PS  
20/9/19  
DM (Plg) MP  
20/9/19  
24/09/2019  
UT






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:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LD)
5. Commissioner (Plg.) → 16/9/19
6. Chief Planner, TCPO
7. Chief Architect, HUPW, DDA 16/9/19
8. Chief Architect, NDMC
9. Chief Engineer (HQ.), DDA
10. Addl. Commr. (Plg.) - II, DDA 16/9/19
11. Addl. Commr. (Plg.) - III, DDA 16/9/19
12. Addl. Commr. (Landscape), DDA 16/9/19
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
27/2019	Proposed Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone J.	<p>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.</p> <p>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.</p> <p>3. The roads proposed in the layout plans should be such that fire tender movement is possible.</p> <p>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.</p> <p>5. The revised proposal after incorporating the above maybe placed before the Technical Committee.</p> <p>6. The approved proposal shall be put up in the public domain for information of the public.</p>	<p>4. It was proposed that an alternate site in Zone B be identified for CLU in lieu of the land measuring 1.98 Ha proposed for sports facility at Shastri Park.</p>
28/2019	Proposed change of land use of land measuring about 19978 sqm. (approx) form 'Recreational' (District Park) to 'Residential' for in-situ * Redevelopment of JJ cluster near Shastri Market, Moti Bagh in Planning Zone-F.	<p>1. The proposal was presented by the Addl. Commr.(Plg)III.</p> <p>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</p>	



Agenda Item No.	Issue	Discussion / Recommendations	Remarks
29/2019	<p>F.20(6)2019/MP</p> <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> <p>LAI D ON TABLE</p>	<p>1. 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.</p> <p>2. 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.</p> <p>3. 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.</p> <p>4. 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.</p> <p>5. 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.</p> <p>6. The Technical Committee recommended the proposal contained in Para 4, the proposal for processing of CLU under section 11A of DDA Act of 1957.</p>	
30/2019	<p>Proposed change of Use Zone / Premise of an area measuring 2.62 ha (6.47 acre approx) from</p>	<p>The proposal was presented by the Addl. Commr. (Plg) III. The proposal for change of Use Zone / Premises of</p>	

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.

#### ANNEXURE-I

**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)





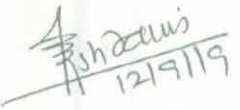
DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
6<sup>th</sup> Floor, Vikas Minar  
I.P. Estate, New Delhi - 110002

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)  
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
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9. Chief Engineer (HQ.), DDA
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14/5

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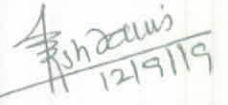
DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
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F.1 (09)/2019/MP/390

Date: 2 .09.2019

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

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28/2019	Proposed change of land use of land measuring about 19978 sqm. (approx) form '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.(Pig) 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>	



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29/2019	F.20(6)2019/MP Proposed change of land use measuring about 32,660 sqm. from 'Recreational' (District Park) to 'Residential' for In-situ redevelopment of II cluster at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Planning Zone-F F.20(5)2019/MP LAI D ON TABLE	<p>1. 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.</p> <p>2. 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.</p> <p>3. 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.</p> <p>4. 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.</p> <p>5. 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.</p> <p>6. The Technical Committee recommended the proposal contained in Para 4, the proposal for processing of CLU under section 11A of DDA Act of 1957.</p>	
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.

ANNEXURE-I

**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
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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)  
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)
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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 land use of the site under</li> </ol>	

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
27/2019	Proposed Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone J.	<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>	
28/2019	<p>Proposed change of land use of land measuring about 19978 sqm. (approx) form 'Recreational' (District Park) to 'Residential' for in-situ * Redevelopment of JJ cluster near Shastri Market, Moti Bagh in Planning Zone-F.</p>	<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 five 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 may be 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>	<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>



30/3

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
	F.20(6)2019/MP	<p>3. It was appraised that the DDA has been vested with the responsibility of in-situ rehabilitation of slums existing on all the Central Govt owned lands.</p> <p>4. 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.</p> <p>5. 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.</p> <p>6. The Technical Committee recommended the proposal contained in Para 4, the proposal for processing of CLU under section 11A of DDA Act of 1957.</p>	
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>	<p>1. 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.</p> <p>2. 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.</p> <p>3. 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.</p>	
30/2019	LAI D ON TABLE	<p>Proposal for change of Use Zone / Premise of an area measuring 2.62 ha (6.47 acre approx) from</p>	<p>The proposal was presented by the Addl. Commr. (Plg) III. The proposal for change of Use Zone / Premises of</p>

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

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

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
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4. Pr. Commissioner(Housing)Sports
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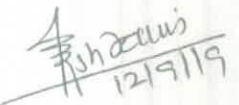
DELHI DEVELOPMENT AUTHORITY  
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6<sup>th</sup> Floor, Vikas Minar  
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F.1 (09)/2019/MP/390

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.**

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Director(Plg)MP

To:

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14/10

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
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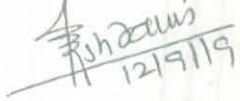
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F.1 (09)/2019/MP/390

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27/2019	Proposed Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone J.	<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> <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 may be 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) form '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>3. 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.</p> <p>4. 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.</p> <p>5. 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.</p> <p>6. The Technical Committee recommended the proposal contained in Para 4, the proposal for processing of CLU under section 11A of DDA Act of 1957.</p>	
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>	<p>1. 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.</p> <p>2. 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.</p> <p>3. 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.</p>	
30/2019	LAI D ON TABLE		
	<p>Proposal for change of Use Zone / Premise of an area measuring 2.62 ha (6.47 acre approx) from</p> <p>The proposal was presented by the Addl. Commr. (Plg) III. The proposal for change of Use Zone / Premises of</p>		

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.

#### ANNEXURE-I

**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)





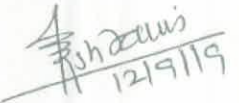
DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
6<sup>th</sup> Floor, Vikas Minar  
I.P. Estate, New Delhi - 110002

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)  
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>	

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28/2019	<p>Proposed change of land use of land measuring about 19978 sqm. (approx) form 'Recreational' (District Park) to 'Residential' for in-situ * Redevelopment of J] cluster near Shastri Market, Moti Bagh in Planning Zone-F.</p>	<p>The proposal was presented by the Addl. Commr.(Pig) 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 may be 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>	<ol style="list-style-type: none"> <li>1. The proposal was presented by the Addl. Commr.(Pig) 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>



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Agenda Item No.	Issue	Discussion / Recommendations	Remarks
29/2019	F.20(6)2019/MP	<p>3. It was appraised that the DDA has been vested with the responsibility of in-situ rehabilitation of slums existing on all the Central Govt owned lands.</p> <p>4. 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.</p> <p>5. 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.</p> <p>6. The Technical Committee recommended the proposal contained in Para 4, the proposal for processing of CLU under section 11A of DDA Act of 1957.</p>	
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Agenda Item No.	Issue	Discussion / Recommendations	Remarks
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The meeting ended with the vote of thanks to the chair.

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- 5 -

ITEM No. 26/TC/20

Minutes of the Technical Committee Meeting  
Held on 29.8.2019

No. F.20(8)2019/MP

**Subject:** - Proposal for Change of Landuse 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'.

**1.0 Background:**

In minutes of the meeting chaired by V.C. DDA on 03.07.2019, it is instructed that (Refer Annexure- 'A'),

*"Development of mini sports complex at the 10 identified sites be expedited. The terminology of mini sports complex be change to sports complex, which is as per the provision of the Master Plan. Wherever, change of land use is required, agenda for Technical Committee and Authority be prepared by Planning Deptt Since in green areas, required construction would not be permissible, land use of these plots be change and equal quantum of land in the layout be swapped and converted to green area."*

Accordingly, the change of Landuse of Shastri Park has been already approved by the Authority in the meeting held on 13.08.2019.

**2.0 Examination:**

- a. An area measuring 1.98 Ha. under Public and Semi Public Use has been identified at the backside of Akshardham Metro Station in Zone- 'O'(CWG village Complex). This area is proposed to be converted into "Recreational" as per decision taken in the meeting held on 03.07.2019.
- b. As per MPD-2021 and Zonal Development Plan of Zone-O the Landuse of the proposed site under reference is "Public and Semi Public" (PSP) (Refer Annexure-'B').
- c. Change of Land Use of the area is to be proposed from "Public and Semi Public" to "Recreational" in Zonal Development Plan of Zone - 'O' which is to be swapped in lieu of site located at Shastri Park proposed for Community Sports Centre.
- d. T.S.S. of the site was provided by HUPW, DDA, however, the status of site received through WhatsApp from E.E Sports Division-II, that the ownership is with sports Division-II D.D.A. and there is no litigation in this land. (Refer Annexure-'C').

**3.0 The information required as per the MoUD, GOI letters dated 07.04.2015 and 04.09.2015 is given below: -**

S. No	Query	Answers
1	Whether the land is government or private and who is the land owning agency?	DDA, Land
2	On whose request the change of land	

	use case or modification to MPD-2021 has been initiated?	Sports Department, DDA.
3	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Officers of Planning Deptt and Engineering Deptt. Inspected the site.
4	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	As the equivalent "Recreational" area at Shastri Park has been converted into "PSP", equivalent "PSP" area is being converted into Recreational (Green).
5	What will be 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.
6	What will be proposal's impact/implications on general public e.g. Law & order etc. ?	No Law & Order issue is anticipated.
7	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	The Ownership is with sports Division-II D.D.A., and there is no litigation in this land.
8	Background note indicating the current situation/provisions	In minutes of the meeting chaired by V.C. DDA on 03.07.2019, it is instructed that  <i>"Development of mini sports complex at the 10 identified sites be expedited. The terminology of mini sports complex be changed to Community Sports Centre, which is as per the provision of the Master Plan. Wherever, change of land use is required, agenda for Technical Committee and Authority be prepared by Planning Deptt Since in green areas, required construction would not be permissible, land use of these plots be change and equal quantum of land in the layout be swapped and converted to green area."</i> Accordingly, the change of Landuse of Shastri Park has been already approved by the Authority in the meeting held on 13.08.2019.
9	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how.	Yes, Change of land use from 'Public & Semi Public' to 'Green belt/Water Body (A-3 River & Water Body, Vide Ministry Gazette Notification No-S.O.1639 (E) dated 19.07.2012. (Proposed site for Cricket & Football Stadium towards south of DND Flyway).
10	What were the specific recommendations of the Authority with regard to the proposal	To provide equivalent green area in exchange to PSP, it is important to take up this proposal.



11	How and why the proposal was initiated	<p>In minutes of the meeting chaired by V.C. DDA on 03.07.2019, It is instructed that</p> <p><i>"Development of mini sports complex at the 10 identified sites be expedited. The terminology of mini sports complex be changed to Community Sports Centre, which is as per the provision of the Master Plan. Wherever, change of land use is required, agenda for Technical Committee and Authority be prepared by Planning Deptt. Since in green areas, required construction would not be permissible, land use of these plots be change and equal quantum of land in the layout be swapped and converted to green area."</i> Accordingly, the change of Landuse of Shastri Park has been already approved by the Authority in the meeting held on 13.08.2019.</p>
12	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof	There is no negative impact on the population. On the other hand the Recreational Area will increased in Zone-'O'.
13	What are the expected short-term and long-term outcomes if the proposal is approved and implemented ?	<p>Short term- Recreational / Green cover to counter air pollution</p> <p>Long term- Improve the Environment, which leads to pure oxygen, ground stability, ambient temperature.</p>
14	How the proposal will benefit in the development and economic growth of the city.	<p>Recreational / Green cover to counter air pollution</p> <p>Improve the Environment, which leads to pure oxygen, ground stability, ambient temperature.</p>
15	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 of Delhi	Similar provisions in other metropolitan cities however at state level.
16	What will be the public purpose served by the proposed modification.	Green cover to counter air pollution. Improve the Environment, which leads to pure oxygen, ground stability, ambient temperature.
17	What is the number of people/ families/ households likely to be affected by the proposed policy.	None
18	Whether the proposal is in consonance with the existing plans, laws, by-law, rules, etc.	Yes
19	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	<p>Yes</p> <p>Action shall be taken after the said land is converted into green.</p>



	to bring about such changes.	
20	Whether the departments/ organizations/ Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	Not Applicable
21	Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministry/ Departments were taken into account while preparing and examining the proposal.	Not Applicable
22	The name, designation and contact information of an officer of level of Director or above who will be the nodal officer to be contacted by the ministry regarding the proposal.	Director (Plg.) Zone 'E' & 'O' Delhi Development Authority 3rd Floor, Vikas Minar, New Delhi-110002

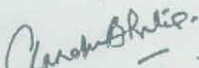
#### 4.0 Proposal:

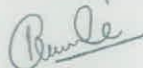
Change of Land use of the area measuring 1.98Ha. falling in Planning Zone 'O' may be changed from 'Public and Semi-Public' to 'Recreational' under Section 11A of DDA Act, 1957. (Refer Plan at Annexure-'D')

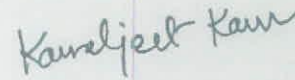
Location	Area (Ha)	Land use as per MPD-2021	Land use as per ZDP of Zone-'O'	Land use Changed to	Boundaries
Commonwealth Game Village (CWG), complex, falling in Planning Zone-'O'	1.98 Ha (19800.0 sq.m)	Public & Semi Public	Public & Semi Public	Recreational	North: ESS and STP as per ZDP of Zone-O. South: Public & Semi Public area of CWG Sport Complex as per ZDP of Zone-O. East: Akshardham Metro Station as per ZDP of Zone-O. West: Public & Semi Public area of CWG Sport Complex as per ZDP of Zone-O.

#### 5.0 Recommendation:

The proposal at Para 4.0 above is placed before the Technical Committee for consideration under Section 11-A of DD Act for the processing of Change of landuse.

  
Addl. Commr. (Plg.) - II

  
Director (Plg.)  
Zone E&O

  
Asstt. Dir. (Plg.)  
Zone-O

# DECISION

26/2019	<p>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>	<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 reference was dropped.</li> <li>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.</li> </ol>
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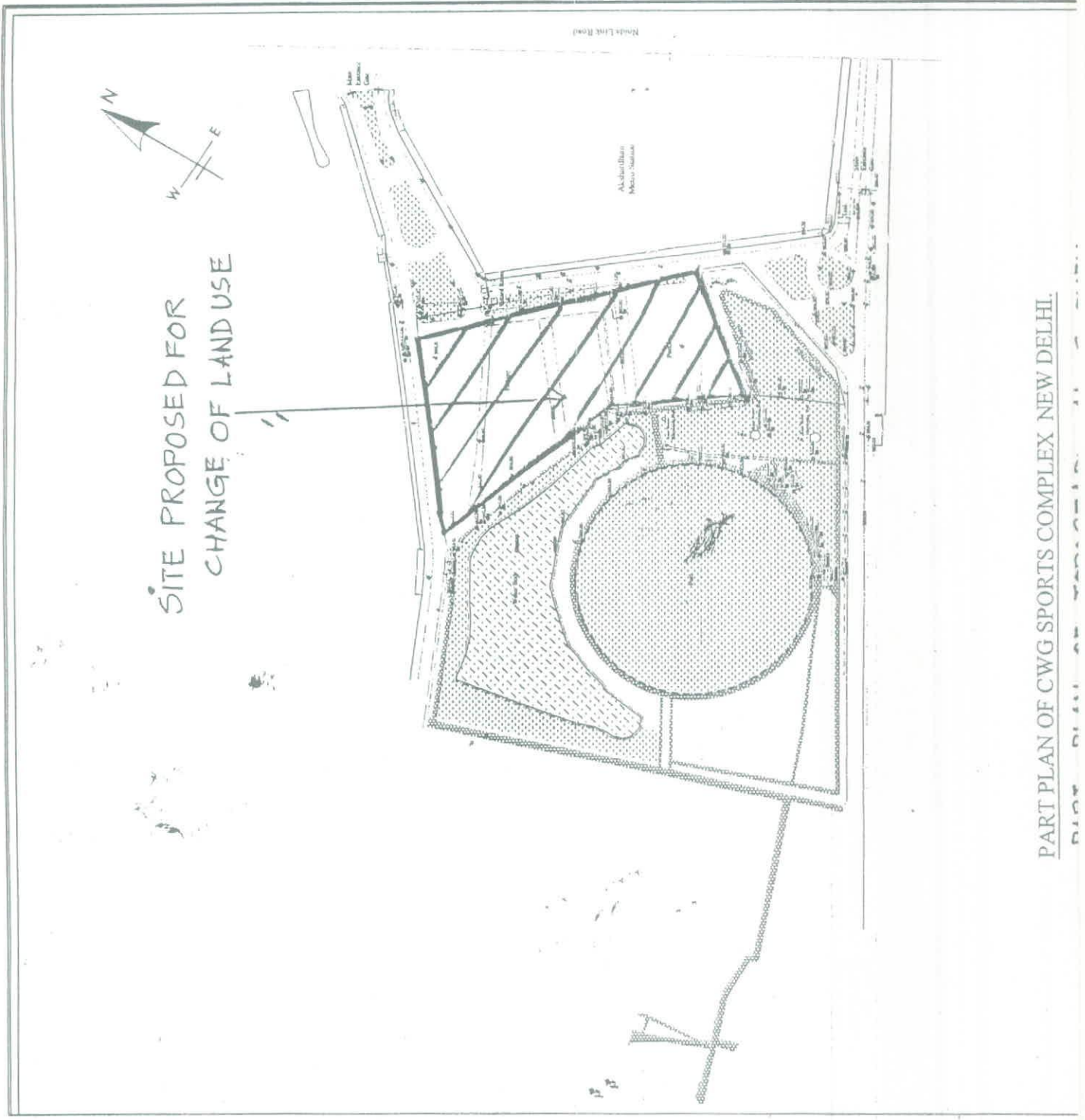
7th. 29.8.2019

26/19

Shikha 16/9/2019

Assn. Secy Master Plan

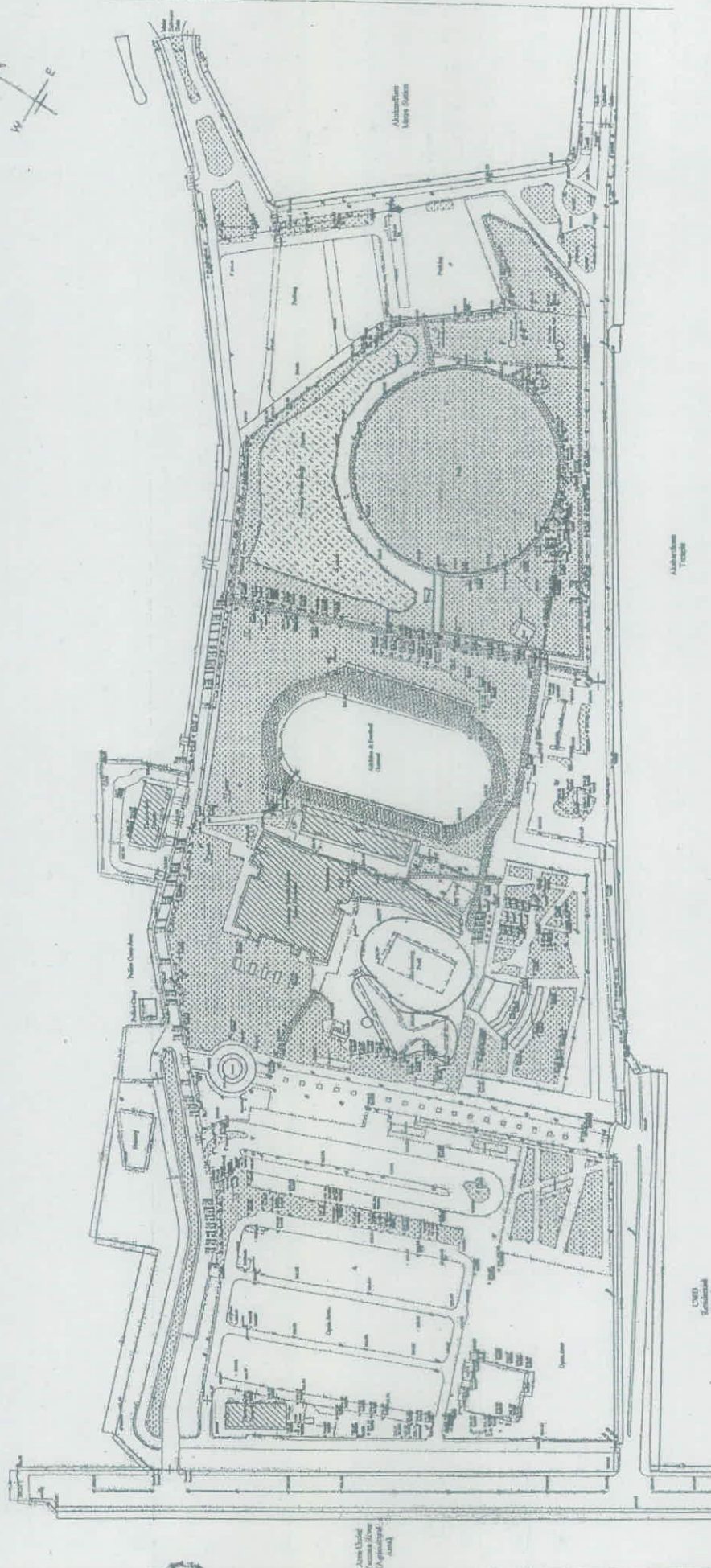
Dir. Director Master Plan



SITE PROPOSED FOR  
CHANGE OF LAND USE

PART PLAN OF CWG SPORTS COMPLEX NEW DELHI.





## TOPOGRAPHICAL SURVEY PLAN OF CWG SPORTS COMPLEX, NEW DELHI.

### Legend

SL No	Description	Symbol
1.	Identical forest	
2.	Boundary Wall	
3.	Brickling block	
4.	Fencing	
5.	Plantation/Tree	
6.	Shaded/Tree Light only	
7.	Other	
8.	Setback Land	
9.	Block Mark	

Notes :

1. All Dimensions / Levels up to 14 days.
2. Levels up with respect to Month Issue = 204,418  
 takes on the policy of Dictionary building is done in this Drawing.
3. Only Indicators advised levels are shown in this drawing for clarity.  
 Incomplete, other levels are used in different format and copy of this drawing.
4. The results for two dimensions are also shown in this drawing.

11

<p>President of United States Sports Commission          318 Thompsonland serving with 13.6 of          various Sports Commission in India.</p>	<p>President of United States Sports Commission          318 Thompsonland serving with 13.6 of          various Sports Commission in India.</p>
<p>President of United States Sports Commission          318 Thompsonland serving with 13.6 of          various Sports Commission in India.</p>	<p>President of United States Sports Commission          318 Thompsonland serving with 13.6 of          various Sports Commission in India.</p>



To,

The Assistant Director  
(Plg.) Zone 'O'  
3rd Floor Vikas Nagar

**Subj: Status of land near CWGVSC**

The status of land of CWGVSC is that ownership is with Sports Division-2 and there is no litigation in this land. The allotment status is green land.

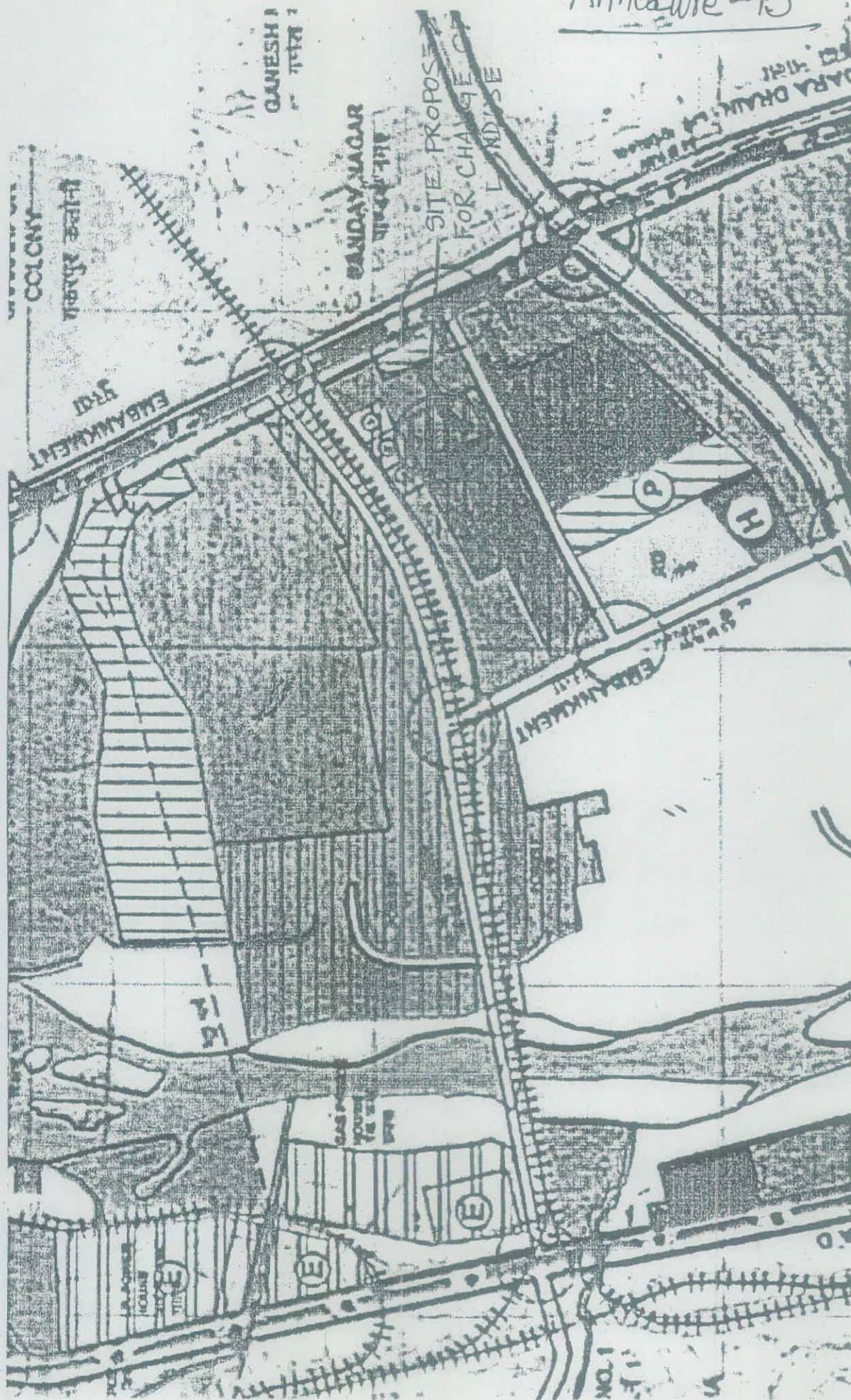
19-2-81  
Executive Engineer  
Sports Division-2



PART PLAN OF ZONAL DEVELOPMENT PLAN OF ZONE 'O'

- 12 -

Annexure - B





KIND ATTENTION: COMM(PL4)

AS DESIRED, THE MINUTES  
ARE FOR YOUR HAND IMPR.

DELHI DEVELOPMENT AUTHORITY  
QUTAB GOLF COURSE

Press Enclave Road, New Delhi-110017

आह्निकस्य मुख्य गुणविवरणः

पत्रावली नं. 305

निर्माण सं. 16-7-18

आनुपत्ति (योजना) कार्यालय  
आदेश सं. ११-११५२  
दिनांक २२/११/१९

No. F.1(31)/QGC/Redevelopment/14-15/Part-III/145

Dated:12.07.20

Sub: Minutes of the meeting chaired by Vice Chairman, DDA on 3.7.2019 reviewing ongoing works at Qutab Golf Course.

A meeting was held in the chamber of Vice Chairman, DDA at 4 p.m. on 3.7.2019 for reviewing ongoing works at Qutab Golf Course. LIS officers who attended the meeting is annexed. The following status of work was noted and timelines decided:

### 1. Redevelopment of Golf Course

Protective fencing from Tee No. 4 to Green No. 5 would be erected by 31.7.2019. The DDA land from which the encroachment has been recently removed behind Green No. 5 and Tee No. 6 should also be fenced with a high fencing to ensure encroachment does not occur in future and this area amalgamated with the golf course. Thereafter, the area landscaped.

Action: PD (Spor

Additional WTP would be installed by 31.7.2019 as there shortage of treated water for irrigation and also as the requirement would increase with the redevelopment of the back 9 holes. Pipe connection of STP water to the available UGR should be provided by 10.7.2019. Additional water storage tanks be installed by 30.9.2019.

Action: PD (Sport

Turf care equipment is required to be procured urgently as the back 9 holes are nearing completion. It was decided that a Committee be formed for the procurement and details from other golf courses be obtained regarding makes/models/equipment and the purchase cost. If possible, General specifications to be mentioned in the tender document and global tenders invited from OEMs and authorized suppliers.

Action: Secretary, QG

For clay lining of all the water bodies, clay would be brought to site by 5.7.2019 and work would be completed by 31.10.2019 for all the water bodies. Proper barricading of the water bodies would be installed for execution of the work. The material should be brought to the water bodies at night so that play of the course is not interrupted.

Action; PD (Sports

P). See the instruction to  
RSCB-B. (S) & comply

22.7.19

50-104(S)

for point no: 2(vi)(b) drugs to be given by 22/7/19. please exped preparation of drugs per adherin to timeline.

4(ii), for preparation of 2 migrants.



- v) The slope on the left side of hole No. 2 needs to be grassed and irrigation system provided. For all such additional works, a consolidated estimate should be prepared for obtaining sanction.

Action: PD (Sports)/SE (Elect.) PZ

- vi) On most of the tees, brown lines can be seen on the turf above the drainage channels. This could be because adequate quantity of sand may not have been utilized while constructing the tees. Suggestions to rectify this should be sought from the Consultant.

Action: PD (Sports)

- vii) The green barriers separating the front 9 and back 9 holes be replaced immediately as it is giving a very shabby look.

Action: PD (Sports)

- viii) Grassing of the back 9 holes would be started by 15.7.2019 and completed by 31.10.2019.

Action: PD (Sports)

- ix) Manpower and machinery deployed for back 9 holes be adequately increased to ensure the work is completed as per timelines.

Action: PD (Sports)

- x) Pebbles were observed in the sand that is being used for the greens and tees in the back 9 holes, particularly green Nos. 15 and 16. Such inferior work is unacceptable and works undertaken by the contractor be properly supervised. Sand should be thoroughly sieved before utilizing on the tees and greens. Test pits should be dug on green Nos. 15 and 16 and report submitted.

Action: PD (Sports)

- xi) The distance between the green and the bunker is very less at places which needs to be increased to enable the first cut machine to move between the bunker and the green. In case, the distance is very less, the bunker sand falls on the greens which causes damage to the greens as well as the turf care machinery. This is all the more significant due to the very high footfalls on the golf course.

Action: PD (Sports)

- xii) The edges of tees and greens are not being cut proper, as a result of which, the tee and green edges do not have a proper symmetrical shape. Besides, due to the improper shaping while cutting the edges, the earth from the edges collapses on

to the gravel placed over the perforated drainage pipelines which gets choked. It should be ensured that these are done under proper supervision.

Action: PD (Sports)

- xiii) Large stones should be removed while back filling lateral irrigation lines to ensure ease of repairs and maintenance in future.

Action: PD (Sports)

- xiv) All electrical problems in the STP plant at Laddha Sarai be checked and repaired by the Electrical Division.

Action: SE (Elect.) PZ

- xv) The bore well pump and starter near hole No. 4 to be made operational.

Action: SE (Elect.) PZ

- xvi) Civil and electrical repairs of the pump room with Rain Bird Irrigation system be completed on priority.

Action: PD (Sports)/SE (Elect.) PZ

## 2. Club House

- i) TV's, AV system and music system, of Bose or equivalent make, to be procured at the earliest. Electrical fittings of the office, light in the basement, facade and outdoor lighting to be completed by 30.9.2019.

Action: SE (Elect.) PZ

- ii) Joint inspection of the ETP by Civil and Electrical Engineering depts. is still pending. This should be done on priority and operator engaged by Electrical Engg. Division and ETP made operational by 10.7.2019.

Action: PD (Sports)/ SE (Elect.) PZ

- iii) Frosting of aluminum doors are yet to be done which should be completed by 10.7.2019.

Action: PD (Sports)

- iv) Geysers in the change rooms have not yet been connected. This should be completed by 15.7.2019.

Action: PD (Sports)/ SE (Elect.) PZ



- v) Sauna, steam and chilled showers be installed by 10.8.2019.  
Action: PD (Sports)
- vi) Staff toilet in the basement be constructed at the earliest. Architectural drawings to be sent to Project Director (Sports) for preparation of estimates by 22.7.2019.  
Action: ACA-II (Sports)
- vii) ACs in the club house are still tripping on full load. Total electrical load should be calculated after adding the requirement for the driving range, swimming pool and future construction on the terrace with an additional 25% load and provision made accordingly.  
Action: SE (Elect.) PZ
- viii) Jalis around the overhead water tanks be provided by 31.7.2019 as it is giving a very shabby look.  
Action: PD (Sports)
- ix) Work on the swimming pool should be awarded by end August, 2019 and completed by end April, 2020.  
Action: ACA-II/PD (Sports)/SE (Elect.) PZ
- x) The non-functional AC in the gym be repaired immediately.  
Action: SE (Elect.) PZ
- xi) Existing generator in the old club house be shifted for the kitchen in the new club house by 16.8.2019.  
Action: SE (Elect.) PZ
- xii) Garbage in the basement be cleared and concrete flooring provided by 15.7.2019.  
Action: PD (Sports)
- xiii) The kitchen waste pipe be connected to the ETP as kitchen waste is flowing outside and causing foul odour.  
Action: PD (Sports)
- xiv) Slope in the bathroom be rectified as it is unhygienic and a number of complaints are being received from members. This should be completed by 12.7.2019.  
Action: PD (Sports)



- xv) A permanent solution for the POP which is cracked in the reception is required.

Action: PD (Sports)

- xvi) The facade stone tiles which have moved should be repaired.

Action: PD (Sports)

- xvii) As MTNL lines in the club house are not functional since 27.5.2019, sufficient number of mobile phones be procured which should be placed at the reception. WIFI dongles be also procured.

Action: Secretary, QGC

### 3. Driving Range

- i) Fencing work be completed by 30.8.2019

Action: PD (Sports)

- ii) Construction of bays be completed by 30.8.2019.

Action: PD (Sports)

- iii) Grassing of the range along with provision of irrigation system should be started by 1.8.2019

Action: PD (Sports)

- iv) Flood lighting be provided by 30.9.2019

Action: SE (Elect.) PZ

### 4. Other issues

- i) All electrical works are not being attended to since the RE is required to do both the civil and electrical works. Since the RE does not have adequate knowledge of electrical work, only very minor electrical works can be got done through RE. Remaining electrical works should be done by Electrical Engineering Deptt. under SE (Elect.) PZ.

Action: SE (Elect.) PZ

- ii) Development of mini sports complexes at the 10 identified sites be expedited. The terminology of mini sports complex be changed to sports complex, which is as per the provisions of the Master Plan. Wherever change of land use is required, agenda for the Technical Committee and Authority be prepared by Planning Deptt. Since in green areas, required construction would not be permissible, land use of these plots



be changed and actual quantity of land. The layout be swapped and converted to green area.

Action Commr. (Plg.)/ACA-II/AC (Landscape)

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



(D. SARKAR)  
Commissioner (Sports)

Copy to:

1. Commissioner & OSD to Vice Chairman DDA for kind information of the letter.
2. Engineer Member
3. Principal Commissioner (Sports)
4. Chief Engineer (Headquarters & Sports)
5. Commissioner (Planning)
6. Addl. Chief Architect (Sports)
7. Addl. Commissioner (Landscape)
8. Project Director (Sports)
9. Supdg. Engineer (Electrical) Project Zone
10. Secretary (Coordn.) Sports Wing
11. Secretary, OGC
12. Golf Superintendent, OGC



Minutes of the Technical Committee Meeting Held on 29.8.2019. **ITEM No. 27 / TC / 20.**

File No. F.26 (8)/2019-MP

**Sub: Proposed Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone J.**

**1. Background:**

- i) The "Regulations for Enabling the Planned Development of Privately Owned Lands" was notified vide S.O. 3249 (E) dated 4<sup>th</sup> July, 2018. For implementation of these regulations, a Standard Operating Procedure (SOP) was prepared and uploaded on DDA website. Accordingly, a public notice was issued in leading newspapers on 18.01.2019 inviting eligible land owner or company or society or a group of land owners to submit their application of intent as per the notified Regulations (**Annexure A**).
- ii) MoHUA vide letter no. F.No. K-12011/3/2018-DD-I dated 30.11.2018 communicated that DDA was assigned the job of preparation of the Master Plan/Layout Plan integrating all privately owned land so that basic infrastructure could be made available (**Annexure B**).
- iii) As per clause 5.7.1 of MPD 2021, it is stated that *"In Urban Extension, District Centres and Community Centres could be developed wherever possible, in a linear form such as commercial cum facility corridors along major transport networks. Such corridors will have nonresidential uses like Commercial, Recreational, Public and Semipublic, Utilities, Service and Repair, etc. with detailed Urban Design and landscape schemes. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and bus terminals, as the case may be, shall be integrated within these facility corridors"*
- iv) Clause 2.10.3 in ZDP of Zone-J stipulates that *"the facility corridors indicated in the Zonal Development Plans will be detailed out into specific uses as per Master Plan (Ref. Annexure 8) at the time of preparation of detailed layout and Sector Plans on the basis of feasibility and ground realities. The exact boundary of facility belts / corridors will thus be governed by the approved layout plans."* (**Annexure C**)

As per Land use Plan of Zone-J, Facility Corridor Area for Zonal Plan Level facilities includes **Commercial, Recreational, Transportation and Public & Semi Public.**

**2. Examination:**

- i) As per notified Regulations, SOP, Minutes of meeting held on 04.01.2019 under the chairmanship of VC, DDA and public notice issued on 18.01.2019, total 13 no. of applications received in the Planning Zone-J and G(UE). All 13 applications were forwarded to SDMC for scrutiny w.r.t land details, land use as per the Master Plan/Zonal Development Plan and use premises of land with

*[Signature]*

reference to approved Layout plans/schemes of respective area, applicability of private land policy, verification of land under reference as per the ownership of the documents submitted by the owners etc. **which is still awaited from SDMC.** Out of total 13 no. of Application of intents received against public notice issued on 18.01.2019, **11 nos. sites are falling in various Facility Corridors of Planning Zone-J and G (UE).**

One of the application of intent received from M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd is falling under F.C.-1. M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd requested to develop the plot under 'Commercial' Land use.

- ii) A meeting was held under the Chairmanship of Hon'ble L.G. of Delhi on 22.05.2019 to discuss the issues related to Facility corridors earmarked in Zonal Development Plans with reference to regulations notified on 04.07.2018. In the meeting it was discussed that since all major transport corridors have not been constructed therefore Facility Corridor could not be demarcated on ground. It was decided that before planning of Facility Corridor, a detailed ground assessment exercise may be done either through drone survey or satellite imagery.
- iii) As a follow-up action, a meeting was held under the chairmanship of VC, DDA on 03.06.2019 wherein it was discussed that Layout Plan of facility Corridor may be prepared based on ground reality/ survey.
- iv) Also, the draft guidelines/ principles for implementation of Regulations for enabling planned development of Privately owned land was discussed in 4<sup>th</sup> Technical Committee meeting held on 10.06.2019. Following decisions are taken in 4<sup>th</sup> Technical Committee meeting of DDA-
  - a) *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. The scrutiny regarding applicability of policy shall be got verified by the concerned ULBs/agencies through their respective departments.*
  - b) *In case of isolated pockets falling in Facility Corridors, the ULBs shall provide the details of all 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 of 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.*
  - c) *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*

*AV*



accessibility. The minimum parking norms shall also be followed in the area of which the layout Plan is being prepared.

- d) The width of Facility Corridor shall be kept 3 times of Right of Way (RoW) on either side of adjoining road. (This was added as part of confirmation of Minutes of 4<sup>th</sup> Technical Committee Meeting).
- v) DDA vide letters dated 16.07.2019 and 15.02.2019 requested SDMC to provide requisite information for preparation of Layout Plan of Facility Corridor (F.C.)-1 along N.H.-8. SDMC vide letter dated 07.05.2019 provided lists of Building Plans cases only and without any plan/map of the area/plot. None of the cases are found to be in Facility Corridor (F.C.)-1 along N.H.-8 as per list given by SDMC.

Due to non-submission of desired information from SDMC, P.T. Survey was required to prepare Base map/ LOP of the area.

- vi) Further, a meeting was held in the chamber of VC, DDA on 05.07.2019 wherein it was directed to Planning Department to prepare Base map of Facility Corridor along NH-8. Accordingly, Survey department was requested to conduct PT survey in the Facility Corridor (F.C.)-1 along N.H.-8 vide this office letter dated 08.07.2019 and Survey has been received on 16.08.2019.
- vii) Survey Unit vide note dated 16.08.2019 submitted the PT survey of the Facility Corridor (F.C.) -1 along N.H.-8. As per PT survey, 07 nos. of plots are found to be vacant/ open including the plot of M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd which may be incorporated in Proposed Layout Plan of Facility Corridor (F.C.) -1 along N.H.-8. (Annexure D)
- viii) As per Regulation notified on 04.07.2018, non-residential uses like Commercial, Recreational, Public & Semi Public, Utilities, Industrial, Service and Repair etc. are permissible on plots within Facility corridor.
- ix) As per Land use Plan of Zone-J:  
Facility Corridor Area for Zonal Plan Level facilities include **Commercial, Recreational, Transportation, and Public & Semi-Public Facility.**

### 3. Proposal

Based on the examination at Para 2 above, following are proposed-

- i) The width of Facility Corridor (F.C.-1) has been kept 03 times of RoW i.e. 270m from edge of RoW.
- ii) Based on PT survey report, there are 07 nos. of plots found to be vacant/ open which are proposed to be incorporated in Proposed Layout Plan of Facility Corridor including the plot of M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd for which application of intent was received for 'Commercial' Land use in DDA with regard to Public notice issued on 18.01.2019.

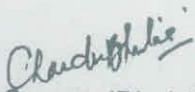
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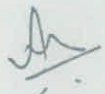


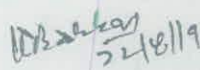
- iii) Accordingly, Proposed Layout Plan of Facility Corridor (F.C.)-1 along N.H.-8 is prepared and annexed as 'Annexure E'.
- iv) Facility Corridor (F.C.)-1 includes Commercial, Recreational, Transportation, and Public & Semi Public Land uses for Zonal Level facilities.
- v) The portion of Land parcel falling under road Right of Way (RoW) are required to be surrendered to the Road owning agency by land owner. In such case, the FAR of surrendered land shall be loaded on the balance plot area.
- vi) Incorporation of vacant/ open lands in Proposed Layout Plan of Facility Corridor (F.C.)-1 subject to the following conditions-
  - a) Detailed scrutiny by SDMC/ ULBs as per MPD -2021, UBBL 2016, notified regulations 04.07.2018 and SOP for Enabling the Planned Development of Privately Owned Lands.
  - b) Scrutiny by SDMC / ULBs as per guidelines/ principles approved by Technical Committee, DDA for implementation of 'Regulations for Enabling the Planned Development of Privately Owned Lands'
  - c) All other statutory clearances as applicable.

#### 4. Recommendation

The Proposal as given in Para-3 above is put up for consideration of the Technical Committee. Once the proposal is approved, the same will be forwarded to concerned local body as per Standard Operating Procedure (SOP).

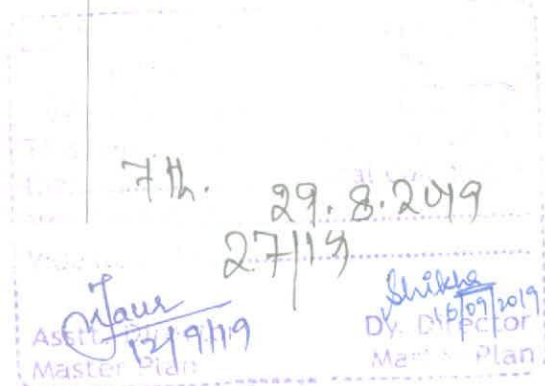
  
Addl. Commr. (Plg.)-II

  
Director (Plg.) UC&J (In-Charge)

  
Asstt. Dir. (Plg.) Zone J

## "DECISION"

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>
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Annexure - B



F.No. K-12011/3/2018-DD-I

भारत सरकार/Government of India

आवासन और शहरी कार्य मंत्रालय /Ministry of Housing and Urban Affairs

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi.

Dated the, 30<sup>th</sup> November, 2018.

आशुतोष (श्री.जी.) कार्यालय

संख्या सं. 452/1204/18

दिनांक 04/12/18

To

The Vice Chairman,  
Delhi Development Authority,  
Vikas Sadan, INA,  
New Delhi.

Commr. (Pig)

Subject: Policy to enable the planned development of Privately Owned Lands.

Sir,

I am directed to refer to the meeting held on 10.10.2018 under the Chairmanship of Additional Secretary (W&H) on the above-mentioned subject wherein it was decided 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 lands. The MCDs were directed to send their formal response in this regard with the approval of respective Commissioners.

2. Responses received from North Delhi Municipal Corporation, South Delhi Municipal Corporation and East Delhi Municipal Corporation are enclosed herewith. DDA, is therefore, requested to initiate necessary action in the matter urgently.

Yours faithfully,

Encl. as above.

*Handwritten signature and initials*  
DDA P.I.  
5/12/18

(Anil Kumar)  
Under Secretary to the Govt. of India  
Telefax : 23061681

Copy to:

1. The Chairman, New Delhi Municipal Council, Palika Kendra, New Delhi- with a request to send their response, as decided in the meeting mentioned above.
2. The Commissioner, North Delhi Municipal Corporation, Civic Centre, New Delhi.
3. The Commissioner, South Delhi Municipal Corporation, Civic Centre, New Delhi.
4. The Commissioner, East Delhi Municipal Corporation, Udyog Sadan, Patpar Ganj Industrial Area, Delhi.
5. Commissioner(Pig), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.



### 2.10.3 Facility Corridor

In Master Plan it is mentioned that for the Zonal Development Plans in Urban extension the facility belts / corridors shall be detailed out in Layout Plans. The facility corridors indicated in the Zonal Development Plans will be detailed out into specific uses as per Master Plan (Ref. Annexure 8) at the time of preparation of detailed layout and Sector Plans on the basis of feasibility and ground realities. The exact boundary of facility belts / corridors will thus be governed by the approved layout plans.

### 2.11 Phasing and Implementation

Area for Redevelopment

- Areas deficient in terms of Infrastructure/ lacks in terms of MPD standards / sub- standard areas needs to be identified for redevelopment.

### 2.12 Plan Phasing

Area under Planning Zone 'J' is sandwiched between existing development like Vasant Vihar, Vasant Kunj and Saket in South Delhi and residential development in Gurgaon. This is a peculiar Zone where major area of land is under Regional Park 6200 Ha, Green Belt 410 Ha. & Asola Bird sanctuary 300 Ha. outside Regional Park constituting about 6,910 Ha. out of 15,798 Ha. is not available for Urban development. Out of remaining 8,268 Ha area under Villages and Unauthorized Colonies is about 71.12 Ha. & 1630 Ha. respectively. The remaining area for planned development is 6567 Ha.. Urban Development under MPD-2021 is cellular and hierarchical Urban Development structure, where premises level or plot level is generally identified by the Individuals but the city level facilities are generally not counted or contributed by them.

In view of the above, following phasing is suggested:-

- 2.12.1 At the first instance, the Phase I should constitute (a) area between NH-8 in the West, Mahipal Pur Road in the North, M.G. Road in the East and boundary of Union Territory in the South and (b) area between Mahipal Pur - Gurgaon Road in the West, proposed 100 M. wide road in the North and regional Park in the South and Asola Bird Sanctuary in the East may be taken up for development as this area will be served , Metro, National Highway and major existing roads and as it provides mostly land under Agriculture and few villages abadies. Propensity to develop new road network is greater in this area.

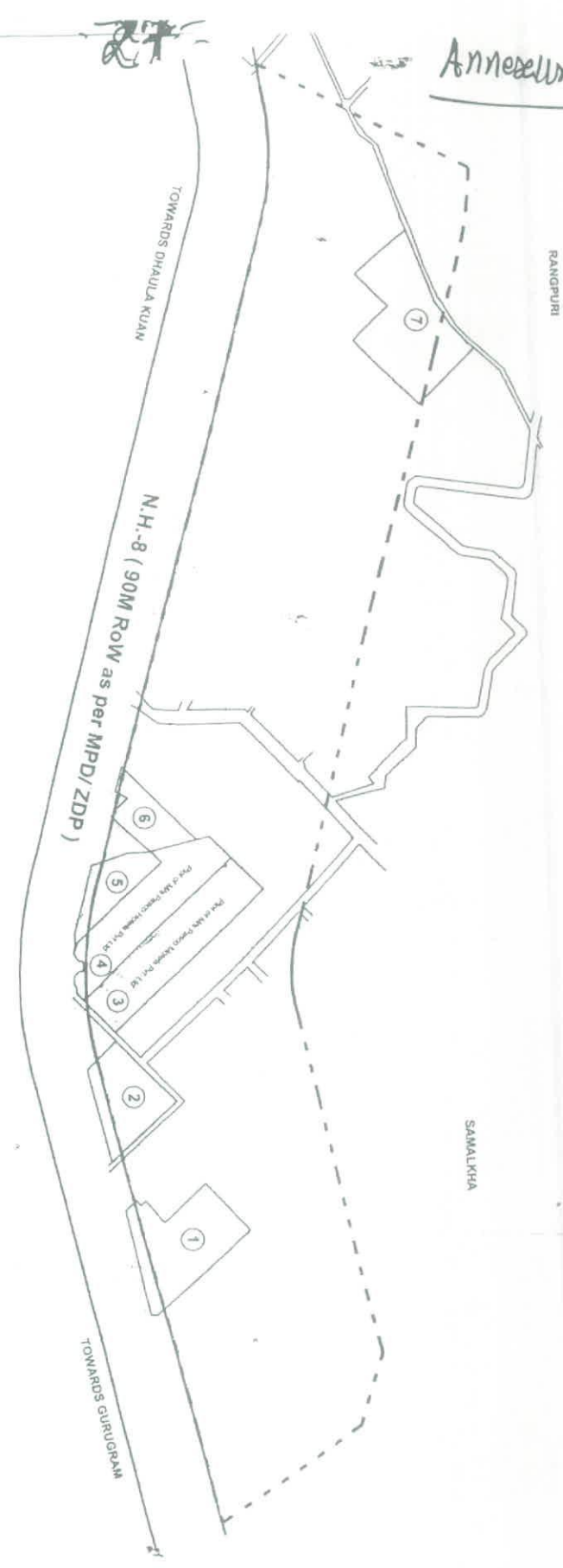


103/c

Annexure - D



Annexure - E



# KEY PLAN



## LEGEND

Facility Corridor (F.C.-1)	---
Vacant/open plots	---
N.H.-8 (ROW)	---

## NOTE:

- Survey Unit with note dated 16.08.2019, submitted the PT survey of the Facility Corridor (F.C.-1) along N.H.-8. Based on PT survey report, there are 07 nos. of plots found to be vacant/open which are proposed to be incorporated in Layout Plan of Facility Corridor (F.C.-1) including the plot of M/s. Pisco Hotels Pvt. Ltd. and M/s. Pisco Hotels Pvt. Ltd. for which application of interest was received by Commercial Land use in DDA with regard to Public notice issued on 18.01.2019.
- The width of Facility Corridor (F.C.-1) has been kept 03 times of ROW i.e. 270m from edge of ROW.
- Facility Corridor (F.C.-1) includes Commercial, Recreational, Transportation, and Public & Semi Public Land use for General Level facilities.
- The portion of Land parcel falling under total right of way are required to be surrendered to the Road owning agency by land owner. In such case, the FAR of surrendered land shall be loaded on the balance plot area.

## DELHI DEVELOPMENT AUTHORITY PLANNING ZONE-J

TITLE: Proposed Layout Plan of Facility Corridor (F.C.-1) along N.H.-8 in Planning Zone 'J'			
File: F-28 (8)/2019-MP		Date	
Scale 0m 20m 100m 150m		North Arrow	
Asstt. Dir. (P&J Zone-J) (Consent)	Asstt. Dir. (P&J Zone-J)	Drafting Zone-J (In-charge)	Asstt. Dir. (P&J Zone-J)

10

10





- 28 -

ITEM No. 28/TC/2019

Minutes of the Technical Committee Meeting  
Held on 29.8.2019.

No.: F.20 (6)/2019-MP

Sub: Proposed change of land use of land measuring about 19978 sqm. (approx.) from 'Recreational' (District Park) to 'Residential' for In-Situ Redevelopment of J.J. cluster near Shastri Market, Moti Bagh in Panning Zone-F.

**1.0 BACKGROUND:**

- 1.1 Meetings were held in DDA at various levels to finally discuss, review and decide the JJ Clusters where In-Situ slum redevelopment could be considered.
- 1.2 Competent Authority / V.C. DDA approved the in-situ rehabilitation / re-development on PPP mode for the J.J. Cluster near Shastri Market, Moti Bagh on dated 28.05.2019 vide letter no. F-2(13)/2019/PMAY/DDA/3425, dated 29.07.2019.
- 1.3 The permission for processing change of land use has been granted by V.C. / DDA vide letter no. F-2(13)/2019/PMAY/DDA/3407, dated 31.05.2019 as informed by Director (housing)-III/DDA.

**2.0 EXAMINATION:**

- 2.1 The land use of the site under reference is 'Recreational' (District Park) as per ZDP of Zone-F under MPD-2021.
- 2.2 Joint Site-Inspection for the site under reference was conducted wherein officers of Housing, Planning, HUPW, Lands Department, Engineering and Horticulture Departments of DDA were present.
- 2.3 The total area of plot under reference as per the Total Station Survey drawing received from Engineering Division is about 19978 sqm.
- 2.4 The land ownership / litigation / 24(2) etc. status is awaited from the concerned Lands Department of DDA.
- 2.5 The feasibility report is awaited from HUPW for the construction of In-Situ slum redevelopment on the site under reference.

**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 07.04.2015:		
S.No.	Information sought by MoUD	Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	Government land.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the decisions of various meetings and approval of Competent Authority in DDA.
(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 the officers of Housing, Planning, HUPW, Lands Department, Engineering and Horticulture Department. Assistant Director (Plg.) Zone F attended the joint site inspection on 10.05.2019 and the land use of the site is 'Recreational'.
(iv)	What is the public purpose proposed to	It will improve economic and living condition of



	be served by modification of MPD and/or change of land use?	people living in the surrounding 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 case are ongoing on the land mentioned in proposal? Full details be attached.	No

(B) Information for MoUD's letter No. K-13011/3/2012-DD-I dated 04.09.2015		
S.No.	Information sought by MoUD	Point-wise information
(i)	Back ground note indicating the current situation/provisions;	Competent Authority approved the in-situ rehabilitation/re-development on PPP mode for the J.J. Cluster at Shastri Market, Moti Bagh and granted permission for processing change of land use.
(ii)	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	DDA has changed the land use for in-situ rehabilitation at Jailor Wala Bagh in Planning Zone-H and for DMRC at Netaji Subhash Place, Shastri Park, Tis Hazari, Seelampur, Khyber Pass etc.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal to be placed before the Authority after the approval of Technical Committee.
(iv)	How and why the proposal was initiated;	At various levels meetings were held to finally discuss, review and decide the JJ Clusters where In-Situ slum redevelopment could be considered.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	There is no negative impact on the population and environment. On the other hand, people staying in the JJ Clusters will be rehabilitated in the In-Situ slum redevelopment project.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Short term – Project affected people will get rehabilitated at the same place. Long term – Residents of the JJ Cluster at Taimoor Nagar area will get habitable housing with better infrastructure.
(vii)	How the proposal will benefit in the development and economic growth of the city;	Residents of the JJ Cluster at Shastri Market, Moti Bagh area will get habitable housing with better infrastructure.
(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	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





	Delhi;	
(ix)	What will be the public purpose served by the proposed modification;	In-Situ slum redevelopment is a public purpose project.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	As per the report of Housing Department of DDA, about 943 households encroaching on the land will get rehabilitated at the same place.
(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;	It involves "change of land use".
(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;	Housing Department of DDA to process consent of concerned departments.
(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 is Dr. K. Srirangan, Addl. Commr. (Plg.) III, Zones F&H, DDA, 4th floor, Vikas Minar, New Delhi -110002. Contact No.: 23378167.

**(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 land use case?	The Change of Land Use of land measuring 19978 sqm. (approx.) from "Recreational" (District Park) to "Residential" is Proposed in MPD-2021/ZDP of Zone-F.
(ii)	Why the change is proposed i.e. the context and justification?	Meetings were held at various levels in DDA to finally discuss, review and decide the JJ Clusters where In-Situ slum redevelopment could be considered. The Competent Authority approved the in-situ rehabilitation/re-development on PPP mode for the J.J. Cluster at Shastri Market, Moti Bagh and granted permission for further processing. As the proposed site falls in Recreational Use (District Park), thus the change of land use is required under section 11-A of DD Act, 57.
(iii)	With the proposed changes	The residents in the JJ Cluster area would be

	/amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	benefitted.
(iv)	How they are going to be benefitted from the proposed amendment/change?	Residents of the JJ Cluster at Shastri Market, Moti Bagh area will get habitable housing with better infrastructure.
(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:

In view of all the above, Background at Para-1.0, Examination at Para-2.0 & 3.0, the land measuring 19978 sqm. (approx. as per TSS provided by Engineering Department) under the JJ Cluster near Shastri Market, Moti Bagh, New Delhi in Planning Zone-F is proposed for change of land use from 'Recreational' (District Park) to 'Residential' under section 11-A of DD Act, 1957 for In-Situ development. The boundary description of the land under reference is as under:

Location	Area	Land use as per MPD-2021/ZDP of Zone-F	Land use changed to	Boundaries
1	2	3	4	5
JJ Cluster near Shastri Market, Moti Bagh, New Delhi in Planning Zone-F.	19978 sqm. (approx.)	'Recreational' (District Park)	'Residential'	North: Recreational (District Park) South: C-Block, Moti Bagh East: B-Block, Moti Bagh West: Recreational (District Park)

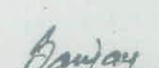
Location of land under reference on the landuse plan of ZDP of Zone-F is annexed as **Annexure-A** and the TSS of the land under JJ Cluster is annexed as **Annexure-B**.

#### 5.0 RECOMMENDATIONS:

In view of above, the proposal as given in Para-4.0 is placed before the Technical Committee for consideration subject to information on lands ownership / litigation/ 24(2) etc. and feasibility report of HUPW for the construction of In-Situ slum redevelopment on the site under reference to be provided by Housing Department for incorporating in Authority Agenda. Based on recommendation by the Technical Committee, the proposal for change of land use is 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.

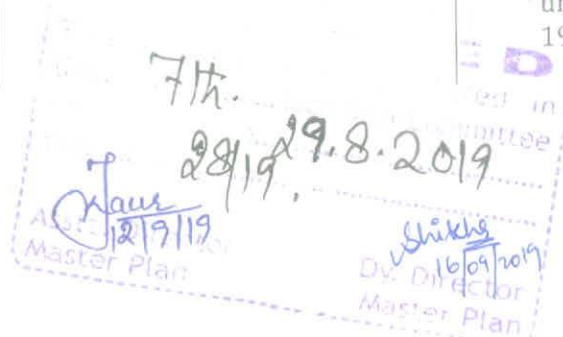
  
Addl. Commissioner (Plg.)-III

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

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



<p>28/2019</p> <p>28/19</p>	<p>Proposed change of land use of land measuring about 19978.sqm. (approx) form 'Recreational' (District Park) to 'Residential' for in-situ • Redevelopment of JJ cluster near Shastri Market , Moti Bagh in Planning Zone-F.</p> <p>F.20(6)2019/MP</p>	<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 for CLU.</li> <li>3. 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>4. 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>5. 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>6. 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>
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Tentative location of 99 clusters near  
Chasni Market, Meti Bakh.  
Land use:- Recreational.



- Note:
1. Reproduction of existing Health Care, Educational, Cultural & Religious (including Spiritual) facilities existing prior to 01.01.2006 on self-owned land not requiring Gram Samiti or Panchayat land.
  2. Unutilized/underutilized land up to 10% in the zone to be processed as per the provisions given in the report.
  3. Urban area zone of the Urban Council shall be detailed out in the Local Area Plan as per the provisions given in the report.
  4. Local Shopping Centre, Neighbourhood Park, or Soc. Space shall be provided from the land use plan as there are not the facility of such plan from the year 2001-2007.
  5. Determination of Reserved Forest Area boundary shall be in consultation with Conservator of Forest.
  6. CHC/CHS services stations and Public Purpose shall be provided in consultation with CHC/CHS.
  7. Authorities from time to time.
  8. Zonal Development Plan was approved in Authority meeting held on 16/12/2008.
  9. Cases of Change of Land Use as were recommended in Draft Zonal Development Plan shall now be taken up as per O.O. No. 1567, as per letter of M.O. dated 08.03.2010.

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

LAND USE PLAN (PLAN NO. - 2)

AUTHENTICATED ON BEHALF OF GOVERNMENT OF  
INDIA VIDE LETTER NO. K-12014 / 3 / Zone - F (SOUTH  
DELHI-1) 2016-2018 DATED 8th JUNE, 2016.

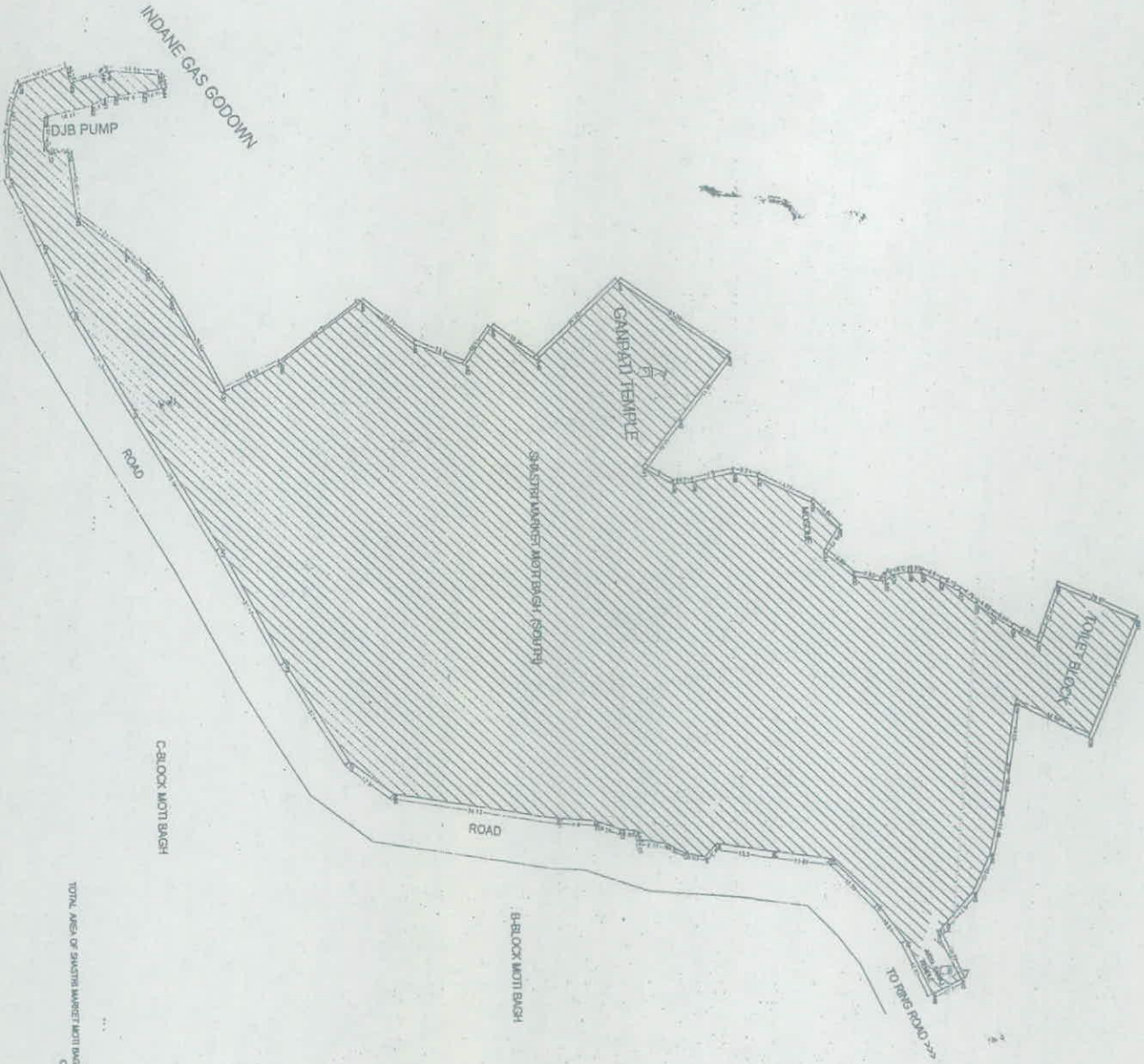
**ZONAL DEVELOPMENT PLAN OF  
ZONE (DIVISION) 'F' (SOUTH DELHI - 1)**


DELHI DEVELOPMENT AUTHORITY

<b>LEGEND</b> 1. Green: Agricultural Land 2. Yellow: Residential Land 3. Blue: Water Body 4. Red: Industrial Land 5. Grey: Commercial Land 6. White: Vacant Land 7. Green: Forest Land 8. Yellow: Urban Area 9. Blue: Canal 10. Red: Road 11. Grey: Railway 12. White: Other	<b>LEGEND</b> 1. Green: Agricultural Land 2. Yellow: Residential Land 3. Blue: Water Body 4. Red: Industrial Land 5. Grey: Commercial Land 6. White: Vacant Land 7. Green: Forest Land 8. Yellow: Urban Area 9. Blue: Canal 10. Red: Road 11. Grey: Railway 12. White: Other	<b>LEGEND</b> 1. Green: Agricultural Land 2. Yellow: Residential Land 3. Blue: Water Body 4. Red: Industrial Land 5. Grey: Commercial Land 6. White: Vacant Land 7. Green: Forest Land 8. Yellow: Urban Area 9. Blue: Canal 10. Red: Road 11. Grey: Railway 12. White: Other	<b>LEGEND</b> 1. Green: Agricultural Land 2. Yellow: Residential Land 3. Blue: Water Body 4. Red: Industrial Land 5. Grey: Commercial Land 6. White: Vacant Land 7. Green: Forest Land 8. Yellow: Urban Area 9. Blue: Canal 10. Red: Road 11. Grey: Railway 12. White: Other	<b>LEGEND</b> 1. Green: Agricultural Land 2. Yellow: Residential Land 3. Blue: Water Body 4. Red: Industrial Land 5. Grey: Commercial Land 6. White: Vacant Land 7. Green: Forest Land 8. Yellow: Urban Area 9. Blue: Canal 10. Red: Road 11. Grey: Railway 12. White: Other	<b>LEGEND</b> 1. Green: Agricultural Land 2. Yellow: Residential Land 3. Blue: Water Body 4. Red: Industrial Land 5. Grey: Commercial Land 6. White: Vacant Land 7. Green: Forest Land 8. Yellow: Urban Area 9. Blue: Canal 10. Red: Road 11. Grey: Railway 12. White: Other
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TOPOGRAPHICAL / BOUNDARY SURVEY PLAN SHASTRI  
MARKET AT MOTI BAGH (SOUTH), DELHI



TOTAL AREA OF SHASTRI MARKET MOTI BAGH = 10713.11 Sq. M.  
OR = 4.51 Acs.

Sl. No.	Particulars	Area (Sq. M.)	Area (Acs.)
1	Plot Area	10713.11	4.51
2	Plot Area	10713.11	4.51
3	Plot Area	10713.11	4.51
4	Plot Area	10713.11	4.51
5	Plot Area	10713.11	4.51
6	Plot Area	10713.11	4.51
7	Plot Area	10713.11	4.51
8	Plot Area	10713.11	4.51
9	Plot Area	10713.11	4.51
10	Plot Area	10713.11	4.51
11	Plot Area	10713.11	4.51
12	Plot Area	10713.11	4.51
13	Plot Area	10713.11	4.51
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93	Plot Area	10713.11	4.51
94	Plot Area	10713.11	4.51
95	Plot Area	10713.11	4.51
96	Plot Area	10713.11	4.51
97	Plot Area	10713.11	4.51
98	Plot Area	10713.11	4.51
99	Plot Area	10713.11	4.51
100	Plot Area	10713.11	4.51

NOTES

1. All dimensions are in Meter unless otherwise mentioned.
2. The boundary corners are shown by the dots.

TOPOGRAPHICAL / BOUNDARY SURVEY PLAN OF B-BLOCK MOTI BAGH, DELHI	
DATE	15.01.2024
CLIENT	EXECUTIVE ENGINEER (SWD-5) DELHI DEVELOPMENT AUTHORITY SALITA VILLAGE, NEW DELHI
SCALE	1:1000
PROJECTED BY	INTECH ENGINEERS
CHECKED BY	INTECH ENGINEERS
APPROVED BY	INTECH ENGINEERS
DATE	15.01.2024

# Minutes of the Technical Committee Meeting Held On 29.8.2019. ITEM No. 29/TC/2019

No. F.20(5)2019-MP

**Sub:** Proposed change of land use of land measuring about 32,660 sq.m. from 'Recreational' (District Park) to 'Residential' for In-Situ redevelopment of J.J. cluster at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Panning Zone-'F'.

## 1.0 BACKGROUND:

- 1.1 Meetings were held in DDA at various levels to finally discuss, review and decide the JJ Clusters where In-Situ slum redevelopment could be considered.
- 1.2 Competent Authority/V.C., DDA approved the in-situ rehabilitation/re-development on PPP mode for the J.J. Cluster at Taimoor Nagar on dated 28.05.2019 vide letter no. F-2(13)/2019/PMAY/DDA/3407 dated 31.05.2019.
- 1.3 The permission for processing change of land use has been granted by V.C./DDA vide letter no. F-2(13)/2019/PMAY/DDA/3407 dated 31.05.2019 as informed by C.E.(EZ)/DDA vide letter no. F13(40)Misc/Land/2018/19/DDA/1411.

## 2.0 EXAMINATION:

- 2.1 The land use of the site under reference is 'Recreational' (District Park) as per ZDP of Zone-'F' under MPD-2021.
- 2.2 Joint Site-Inspection for the site under reference was conducted on dated 10.05.2019 wherein officers of Housing, Planning, HUPW, Lands Department, Engineering and Horticulture Department, were present.
- 2.3 The total area of plot under reference as per the T.S.S. received from Engineering Division is about 32,659.67 sq. m.
- 2.4 The land ownership /litigation/ 24(2) etc. status is awaited from the concerned Lands Department of DDA.
- 2.5 The feasibility report is awaited from HUPW for the construction of In-Situ slum redevelopment on the site under reference.

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

S.No.	Information sought by MoUD	Point-wise information
(i)	Back ground note indicating the current situation/provisions;	Competent Authority approved the in-situ rehabilitation/re-development on PPP mode for the J.J. Cluster at Taimoor Nagar and granted permission for processing change of land use.
(ii)	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	DDA has changed the land use for in-situ rehabilitation at Jailor Wala Bagh in Planning Zone-H and for DMRC at Netaji Subash Place, Shastri Park, Tis Hazari, Seelampur, Khyber Pass etc.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal to be placed before the Authority after the approval of Technical Committee.



(iv)	How and why the proposal was initiated;	At various levels meetings were held to finally discuss, review and decide the JJ Clusters where In-Situ redevelopment could be considered.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	There is no negative impact on the population and environment. On the other hand, people staying in the JJ Clusters will be rehabilitated in the In-Situ slum redevelopment project.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Short term – Project affected people will get rehabilitated at the same place. Long term – Residents of the JJ Cluster at Taimoor Nagar area will get habitable housing with better infrastructure.
(vii)	How the proposal will benefit in the development and economic growth of the city;	Residents of the JJ Cluster at Taimoor Nagar area will get habitable housing with better infrastructure.
(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;	In-Situ slum redevelopment is a public purpose project.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	As per the report of Housing Department of DDA, about 1000 households encroaching on the land will get rehabilitated at the same place.
(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;	It involves "change of land use".
(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;	Housing Department of DDA to process consent of concerned departments.
(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 is Dr. K. Srirangan, Addl. Commr. (Plg.) III, Zones F&H, DDA, 4th floor, Vikas Minar, New Delhi -110002. Contact No.: 23378167.

= 36-

(ii) Information for MoUD's (MoHUA) letter No. K-13011/3/2012-DD-IB dated 07.04.15:

S.No.	Information sought by MoUD	Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	Government land.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the decisions of various meetings and approval of Competent Authority in DDA.
(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 the officers of Housing, Planning, HUPW, Lands Department, Engineering and Horticulture Department. Assistant Director (Plg.) Zone F attended the joint site inspection on 10.05.2019 and the land use of the site is 'Recreational'.
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	It will improve economic and living condition of people living in the surrounding 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

(iii) Information for MoUD's (MoHUA) 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 land use case?	The Change of Land Use of land measuring about 32,660 sq.m. from "Recreational" (District Park) to "Residential" is Proposed in MPD-2021 ZDP of Zone-F.
(ii)	Why the change is proposed i.e. the context and justification?	Meetings were held at various levels in DDA to finally discuss, review and decide the JJ Clusters where In-Situ redevelopment could be considered. The Competent Authority approved the in-situ rehabilitation/re-development on PPP mode for the J.J. Cluster at Taimoor Nagar and granted permission for further processing. As the proposed site falls in Recreational Use (District Park), thus the change of land use is required under section 11-A of DD Act, 1957.
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The residents in the JJ Cluster area would be benefitted.



(iv)	How they are going to be benefitted from the proposed amendment/change?	Residents of the JJ Cluster at Taimoor Nagar area will get habitable housing with better infrastructure.
(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

### 3.0 PROPOSAL:

It is proposed to modify land use of land measuring about 32,660 sq.m. in MPD-2021/ZDP of Zone-F with following details for redevelopment :

Location	Area	Land use as per MPD-2021/ZDP of Zone-F	Land use changed to	Boundaries
1	2	3	4	5
JJ Cluster at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Planning Zone-F.	About 32,660 sq.m	'Recreational' (District Park)	'Residential'	North : Meera Bai Polytechnic College South : Nala East : Recreational (District Park) West : Eastern Avenue Road.

The TSS of the area under reference is annexed as **Annexure-'A'**.

The Zonal Development Plan of Zone-'F' showing the tentative location of the site under reference is annexed as **Annexure-'B'**.

### 4.0 RECOMMENDATIONS:

In view of background and examination mentioned above in para-1.0 & 2.0, the proposal as given in para-3.0 is placed before the Technical Committee for consideration subject to information on lands ownership /litigation/ 24(2) etc. and feasibility report of HUPW for the construction of In-Situ slum redevelopment on the site under reference to be provided by Housing Department for incorporating in Authority Agenda. Based on recommendation by the Technical Committee, the proposal to be placed before the Authority for consideration for giving permission to invite objections / suggestions from the public.

#### " DECISION "

Add	29/2019	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 <b>F.20(5)2019/MP</b>	<ol style="list-style-type: none"> <li>1. 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>2. 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>3. 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>
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DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
**VERIFIED**  
This Proposal was Considered in the.....  
Meeting held on.....  
Date Item No.....  
29.8.2019  
29/19  
16/09/19  
Dy. Director







1. Regularization of existing Health Care, Educational, Cultural & Religious (including Sema) Institute existing prior to 01.01.2008 on self-owned land not including Green Spaces or roads land.
2. Unserviced Residential built up occupies in the zone to be processed as per the provisions given in the report.
3. Influence zone of the Metro Corridor shall be delineated out in the Local Area Plan as per the provisions given in the report.
4. Local Shopping Centre, Neighbourhood park, Sr. Sec. School (delisted) frontside land use plan as these are not the facility of zonal plan serve as per clause 1.3 of LUPD-2007.
5. Delineation of Reserved Forest Area (boundary) shall be in consultation with Conservator of Forest.
6. ONGC/NGL service stations and Petrol Pumping shall be in consultation with Oil Companies / Authorities from time to time.
7. Zonal Development Plan was approved in Authority meeting vide item No. 86 / 2006 held on 17.12.2006.
8. 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 order of MCD/Direct 06.03.2010.

**LAND USE PLAN (PLAN NO. - 2)**

**DELHI DEVELOPMENT AUTHORITY**

**ZONE (DIVISION) 'F' (SOUTH DELHI - I)**

**DELHI-1 / 2016-D08 DATED 8th JUNE, 2016.**

**AUTHENTICATED ON BEHALF OF GOVERNMENT OF INDIA VIDE LETTER NO. K-12014 / 3 / 2006 - 8 (SOUTH DELHI-1) / 2016-D08 DATED 8th JUNE, 2016.**

<p>Signature: [Signature]</p> <p>NAME: [Name]</p> <p>DESIGNATION: [Designation]</p>	<p>Signature: [Signature]</p> <p>NAME: [Name]</p> <p>DESIGNATION: [Designation]</p>	<p>Signature: [Signature]</p> <p>NAME: [Name]</p> <p>DESIGNATION: [Designation]</p>
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# Minutes of the Technical Committee Meeting Held on 29.8.2019.

Laid on Table  
7<sup>th</sup> Technical Committee meeting

Item No.30/2019

## AGENDA FOR TECHNICAL COMMITTEE MEETING

**Sub:** Proposal for change of Use Zone/ Premise of an area measuring 2.62 ha (6.47 acre approx.) from '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) rules, 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.

File No.: F3(12)/2016-MP

### SYNOPSIS:

As discussed in the Contempt Petition No. 229/2019 in the court case titled 'Ramleela Committee, Janakpuri (Regd.) & Anr. V/s Rishu Kant Sharma & Ors.', on the request of the Mayor, South DMC; RWA, Janakpuri and Ramleela Committee, Janakpuri, a proposal for change of use zone/ Premise of 'District Park' at Janakpuri, Block-B for an area measuring 2.62 ha. (6.47 acre approx.) from 'Recreational (P2 District Park)' to 'Recreational (Multi-purpose Ground)' is placed before the Technical Committee of DDA as per Section 12 of Delhi Development (Master Plan and Zonal Development Plan) rules, 1959.

### 1.0 Background:

- 1.1 A meeting was held in the chamber of VC, DDA on 28.08.2019 regarding the land being used for Dussehra Ground in Janakpuri, Block-B, in the court case titled 'Ramleela Committee, Janakpuri (Regd.) & Anr. V/s Rishu Kant Sharma & Ors.' bearing Contempt Petition No. 229/2019 filed on behalf of the Petitioner. The meeting was attended by CLA, Principal Commr. (Landscape), Commissioner (LD), Commissioner (Plg.), Addl. Commr. (Plg.) -III, Sr. Arch. (VC Office), Director (Hort.) NW, Director (Plg.) AP-III, Dy. Dir. (Plg.) C&G, Ex. Engg. (ND-I & II), Sh. Kunal Sharma, Panel Lawyer, DDA, SLO (Engg.), etc. wherein it was discussed that the Mayor, South SMC; Resident Welfare Association of Janakpuri & Ramleela Committee of Janakpuri are requesting to allow Social functions like Dussehra, Ramleela etc. on the site which is being used for the social functions since number of years with the permission of Engg. Wing, DDA (Annexure-'A').
- 1.2 During the meeting, the following issues were apprised by Learned CLA:
  - (a) In the present Court case (C.M. No. 22734/2019 in WP(C) No. 7266/2017, Union of India is named as 'Respondent No. 1' through its Secretary, Ministry of Urban Development, Govt. of India and DDA is named as respondent No.2.
  - (b) The Hon'ble High Court vide its orders dated 03.08.2018 in the court matter of WP(C) 7266/2017 and C.M. No. 15741/ 2018 has directed DDA to restrain from permitting activities such as social, cultural, commercial, marriage or other functions etc. in the subject District Park, till further orders. (Annexure-'B'). Contempt case no.229/2019 arised from the orders dated 03/08/2018 wherein, the court has noticed that DDA is permitting social functions on the said land despite of orders dated 03.08.18.
  - (c) As per the Hon'ble High Court orders dated 23.08.2019 in the court matter of C.M.No. 37192/ 2019 in WP(C) 7266/2017, the Hon'ble Court has directed respondent No. 2, DDA to allot an alternate area bearing in mind the mandate of law. (Annexure-'C')



- (d) In view of the above, it was suggested by Learned CLA that since there is request from Mayor, South DMC; Resident Welfare Association of Janakpuri & Ramleela Committee of Janakpuri for allowing social functions on the same site and therefore, the change of Use Zone/ Premise of the 'District Park' measuring 2.62 ha. (6.47 acre approx.) from 'Recreational (P2 District Park)' to 'Recreational (Multi-purpose Ground)' at Block-B, Janakpuri, shall be required and the same may be processed under Section-12 of Delhi Development Rules, 1959 (**Annexure-'D'**). It was directed to place the matter before the Technical Committee of DDA. As per Section 12 of Delhi Development Rules, 1959, it states *'the Authority may without following the aforesaid procedure, but with the prior approval of the Central Government permit on receipt of an application in this behalf, any change in the size of public parks and recreation grounds not exceeding ten percent either way of the approved size.'*

## 2.0 Examination:

### 2.1 Master Plan (MPD-2021)/ZDP-Zone G Provisions

- i) As per MPD-2021 & Zonal Development Plan of Zone-G, the land use of the site proposed for Multi-purpose Ground is "Recreational (District Park)". (**Annexure-'E'**)
- ii) As per the approved layout plan titled 'Janakpuri Residential Scheme, Block-B', the site under reference is earmarked as 'District Park'. (**Annexure-'F'**)
- iii) As per MPD-2021, Chapter-9, Environment, para -9.4 (Multi-purpose Ground), it is stated that *'formal parks are fouled if used for marriages/ public functions etc. therefore, a special category is proposed to take care of the same at three level i.e. (i) City Multi-purpose Ground for 10 lakh population with an area 8 ha., (ii) District Multi-purpose ground for 5 lakh population with an area 4 ha. (iii) Community Multi-purpose Ground for 1 lakh population with an area 2 ha.'* (**Annexure-'G'**).
- iv) As per MPD-2021, Chapter 9-Environment, Table -9.4 (Permission of use premises and Sub use Zones), the list of activities permitted in 'District Park' is given (**Annexure-'H'**) and 'Multipurpose ground' is shown as a separate Use Zone. However, as per Chapter-3 - Delhi Urban Area - 2021, Table-3.3 (Hierarchy of Urban Development), at level-4 (District level) S.No.21, the total area of District Park (290000 Sq. mtr.) and its categorisation is given as (a) park(250000 sq. mtr.) (b) Multipurpose ground / Park (40000 sq. mtr.). (**Annexure-'I'**)
- v) As per the 'Landscape plan of Green area opposite Musical Fountain, Janakpuri, Dussehra Park' prepared by the Landscape Wing, DDA and approved by EM, DDA vide file No. PA/Dir (LS)/2002/393 dated 10.09.2002 as per MPD-2001, the total area of the scheme is shown as 2.62 ha. (**Annexure-'J'**). The PT Survey of the same was not readily available with the Landscape Wing, DDA.
- vi) This park is under the custody of the office of Chief Engineer (Dwarka) & therefore, the permission for utilisation of the same for 'social functions' is provided by them, as per their policy on the basis of orders of Director (Works) vide letter No. F.1(3)16-18/Misc./Mon/DDA/1707 dated 12.12.2018 (**Annexure-'K'**). The total area of the 'District Park' at B-Block is given as 10 acres.
- vii) The maintenance of the District Park is done by Horticulture Division, DDA and as per the orders issued by Director (Horticulture)SE vide letter F.No. DHNW(Misc)Hort.NW/2018 added 20.11.2018 regarding the handing over of 10 acres from 'District Park', B-Block, Janakpuri, it is observed that the total area of the land is 10 acres. However, as mentioned in para v) above, the Landscape wing shows the area of this District Park as 2.62 ha.(6.47 acres approx.). (**Annexure-'L'**).

### 3.0 Proposal:

In view of the above, the proposal for change of Use zone/Premise from 'Recreational (P2 District Park)' to 'Recreational (Multi-purpose Ground)' at Block-B, Janakpuri, Zone-G measuring 2.62 ha. (6.47 acre approx.) along with the boundary descriptions is as follows:

Location	Area Ha. (Acres)	Land use as per MPD-2021/ ZDP	Use Zone Changed to	Boundaries
1	2	3	4	5
District Park at Janakpuri, Block-B, located at the T-Junction of Dharam Marg & Lal Sai Mandir Marg, (adjacent to Virender Nagar), falling in Planning, Zone-G	2.62 Ha.(6.47 Acres)	'Recreational (P2 District Park)'	'Recreational (Multi-purpose Ground)'	<b>North:</b> MCD School <b>South:</b> 30m wide road (Lal Sai Mandir Marg) <b>East:</b> Virender Nagar (Unauthorized Colony) <b>West:</b> 30m wide Road (Dharam Marg)

(Refer 'Landscape Plan' prepared by the landscape wing Annexure 'M')

### 4.0 Recommendation:

The proposal stated above at para 3.0 is placed before the Technical Committee for its consideration and final decision. Thereafter, prior approval of the Central Government shall be taken and the matter be placed before the Authority under Section-12 of Delhi Development Rules, 1959.

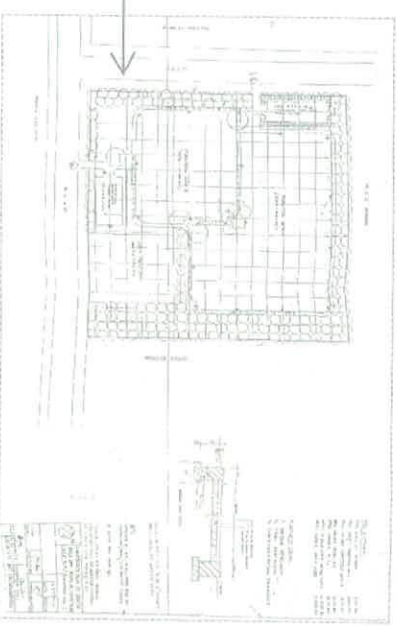
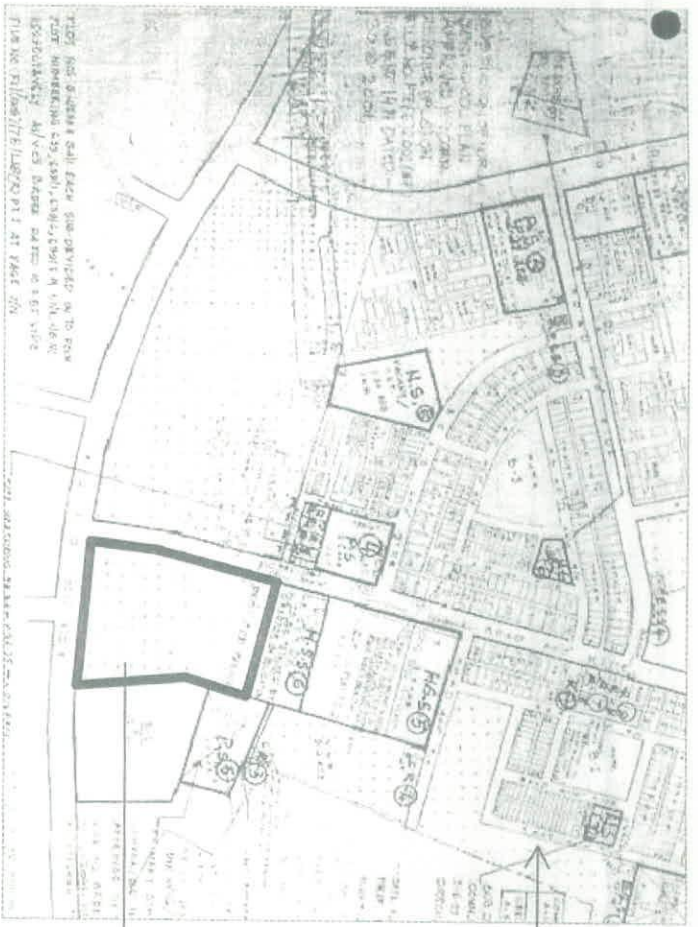
LÂID'ON TABLE		DECISION	
30/2019	Proposal for change of Use Zone / Premise of an area measuring 2.62 ha (6.47 acre approx) from Recreational (P2 District Park) to Recreational (Multi-purpose Ground) at Block-B, Janakpuri as per Section 12 of Delhi Development (Master Plan and Zonal Development Plan) 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>The proposal was presented by the Addl. Commr. (Plg) III. The proposal for change of Use Zone / Premises of 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>	<p>III</p> <p>7th. 29.8.2019</p> <p>30/19</p> <p>Shikha 16/9/2019</p> <p>12/9/19</p> <p>Master Plan</p>





NOTE  
THIS DRAWING IS PREPARED ON THE BASIS OF LANDSCAPE PLAN OF GREEN AREA OPP. MUSICAL FOUNTAIN, JANAKPURI, DUSSEHRA PARK PREPARED BY LANDSCAPE WING, DDA AND APPROVED BY EX. DDA VIDE FILE NO. P/2011/2017/553 DATED 10/09/2002

## PART LAYOUT PLAN OF JANAKPURI RESIDENTIAL SCHEME BLOCK-B



LANDSCAPE PLAN OF GREEN AREA OPP. MUSICAL FOUNTAIN JANAKPURI, DUSSEHRA PARK PREPARED BY LANDSCAPE WING, DDA.

## PROPOSAL

Location	Area Ha. (Acres)	Land use as per MPD-2021/ ZDP	Use Zone Changed to	Boundaries
1 District Park at Janakpuri, Block-B located at the T-junction of Dharma Marg & Lal Sai Marg (adjacent to Virender Nagar) falling in Planning Zone-G	2 6.7 Ha (6.47 Acres)	3 Recreational (P2 District Park)	4 Recreational (Multi-purpose Ground)	5 North: NCD School South: 30m wide road (Lal Sai, Mandir Marg) East: Virender Nagar (Unauthorized Colony) West: 30m wide Road (Dharma Marg)

(Refer Landscape Plan prepared by the landscape wing)

### AREA STATEMENT

TOTAL AREA OF SITE/BLK	128 Ha
AREA UNDER PROPOSED SITE-I	6.47 Ha
AREA UNDER PROPOSED SITE-II	0.60 Ha
AREA UNDER PLANNING	6.79 Ha
AREA UNDER PATH	0.12 Ha
AREA UNDER OVERHEAD TANK	0.243 Ha
AREA UNDER WOOD LAND	0.387 Ha

Proposal for change of Use Zone / Premises of an area measuring 2.62 ha (6.47 acre approx.) from 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) Rules, 1959 w.r.t the content of Petition No. 229/2019 in the court case titled Ramnagar Committee, Janakpuri (Ptept) & Anr. Vs Rathi Kanti Sharma & Ors falling in Planning Zone-G

File No. P/12/2016/MP

NOT TO SCALE

N

Asstt. Dir. (P&U) C&G	Dy. Dir. (P&U) C&G	Dir. (P&U) AP-III
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# Minutes of the Technical Committee Meeting Held on 29.8.2019

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

Laid on Table  
Director (Plg.)  
Unit  
No. D-337  
Date: 22/08/19

ITEM NO. 31/TC/2019

No. TP/G/3963/2019

Dated: 21/8/2019

Sub:- Proposal of North DMC regarding categorization and consideration of Plot No. 28-29 DDU Marg, FFO measuring 952sq.m. allotted for construction of Toy Bank Museum in Socio-Cultural facilities under MPD-2021 and relaxation of setbacks and basement.

Please refer to your letter No.F(25)2005/MPD-4 dated 2.8.19 enclosing there with the decision of Technical Committee meeting held on 16.7.2019 on the above cited subject. It has been requested to send the observation on the above proposal so that the matter may be placed in the next Technical Committee meeting of DDA.

Accordingly, the applicant has submitted the revised agenda for Technical Committee for consideration which is enclosed for your reference. The comments of Town Planning Deptt. is as under:

1. As regards the issue of setback, the setbacks required for this size of plot as per MPD-2024 is 6m on front side, 3m. on either sides and 3 m. on rear side. As per the approved layout plan of DDU Marg the front setback is 9m. in the form of mandatory green. The applicant has proposed front 9m setback and 3m rear set back. The side setbacks proposed are 6 on South Eastern side and Nil setback on the South Western side. The applicant has contended that their project is a world class Toy Bank Museum with house containing thousands of toys and they require additional land towards the South Eastern side and hence they have proposed 6m. setback instead of 3m. setback. As regards Nil setback being provided towards the other side, earlier, the Technical Committee has relaxed setbacks in a similar case of Toy Bank museum in Derawal Nagar. The same relaxation in setback is recommended by North DMC.
2. As regards the norms to be adopted for social cultural activities the applicant has stated that the site is allotted for social cultural activity and accordingly norms should be applicable as per Table 13.17 i.e. max. 35% ground coverage FAR 120 and height of 26m. As per the layout plan of DDU Marg the row of plots are shown as institutional plots, for which the Development Control Norms for public-semi public Facilities/premises i.e. ground coverage 30% FAR 120 and height 26m is applicable. In a similar case of Derawal Nagar as stated above, the Ground Coverage of 35% has been permitted as applicable to social cultural activity plot.

This proposal may be considered by Technical Committee based on inputs from DDA/CPWD/L&DO.

It is requested to place the matter in the next Technical Committee meeting after obtaining comments from other Deptts.

This issues with the approval of Chief Town Planner.

Encl: as above.

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

Sr. Town Planner

P.T.O.



## DECISION

<p>L/2019</p>	<p>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.</p>	<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>
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DELHI DIVISIONAL AUTHORITY  
APPROVED  
Considered in  
7th. 29.8.2019  
31/11/19  
Assd. Dy. Director  
Master Plan

वैश्य अग्रवाल एजुकेशनल सोसायटी  
Vaish Aggarwal Educational Society

CD - BLOCK, PITAMPURA, NEW DELHI-110 034 TEL. 27318362 27311222



17<sup>th</sup> August, 2019

To,

**Chief Town Planner**

North Delhi Municipal Corporation,  
Civic Centre, Minto Road,  
Delhi

**Sub:- Revised Agenda for Technical Committee Meeting of DDA regarding Plot No. 28 - 29 DDI 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 Revised Agenda for the Technical Committee Meeting of DDA regarding 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 Revised Agenda for technical Committee Meeting to DDA for their approval at the earliest with your recommendation.

Thanking You,

Yours sincerely,

(Sandeep Garg)

General Secretary

Vaish Educational Society

STP

19/8/19

M accept

RC

19/8/19



98/C

## AGENDA FOR THE TECHNICAL COMMITTEE MEETING

**Subject:** Regarding consideration of Plot No. 28 - 29 DDU Marg, ITO measuring 952 sq.m. allotted for construction of Toy Bank cum Cultural Centre in Socio-cultural facilities under MPD 2021 and change of setbacks and for enhancement of basement and height.

• **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 cum Cultural Centre specially for under priviledged children**. The L&DO's Allotment letter is enclosed. 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.**

**3.0 PROPOSAL:**

3.1 This is a unique project which is going to be famous in the whole world and the first **Toy Bank Museum in the World** which will house lakhs of toys and is being curated with a vision to enhance and encourage **Socio-Cultural tourism** specially for showcasing children's film, puppet show, cartoon films etc. in an **Auditorium**. 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 small for such a project, the Society intends to change only one setback but ensuring that the total area of the setbacks remains as per extant norms and MPD-2021 i.e. **setbacks equivalent to 4 sides i.e. 9Mtrs (front setback - north eastern side), 6 Mtrs(South Eastern - Side setback) and 3 Mtrs (Back setback)**. The Society intends to have three setbacks only which is equivalent to **sufficient setbacks of 4 sides. The fourth setback area is being added in the 3<sup>rd</sup> setback and in no way the society is reducing the setback area as this will help create combined additional space which can be utilized in a better manner.**

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. 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. Also in another case, DDA has



allotted the plot for setting up Toy Bank under-socio cultural category.

**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><b>M/s Vaish Aggarwal Education Society (regd.)</b> has been allotted <b>Plot No. 28-29</b> measuring area <b>952sq.m.</b> at <b>DDU Marg, ITO, New Delhi</b> for setting up of a <b>Toy Bank cum Cultural Centre.</b></p> <p>The Society intends to Establish a World Class first of its kind Toy Museum.</p> <p>ii. Change the location of one setback and keeping the area of setbacks the same. The plot will have three setbacks <b>equivalent to four setbacks.</b></p> <p>a. <b>9 Mtrs on DDU Marg( front setback</b></p>

		<p>north eastern side).</p> <p>b. <b>6 Mtrs (Side setback - South Eastern)</b></p> <p>c. <b>3 Mtrs - Back setback</b></p> <p>iii. In anticipation of large number of visitors tourists and children adequate parking and storage facilities needs to be provided. Therefore the construction of basement should be allowed under the setbacks upto the boundary wall. <b>The setbacks are more than sufficient</b> (equivalent to 4 sides) and <b>the plot is abutted by 3 public roads on 3 sides</b> therefore ample and more than sufficient space is available for free movement of fire tender and are in consonance with applicable Fire Safety Acts and Rules. Moreover and in addition, no boundary wall will be constructed on the side of 6 Mtrs Setback. Only an entry/exit sliding gate will be</p>
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		installed which will further create additional open space.
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 - <b>World Class Toy Bank Museum, collection cum Toy distribution centre for under-privileged children</b> 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 a 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 under privileged children as the society collects toys from well off section and distributes it to the poor and needy and also world first Toy Museum.
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 <b>world class building</b> 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 considered appropriate for delhi;	NA
ix.	What will be the public purpose served by the proposed modifications;	The Toy Bank Museum and collection and distribution centre will specifically cater to educate under privileged and needy children. In addition children specific films will also be showcased. 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	Yes

	consonance with the existing plans , laws, bye-laws , rules , etc;	
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 Ministries / Department were taken into account while preparing and examining the proposal	NA
xv.	The name designation and contact information of an officer of the level of director or above who will be the nodal officer to be contacted by the ministry regarding the proposal	NA.

<b>B.</b>	<b>As per MoUD letter dated 07.04.2015</b>	
a.	Whether the land is government or private and who is the land owning agency	Government Land ( leased to <b>M/s Vaish Aggarwal Education Society (regd.)</b> by <b>L&amp;DO.</b>



b.	On whose request the change of land use case of modification to MPD-2021 has been initiated/	NA
c.	Whether a responsible officer from DDA ( give details ) was deputed for the inspection of site and a copy of inspection report be provided.	NA
d.	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	The relaxed setback will open up space on side where users can sit and witness the activities happening on the facade of the building which will be highly interactive in nature.
e.	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans/ policies?	NA
f.	What will be proposal's impact/implications on general public eg. Law & Order etc?	NA
g.	Whether any court cases are ongoing on the land mentioned in the proposal ? Full Details be attached	No

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	952 sqMtrs	Socio - Cultural	-	<b>9Mtrs - (Front setback north eastern side),</b>

28&29, DDU Marg, ITO , New Delhi				<b>6 Mtrs (Side setback - South Eastern)</b>  <b>3Mtrs( Back setback).</b>  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 a ground coverage at 35% as per MPD-2021 norms for socio-cultural facility.

*Kapil*

Ar. KAPIL K. AGGARWAL  
CA/04/33017

Architect

*[Signature]*

OWNER



960/c

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



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



No- SA (Works)/Land/18A/2019/ 315-16

Date: 08.08.2019

To,

✓ Dy. Director (Plg.),  
Planning Zone – D,  
Delhi Development Authority  
2<sup>nd</sup> Floor, Vikas Minar, New Delhi

Director (Plg.)  
Dy. No. L352  
Date: 27/08/19

**Subject:** Regarding relaxation of setback lines 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.

**Reference:** 1. Your letter No- F.1 (25)2005/MP/D-41, dated 02.08.2019  
2. This office letter No- SA(HQ)/Land/18A/2019/100-01, dated 06.03.2019 (copy enclosed)

This is with reference to your letter mentioned above (under reference 1), the matter has been re-examined and following are the views/ comments regarding relaxation in the setbacks norms of the plot under reference as mentioned in the said agenda:

CPWD has no objection to the decision taken by DDA in its Technical Committee meeting regarding the setback lines as it comes under the purview of DDA only.

(Abhishek Bose)  
Senior Architect

Copy to:

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

(Abhishek Bose)  
Senior Architect

959/1

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



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



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

Date: 06.03.2019

To,

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

**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).

(Deepali Mishra)  
Deputy Architect

Copy to:

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

(Deepali Mishra)  
Deputy Architect

O/c



946/L

**DELHI DEVELOPMENT AUTHORITY**  
**PLANNING ZONE-D**  
**2<sup>nd</sup> FLOOR, VIKAS MINAR, NEW DELHI**  
**Tel No. 23379043**

No. F.1(25)2005/MP/ A-4}

Dated: 02/08/2019

To,

- |  |   |
|--|---|
| <b>1. Land &amp; Development Officer</b><br>Land & Development Office<br>Ministry of Housing & Urban Affairs<br>Govt. of India,<br>Nirman Bhawan, New Delhi-110011 | <b>2. Chief Town Planner</b><br>North Delhi Municipal Corporation,<br>Town Planning Department,<br>E-Block, 13th Floor, Civic Centre,<br>Minto Road, New Delhi-110002 |
| <b>3. Chief Fire Officer</b><br>Government of NCTD<br>205-1205, New Barakhamba Rd.<br>Connaught Lane, Barakhamba,<br>New Delhi, Delhi 110001                       | <b>4. Sr. Architect (HQ)</b><br>Central Public Works Department<br>Room No. 433-A,<br>Nirman Bhawan<br>New Delhi-110011   |

**Sub: Proposal of North DMC 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.**

Ref: (i) 5<sup>th</sup> Technical Committee meeting held on 16.07.2019

(ii) North DMC letter No. TP/G/2813 dated 18.02.2019 from North DMC (Copy enclosed)

Sir,

This is in reference to the 5<sup>th</sup> Technical Committee Meeting held on 16.07.2019, wherein, the above proposal of North DMC was considered vide item No. 17/2019. The minutes of the Technical Committee are reproduced below:

*"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 it is allotted or as per lease deed.*
- *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.*

*The agenda item was deferred with instructions to comply with the above observations and to be brought back in the next Technical Committee."*

**(The Technical Committee agenda alongwith decision is enclosed for reference)**

In view of the decision of Technical Committee meeting held on 16.07.2019 vide item No. 17/2019, it is therefore requested to send the observations on the above referred proposal to this office, so that the matter may be placed in Technical Committee of DDA.

This issues with the approval of Competent Authority.

Encl. As above

218/19

Dy. Director (Plg.)  
DURGANAND MINAR  
Dy. Dir. (Plg.) Zone D



No. F. 1(25)2005/MP/

May please refer PUC at Page 947/C to 958/C is a North DMC letter No. TP/G/3963/2019 dated 21.08.2019 from Sr. Town Planner, North DMC, enclosing therewith, revised agenda for the DDA Technical Committee (TC) regarding relaxation of setbacks and basement along with Development Control Norms for the Plot No. 28-29 DDU Marg, ITO, measuring 952 sq.m. allotted for construction of Toy Bank Museum.

In this context, the matter has been examined with respect to the decision of the 5<sup>th</sup> Technical Committee Meeting held on 16.07.2018 (page 937/C) and following is submitted:

1. *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.*
  - a. The agenda forwarded by North DMC vide letter dated 21.08.2019 is not in the proper format as desired by Technical Committee. North DMC vide letter dated 21.08.2019 has forwarded the agenda submitted by the applicant prepared in format of proposal of change of land use; however, the proposal is regarding the relaxation of setbacks. North DMC has to sent the agenda in proper format of relaxation of setback duly signed by Competent Authority/Chief Town Planner.
  - b. The agenda does not enclose any detail plans of the plot u/r (showing the adjoining plots) for which relaxation is proposed
  - c. The observations from concerned agencies L&DO & CFO are still awaited as decided in Technical Committee. CPWD has sent observations vide letter dated 08.08.2019 received in DDA on 27.08.2019 (Refer Page 960/C)
2. *North DMC to give its recommendations and forward the agenda to DDA through Competent Authority/ Chief Town Planner.*

North DMC vide letter dated 21.08.2019 has recommended to relax the setback and development control norm as similar to the case of Toy Bank Museum in Derawal Nagar. However, it seems that no technical justification has been provided.
3. *The development control norms of the use premise shall be applicable for which it is allotted or as per lease deed.*

No documents regarding ownership of the plot u/r such as L&DO allotment letter/lease deed and possession letter has been provided in the agenda send by North DMC letter dated 21.08.2019. The same may be provided North DMC.

In view of above, the observations of Planning Zone-D are as under:

  - i. As per CPWD layout plan at page 922/C, the Plot 28-29 falls in row of Institutional Plots (30 Nos.) of Pocket -10 of DDU Marg. The relaxation in setback and norms for the plot u/r may change the urban form of DDU Marg, as a repercussion.
  - ii. The approval/observation of Chief Fire Officer (CFO) are still awaited. For considering the case of setback relaxation, the approval from CFO is mandatory.
  - iii. If the proposal for relaxation of side setback is considered by Technical Committee, NOC may be obtained from the abutting plot owner, before sanctioning the building plan for Plot No. 28-29, DDU Marg, ITO, New Delhi.

The above is submitted for deliberation by Technical Committee, DDA.

Commissioner (Planning)

AC CP/951

29/8/19

Addl. Commr. (Plg.)-II  
29/08/2019

दिल्ली विकास प्राधिकरण





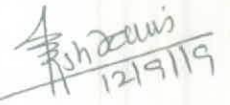
DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
6<sup>th</sup> Floor, Vikas Minar  
I.P. Estate, New Delhi - 110002

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:

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 land use of the site under</li> </ol>	



Agenda Item No.	Issue	Discussion / Recommendations	Remarks
		<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	<p>Proposed Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone J.</p>	<p>The proposal was presented by the Addl. Commr.(Pig) 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 may be 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	<p>Proposed change of land use of land measuring about 19978 sqm. (approx) form 'Recreational' (District Park) to 'Residential' for in-situ * Redevelopment of JJ cluster near Shastri Market , Moti Bagh in Planning Zone-F.</p>	<ol style="list-style-type: none"> <li>1. The proposal was presented by the Addl. Commr.(Pig) 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
29/2019	F.20(6)2019/MP	<p>3. It was appraised that the DDA has been vested with the responsibility of in-situ rehabilitation of slums existing on all the Central Govt owned lands.</p> <p>4. 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.</p> <p>5. 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.</p> <p>6. The Technical Committee recommended the proposal contained in Para 4, the proposal for processing of CLU under section 11A of DDA Act of 1957.</p>	
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>	<p>1. 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.</p> <p>2. 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.</p> <p>3. 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.</p>	
30/2019	LAI D ON TABLE		
	<p>Proposal for change of Use Zone / Premise of an area measuring 2.62 ha (6.47 acre approx) from</p> <p>The proposal was presented by the Addl. Commr. (Plg) III. The proposal for change of Use Zone / Premises of</p>		



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.

#### ANNEXURE-I

**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.**

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(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
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11. Addl. Commr. (Plg.) - III, DDA
12. Addl. Commr. (Landscape), DDA
13. Secretary, DUAC
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16. Land & Development Officer, (L&DO)
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Agenda Item No.	Issue	Discussion / Recommendations	Remarks
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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 land use of the site under</li> </ol>	



Agenda Item No.	Issue	Discussion / Recommendations	Remarks
27/2019	Proposed Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone J.	<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>	
28/2019	Proposed change of land use of land measuring about 19978 sqm. (approx) form 'Recreational' (District Park) to 'Residential' for in-situ * Redevelopment of JJ cluster near Shastri Market, Moti Bagh in Planning Zone-F.	<p>The proposal was presented by the Addl. Commr.(Pig) 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 may be 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>	<ol style="list-style-type: none"> <li>1. The proposal was presented by the Addl. Commr.(Pig) 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>

3/4

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
29/2019	F.20(6)2019/MP	<p>3. 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.</p> <p>4. 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.</p> <p>5. 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.</p> <p>6. The Technical Committee recommended the proposal contained in Para 4, the proposal for processing of CLU under section 11A of DDA Act of 1957.</p>	
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>	<p>1. 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.</p> <p>2. 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.</p> <p>3. 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.</p>	
30/2019	LAI D ON TABLE		
	<p>Proposal for change of Use Zone / Premise of an area measuring 2.62 ha (6.47 acre approx) from</p> <p>The proposal was presented by the Addl. Commr. (Plg) III. The proposal for change of Use Zone / Premises of</p>		



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.

#### ANNEXURE-I

**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)





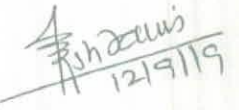
DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
6<sup>th</sup> Floor, Vikas Minar  
I.P. Estate, New Delhi - 110002

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)  
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 land use of the site under</li> </ol>	



Agenda Item No.	Issue	Discussion / Recommendations	Remarks
27/2019	Proposed Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone J.	<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>	
28/2019	Proposed change of land use of land measuring about 19978 sqm. (approx) form 'Recreational' (District Park) to 'Residential' for in-situ * Redevelopment of JJ cluster near Shastri Market, Moti Bagh in Planning Zone-F.	<p>The proposal was presented by the Addl. Commr.(Pig) 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>	<p>1. The proposal was presented by the Addl. Commr.(Pig) III. 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</p>

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

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2. Engineer Member, DDA
3. Pr. Commissioner(LD& LM)
4. Pr. Commissioner(Housing)Sports
5. Commissioner(Plg)
6. Commr.-cum-Secy.
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**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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3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LD)
5. Commissioner (Plg.)
6. Chief Planner, TCPO
7. Chief Architect, HUPW, DDA
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27/2019	Proposed Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone J.	<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> <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>	
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DFA

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

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

**Date: .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.

(Manju Paul)  
Addl. Commr. (Plg.) - I, DDA

To:

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2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LD)
5. Commissioner (Plg.)
6. Chief Planner, TCPO
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		<p>restrict the expansion of this sports facility, which is not desirable.</p> <p>3. The proposal for change of landuse of the site under 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	<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</li> </ol>	

Agenda Item No.	Issue	Discussion / Recommendations	Remarks
	in-situ Redevelopment of JJ cluster near Shastri Market, Moti Bagh in Planning Zone-F. <b>F.20(6)2019/MP</b>	<p>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 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	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 <b>F.20(5)2019/MP</b>	<ol style="list-style-type: none"> <li>It was observed that the configuration of the land for which the CLU has been proposed needs to be ascertained as the proposed plot seemed to be inclusive of the area falling under the 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</li> </ol>	



Agenda Item No.	Issue	Discussion / Recommendations	Remarks
		points said above.	
	LAID ON TABLE		
30/2019	Proposal for change of Use Zone / Premise of an area measuring 2.62 ha (6.47 acre approx) from 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>The proposal was presented by the Addl. Commr. (Plg)III. The proposal for change of Use Zone / Premises of 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 westside - 0 m  North eastside - 9 m  South eastside - 6 m  Backside - 3 m  However no change in the Ground Coverage was agreed.</li> </ol>	

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

## **ANNEXURE-I**

### **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  
Phone No.23370507

F.1 (10)/2019/MP/348

Date: 29.08.2019

MEETING NOTICE

The 7<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Thursday, 29.08.2019 at 5.30 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. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner(Plg)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Plg.) I, II & III/ DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

**N.O.O.**

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

## INDEX

### 7<sup>th</sup> Technical Committee Meeting to be held on 29.08.2019

SL. No	ITEM NO.	SUBJECT	PAGE NO.
1	25/2019	Confirmation of the minutes of 6 <sup>th</sup> Technical Committee meeting held on 01.08.2019. <b>F.1 (09)/2019/MP</b>	1 - 4
2	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' <b>F.20(8)2019/MP</b>	5-18
3	27/2019	Proposed Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone J. <b>F.26(8)2019-MP</b>	19-27
4	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. <b>F.20(6)2019/MP</b>	28 - 33
5	29/2019	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 <b>F.20(5)2019/MP</b>	34 -39





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

F.1 (09)/2019/MP/303

Date: 06.08.2019

**Subject: Minutes of the 6<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 01.08.2019.**

The 6<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on **01.08.2019**. 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.

*[Signature]*  
6/8/19  
(Rajesh Kumar 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.) - 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
18/2019	Confirmation of the minutes of 5 <sup>th</sup> Technical Committee meeting held on 16.07.2019. <b>F.1 (08)/2019/MP</b>	Since no observations/ comments were received, the minutes of the 5 <sup>th</sup> Technical Committee meeting held on 16.07.2019 were confirmed as circulated. Further, it was informed that the revised minutes of 4 <sup>th</sup> Technical Committee meeting has also been issued.	
19/2019	Modification in the Development Control Norms and activities permissible under Religious Category in the Master Plan of Delhi-2021. <b>F.15(01)2018-MP</b>	<p>The proposal was presented by the Director (Projects). After detailed deliberation, the Technical Committee recommended modification in MPD-2021 for processing under Section 11-A of DD Act, 1957 with the following :</p> <ol style="list-style-type: none"> <li>1. Taking into consideration the activity proposed the ground coverage to be taken as 30% and FAR 100.</li> <li>2. The ECS in other control has not been mentioned in the proposal, the same will be as 1.8 ECS per 100 sqm.</li> <li>3. The activities permitted in Table 13.27 under Religious use premise will be as follows:  <i>"Temple, Mosque, Church, Gurdwara, Synagogue, Ashram, Bathing Ghat, Gaushala, Dargah, Charitable Dispensary, Library".</i>  <i>The following activity will also be allowed at sub city level :</i>  <i>Training centre for Yoga, Spiritual activity, meditation halls, museum, art gallery, exhibition center, auditorium, accommodation for preachers / devotees/ management staff (max. 15% of Total FAR, ), canteen,/restaurant, langar hall, kitchen and bank extension counter/ATM facility, prayer halls.</i> </li> </ol>	
20/2019	Change in land use of land measuring 36.6. Ha. Earmarked for District Centre under Commercial use to PSP to provide land for colleges and university to	The proposal was presented by the Director (Projects). After detailed deliberation, the Technical Committee recommended the proposal contained in para 3 for processing the change of land use	



Agenda Item No.	Issue	Discussion / Recommendations	Remarks
	create institutions Hub at Narela and swapping with Institutions land (PSP) in FA-20 to commercial. <b>F.9(01)2012-MP</b>	under Section 11-A of DD Act, 1957.	
21/2019	Proposed change of land use of land measuring about 2.74 ha. (27442.77sqm) located south side of Netaji Subhash Place (Wazirpur) District Centre, from Residential & Transportation to Commercial (C-1) and Residential & Recreational to P&SP (PS-1) and Transportation to P&SP (PS-1) in Planning Zone-H. <b>F.3(20)87-MP</b>	The proposal was presented by the Addl. Commr.(Plg)III. 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.	
22/2019	Proposal regarding proposed change of land use of an area measuring 26Ha. (64.22 acres) from "Manufacturing" to "Recreational" located at Ash Disposal Area of Badarpur Thermal Power Station (BTPS) falling in Zone-O for Development of ECO Park. <b>F.3(56)89-MP/Pt.I</b>	The proposal was presented by the Addl. General Manager, NTPC. After detailed deliberation, the Technical Committee recommended the proposal contained in the agenda in para 4 for processing the change of land use under Section 11-A of DD Act, 1957.	
23/2019	Proposal regarding change of land use of two areas from 'Recreational' to 'Public & Semi Public' located at Dilshad Garden and Shastri Park for Development of (Mini) Sports Complex falling in planning Zone-E. <b>F.20(7)2019/MP</b>	The proposal was presented by Director(Plg) Zone-E&O. After detailed deliberation, the Technical Committee recommended the proposal contained in the agenda in para 4 for processing the change of land use under Section 11-A of DD Act, 1957	
24/2019	Proposed amendments in MPD-2021 w.r.. amalgamation of Residential plots upto 200 sqm. <b>F.20(1)2013/MP</b>	The proposal was presented by the Addl. Commr.(Plg)I. After detailed deliberation, the Technical Committee recommended modification in MPD-2021 for processing under Section 11-A of DD Act, 1957	

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

## ANNEXURE-I

### List of participants of 6th meeting for the year 2019 of Technical Committee on 01.08.2019

#### DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(LD& LM)
4. Commissioner(Plg)
5. Addl. Commissioner (Plg.) - I
6. Addl. Commissioner (Plg.) - II
7. Addl. Commissioner (Plg.) - III
8. Sr. Architect, VC Sectt.
9. Director (Plg) (Rohini & Narela)
10. Director(Plg)MP
11. Director (Plg)E&O
12. Dy. Director(Plg)F&H

#### OTHER ORGANIZATIONS

1. Chief Town Planner, SDMC
2. Gen. Manager, NTPC
3. Gen. Manager, NTPC (Badarpur)
4. Dy. Architect, CPWD
5. Divisional Officer, Delhi Fire Service
6. Asstt. Gen. Manager, NTPC
7. Asstt. Divisional Officer, Delhi Fire Service
8. Associate, TCPO
9. Asstt. Engineer(L&DO)



No. F.20(8)2019/MP

**Subject:** - Proposal for Change of Landuse 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'.

**1.0 Background:**

In minutes of the meeting chaired by V.C. DDA on 03.07.2019, it is instructed that (Refer Annexure- 'A'),

*"Development of mini sports complex at the 10 identified sites be expedited. The terminology of mini sports complex be change to sports complex, which is as per the provision of the Master Plan. Wherever, change of land use is required, agenda for Technical Committee and Authority be prepared by Planning Deptt Since in green areas, required construction would not be permissible, land use of these plots be change and equal quantum of land in the layout be swapped and converted to green area."*

Accordingly, the change of Landuse of Shastri Park has been already approved by the Authority in the meeting held on 13.08.2019.

**2.0 Examination:**

- a. An area measuring 1.98 Ha. under Public and Semi Public Use has been identified at the backside of Akshardham Metro Station in Zone- 'O'(CWG village Complex). This area is proposed to be converted into "Recreational" as per decision taken in the meeting held on 03.07.2019.
- b. As per MPD-2021 and Zonal Development Plan of Zone-O the Landuse of the proposed site under reference is "Public and Semi Public" (PSP) (Refer Annexure-'B').
- c. Change of Land Use of the area is to be proposed from "Public and Semi Public" to "Recreational" in Zonal Development Plan of Zone - 'O' which is to be swapped in lieu of site located at Shastri Park proposed for Community Sports Centre.
- d. T.S.S. of the site was provided by HUPW, DDA, however, the status of site received through WhatsApp from E.E Sports Division-II, that the ownership is with sports Division-II D.D.A. and there is no litigation in this land. (Refer Annexure-'C').

**3.0 The information required as per the MoUD, GOI letters dated 07.04.2015 and 04.09.2015 is given below: -**

S. No	Query	Answers
1	Whether the land is government or private and who is the land owning agency?	DDA, Land
2	On whose request the change of land	

	use case or modification to MPD-2021 has been initiated?	Sports Department, DDA.
3	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Officers of Planning Deptt and Engineering Deptt. inspected the site.
4	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	As the equivalent "Recreational" area at Shastri Park has been converted into "PSP", equivalent "PSP" area is being converted into Recreational (Green).
5	What will be 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.
6	What will be proposal's impact/implications on general public e.g. Law & order etc. ?	No Law & Order issue is anticipated.
7	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	The Ownership is with sports Division-II D.D.A., and there is no litigation in this land.
8	Background note indicating the current situation/provisions	<p>In minutes of the meeting chaired by V.C. DDA on 03.07.2019, it is instructed that</p> <p><i>"Development of mini sports complex at the 10 identified sites be expedited. The terminology of mini sports complex be changed to Community Sports Centre, which is as per the provision of the Master Plan. Wherever, change of land use is required, agenda for Technical Committee and Authority be prepared by Planning Deptt Since in green areas, required construction would not be permissible, land use of these plots be change and equal quantum of land in the layout be swapped and converted to green area."</i> Accordingly, the change of Landuse of Shastri Park has been already approved by the Authority in the meeting held on 13.08.2019.</p>
9	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how.	<p>Yes,</p> <p>Change of land use from 'Public &amp; Semi Public' to 'Green belt/Wear Body (A-3 River &amp; Water Body, Vide Ministry Gazette Notification No-S.O.1639 (E) dated 19.07.2012. (Proposed site for Cricket &amp; Football Stadium towards south of DND Flyway).</p>
10	What were the specific recommendations of the Authority with regard to the proposal	To provide equivalent green area in exchange to PSP, it is important to take up this proposal.



11	How and why the proposal was initiated	<p>In minutes of the meeting chaired by V.C. DDA on 03.07.2019, it is instructed that</p> <p><i>"Development of mini sports complex at the 10 identified sites be expedited. The terminology of mini sports complex be changed to Community Sports Centre, which is as per the provision of the Master Plan. Wherever, change of land use is required, agenda for Technical Committee and Authority be prepared by Planning Deptt. Since in green areas, required construction would not be permissible, land use of these plots be change and equal quantum of land in the layout be swapped and converted to green area."</i> Accordingly, the change of Landuse of Shastri Park has been already approved by the Authority in the meeting held on 13.08.2019.</p>
12	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof	<p>There is no negative impact on the population. On the other hand the Recreational Area will increased in Zone-'O'.</p>
13	What are the expected short-term and long-term outcomes if the proposal is approved and implemented ?	<p>Short term- Recreational / Green cover to counter air pollution</p> <p>Long term- Improve the Environment, which leads to pure oxygen, ground stability, ambient temperature.</p>
14	How the proposal will benefit in the development and economic growth of the city.	<p>Recreational / Green cover to counter air pollution</p> <p>Improve the Environment, which leads to pure oxygen, ground stability, ambient temperature.</p>
15	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 of Delhi	<p>Similar provisions in other metropolitan cities however at state level.</p>
16	What will be the public purpose served by the proposed modification.	<p>Green cover to counter air pollution. Improve the Environment, which leads to pure oxygen, ground stability, ambient temperature.</p>
17	What is the number of people/ families/ households likely to be affected by the proposed policy.	<p align="center">None</p>
18	Whether the proposal is in consonance with the existing plans, laws, by-law, rules, etc.	<p align="center">Yes</p>
19	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	<p>Yes</p> <p>Action shall be taken after the said land is converted into green.</p>

	to bring about such changes.	
20	Whether the departments/ organizations/ Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	Not Applicable
21	Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministry/ Departments were taken into account while preparing and examining the proposal.	Not Applicable
22	The name, designation and contact information of an officer of level of Director or above who will be the nodal officer to be contacted by the ministry regarding the proposal.	Director (Plg.) Zone 'E' & 'O' Delhi Development Authority 3rd Floor, Vikas Minar, New Delhi-110002

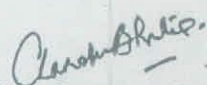
#### 4.0 Proposal:


Change of Land use of the area measuring 1.98Ha. falling in Planning Zone 'O' may be changed from 'Public and Semi-Public' to 'Recreational' under Section 11A of DDA Act, 1957. (Refer Plan at Annexure-'D')

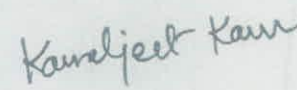
Location	Area (Ha)	Land use as per MPD-2021	Land use as per ZDP of Zone-'O'	Land use Changed to	Boundaries
Commonwealth Game Village (CWG), complex, falling in Planning Zone-'O'	1.98 Ha (19800.0 sq.m)	Public & Semi Public	Public & Semi Public	Recreational	<p>North: ESS and STP as per ZDP of Zone-O.</p> <p>South: Public &amp; Semi Public area of CWG Sport Complex as per ZDP of Zone-O.</p> <p>East: Akshardham Metro Station as per ZDP of Zone-O.</p> <p>West: Public &amp; Semi Public area of CWG Sport Complex as per ZDP of Zone-O.</p>

#### 5.0 Recommendation:

The proposal at Para 4.0 above is placed before the Technical Committee for consideration under Section 11-A of DD Act for the processing of Change of landuse.

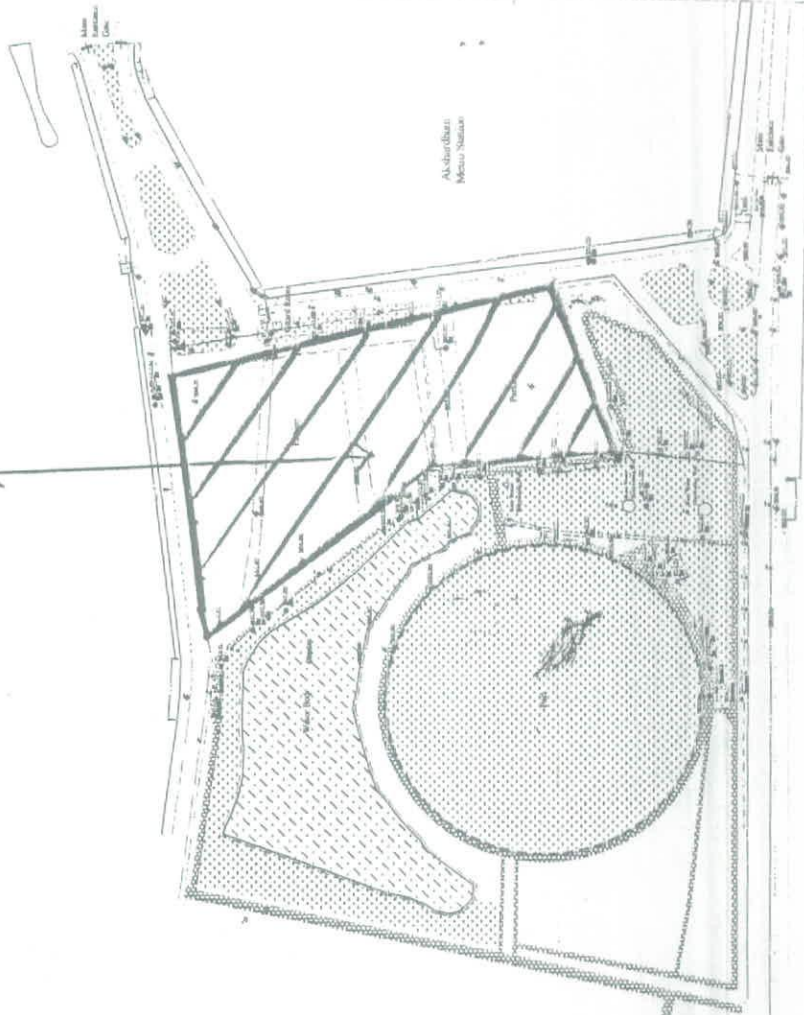
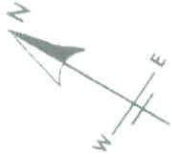
  
Addl. Commr. (Plg.) - II

  
Director (Plg.)  
Zone E&O

  
Asstt. Dir. (Plg.)  
Zone-O



SITE PROPOSED FOR  
CHANGE OF LAND USE

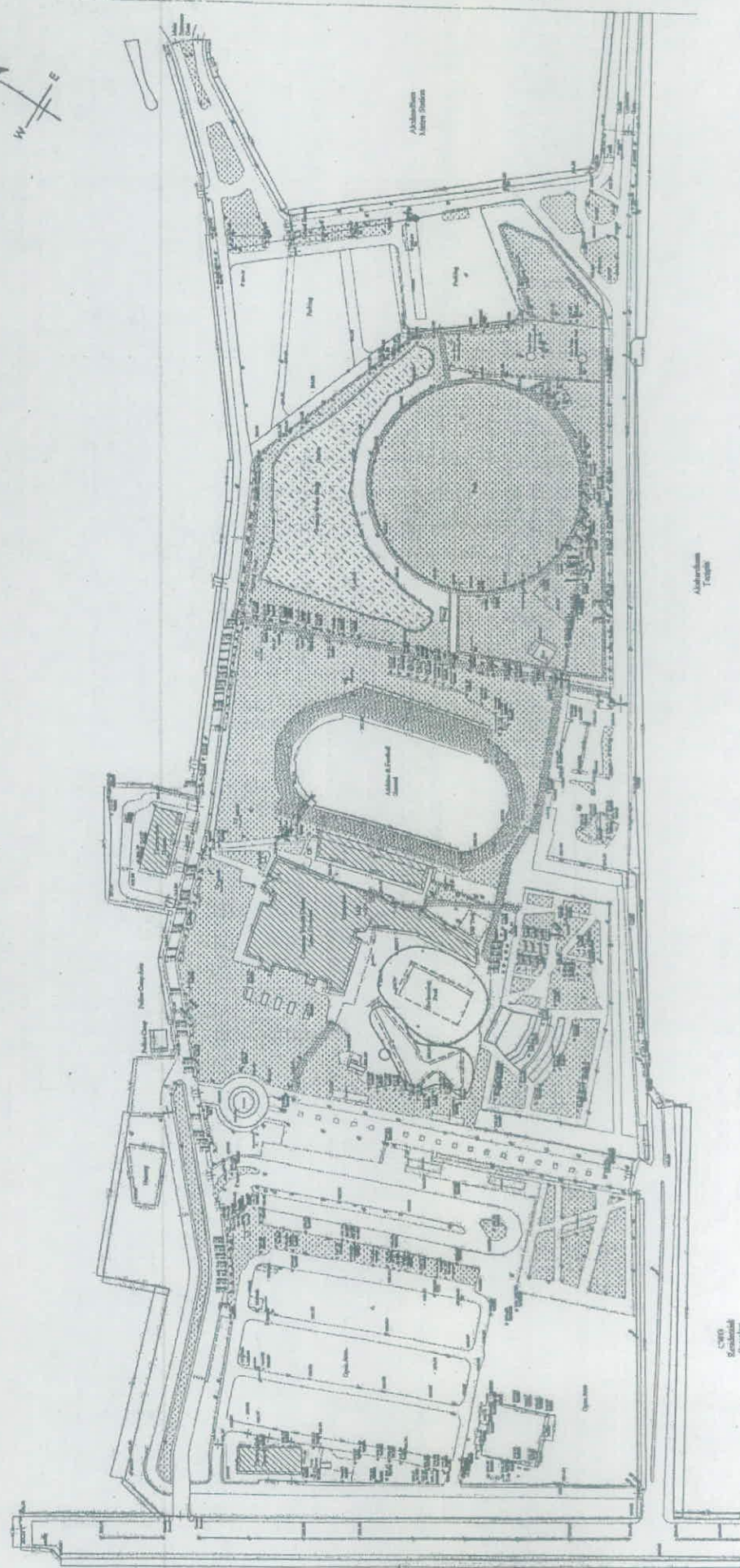


PART PLAN OF CWG SPORTS COMPLEX NEW DELHI.

PART PLAN OF TOPOGRAPHICAL SURVEY.

15 -29/52-

~~-10- Annexeure-D-1~~



TOPOGRAPHICAL SURVEY PLAN OF CWG SPORTS COMPLEX NEW DELHI.

S. No.	Description	Symbol
1.	Unmarked Road	—
2.	Boundary Wall	—
3.	Drainage Mark	
4.	Fencing	—
5.	Footpath/Track	—
6.	Marked/Tram Light Path	— / —
7.	Gate	+
8.	Reinforced Road	—
9.	Drain Mark	⊕

**Notes :**

1. All Dimensions / Levels are in Mm.
2. Levels are with respect to Bench Mark - 204.110
3. Detail on the plan of flyover including all details is left Drawing.
4. Only necessary reduced levels are shown in this drawing for clarity. However, spot levels are shown in different layout and copy of this drawing.
5. A 7% grade for the abutment is shown clearly marked on the plan.

<p><b>Integrated Technical Systems Pvt. Ltd.</b>          (an ISO 9001:2015 Certified Company)          101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 90</p>
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To,

The Assistant Director  
(Plg.) Zone 'O'  
3rd Floor Vikas Minar

Sub: Status of land near CWGVSC.

The status of land of CWGVSC is that ownership is with Sports Division-2 and there is no litigation in this land. The allotment status is green land.

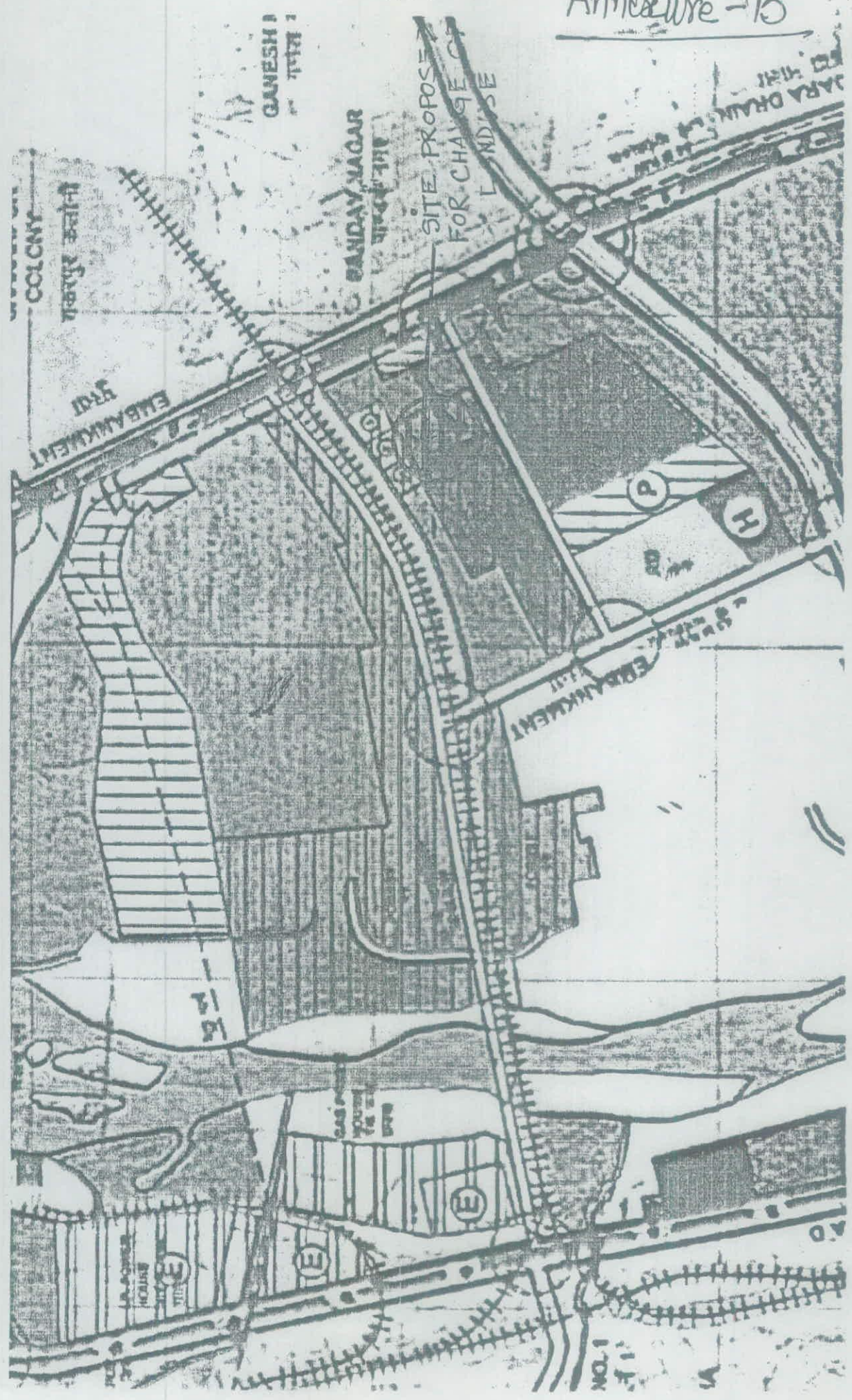
22.8.19  
Executive Engineer  
Sports Division -2



PART PLAN OF ZONAL DEVELOPMENT PLAN OF ZONE 'O'

12.

Annexure - B





KIND ATTENTION: COMM (PLT)

AS DESIRED, THE MINUTES  
ARE FOR YOUR KIND INFO

DELHI DEVELOPMENT AUTHORITY  
QUTAB GOLF COURSE

Press Enclave Road, New Delhi-110017

साधुपति (संजना) कार्यालय  
 कार्यालय सं. M-1152  
 दिनांक 29/11/19

No. F.1(31)/QGC/Redevelopment/14-15/Part-III/45

Dated:12.07.2019

Sub: Minutes of the meeting chaired by Vice Chairman, DDA on 3.7.2019 for reviewing ongoing works at Qutab Golf Course.

A meeting was held in the chamber of Vice Chairman, DDA at 4.00 p.m. on 3.7.2019 for reviewing ongoing works at Qutab Golf Course. List of officers who attended the meeting is annexed. The following status of works was noted and timelines decided:

### 1. Redevelopment of Golf Course

862  
29.07.19

1) Protective fencing from Tee No. 4 to Green No. 5 would be erected by 31.7.2019. The DDA land from which encroachment has been recently removed behind Green No. 5 and Tee No. 6 should also be fenced with a high fencing to ensure encroachment does not occur in future and this area be amalgamated with the golf course. Thereafter, the area be landscaped.

Action: PD (Sports)

Additional WTP would be installed by 31.7.2019 as there is shortage of treated water for irrigation and also as the requirement would increase with the redevelopment of the back 9 holes. Pipe connection of STP water to the available UGR should be provided by 10.7.2019. Additional water storage tanks be installed by 30.9.2019.

Action: PD (Sports)

Turf care equipment is required to be procured urgently as the back 9 holes are nearing completion. It was decided that a Committee be formed for the procurement and details from other golf courses be obtained regarding makes/models of equipment and the purchase cost, if possible. Generic specifications to be mentioned in the tender document and global tenders invited from OEMs and authorized suppliers.

Action: Secretary, QGC

For clay lining of all the water bodies, clay would be brought to site by 5.7.2019 and work would be completed by 31.10.2019 for all the water bodies. Proper barricading of the water bodies would be installed for execution of the work. The material should be brought to the water bodies at night so that play on the course is not interrupted.

Action: PD (Sports).

point no: 2(viii) drugs to be given by 22/7/19. please expedite preparation of drugs for adhering to timeline.

4(ii), for preparation of 2 migrants

Pj. See the instruction to  
Psych-B (S) & comply

22.7.19

AD-174(S)



- v) The slope on the left side of hole No. 2 needs to be grassed and irrigation system provided. For all such additional works, a consolidated estimate should be prepared for obtaining sanction.

Action: PD (Sports)/SE (Elect.) PZ

- vi) On most of the tees, brown lines can be seen on the turf above the drainage channels. This could be because adequate quantity of sand may not have been utilized while constructing the tees. Suggestions to rectify this should be sought from the Consultant.

Action: PD (Sports)

- vii) The green barriers separating the front 9 and back 9 holes be replaced immediately as it is giving a very shabby look.

Action: PD (Sports)

- viii) Grassing of the back 9 holes would be started by 15.7.2019 and completed by 31.10.2019.

Action: PD (Sports)

- ix) Manpower and machinery deployed for back 9 holes be adequately increased to ensure the work is completed as per timelines.

Action: PD (Sports)

- x) Pebbles were observed in the sand that is being used for the greens and tees in the back 9 holes, particularly green Nos. 15 and 16. Such inferior work is unacceptable and works undertaken by the contractor be properly supervised. Sand should be thoroughly sieved before utilizing on the tees and greens. Test pits should be dug on green Nos. 15 and 16 and report submitted.

Action: PD (Sports)

- xi) The distance between the green and the bunker is very less at places which needs to be increased to enable the first cut machine to move between the bunker and the green. In case, the distance is very less, the bunker sand falls on the greens which causes damage to the greens as well as the turf care machinery. This is all the more significant due to the very high footfalls on the golf course.

Action: PD (Sports)

- xii) The edges of tees and greens are not being cut proper, as a result of which, the tee and green edges do not have a proper symmetrical shape. Besides, due to the improper shaping while cutting the edges, the earth from the edges collapses on



to the gravel placed over the perforated drainage pipelines which gets choked. It should be ensured that these are done under proper supervision.

Action: PD (Sports)

- xiii) Large stones should be removed while back filling lateral irrigation lines to ensure ease of repairs and maintenance in future.

Action: PD (Sports)

- xiv) All electrical problems in the STP plant at Laddha Sarai be checked and repaired by the Electrical Division.

Action: SE (Elect.) PZ

- xv) The bore well pump and starter near hole No. 4 to be made operational.

Action: SE (Elect.) PZ

- xvi) Civil and electrical repairs of the pump room with Rain Bird irrigation system be completed on priority.

Action: PD (Sports)/SE (Elect.) PZ

## 2. Club House

- i) TV's, AV system and music system, of Bose or equivalent make, to be procured at the earliest. Electrical fittings of the office, light in the basement, facade and outdoor lighting to be completed by 30.9.2019.

Action: SE (Elect.) PZ

- ii) Joint inspection of the ETP by Civil and Electrical Engineering depts. is still pending. This should be done on priority and operator engaged by Electrical Engg. Division and ETP made operational by 10.7.2019.

Action: PD (Sports)/ SE (Elect.) PZ

- iii) Frosting of aluminum doors are yet to be done which should be completed by 10.7.2019.

Action: PD (Sports)

- iv) Geysers in the change rooms have not yet been connected. This should be completed by 15.7.2019.

Action: PD (Sports)/ SE (Elect.) PZ

- v) Sauna, steam and chilled showers be installed by 10.8.2019.  
Action: PD (Sports)
- vi) Staff toilet in the basement be constructed at the earliest. Architectural drawings to be sent to Project Director (Sports) for preparation of estimates by 22.7.2019.  
Action: ACA-II (Sports)
- vii) ACs in the club house are still tripping on full load. Total electrical load should be calculated after adding the requirement for the driving range, swimming pool and future construction on the terrace with an additional 25% load and provision made accordingly.  
Action: SE (Elect.) PZ
- viii) Ladders around the overhead water tanks be provided by 31.7.2019 as it is giving a very shabby look.  
Action: PD (Sports)
- ix) Work on the swimming pool should be awarded by end August, 2019 and completed by end April, 2020.  
Action: ACA-II/PD (Sports)/SE (Elect.) PZ
- x) The non-functional AC in the gym be repaired immediately.  
Action: SE (Elect.) PZ
- xi) Existing generator in the old club house be shifted for the kitchen in the new club house by 16.8.2019.  
Action: SE (Elect.) PZ
- xii) Garbage in the basement be cleared and concrete flooring provided by 15.7.2019.  
Action: PD (Sports)
- xiii) The kitchen waste pipe be connected to the ETP as kitchen waste is flowing outside and causing foul odour.  
Action: PD (Sports)
- xiv) Slope in the bathroom be rectified as it is unhygienic and a number of complaints are being received from members. This should be completed by 12.7.2019.  
Action: PD (Sports)



- xv) A permanent solution for the POP which is cracked in the reception is required.

Action: PD (Sports)

- xvi) The facade stone tiles which have moved should be repaired.

Action: PD (Sports)

- xvii) As MTNL lines in the club house are not functional since 27.5.2019, sufficient number of mobile phones be procured which should be placed at the reception. WIFI dongles be also procured.

Action: Secretary, QGC

### 3. Driving Range

- i) Fencing work be completed by 30.8.2019

Action: PD (Sports)

- ii) Construction of bays be completed by 30.8.2019.

Action: PD (Sports)

- iii) Grassing of the range alongwith provision of irrigation system should be started by 1.8.2019.

Action: PD (Sports)

- iv) Flood lighting be provided by 30.9.2019.

Action: SE (Elect.) PZ

### 4. Other Issues

- i) All electrical works are not being attended to since the RE is required to do both the civil and electrical works. Since the RE does not have adequate knowledge of electrical work, only very minor electrical works can be got done through RE. Remaining electrical works should be done by Electrical Engineering Deptt. under SE (Elect.) PZ.

Action: SE (Elect.) PZ

- ii) Development of mini sports complexes at the 10 identified sites be expedited. The terminology of mini sports complex be changed to sports complex, which is as per the provisions of the Master Plan. Wherever, change of land use is required, agenda for the Technical Committee and Authority be prepared by Planning Deptt. Since in green areas, required construction would not be permissible, land use of these plots



be changed and equal quantum of land in the layout be swapped and converted to green area.

Action: Commr. (Plg.)/ACA-II/AC (Landscape)

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



(D. SARKAR)  
Commissioner (Sports)

Copy to:-

1. Commissioner & OSD to Vice Chairman DDA for kind information of the letter.
2. Engineer Member
3. Principal Commissioner (Sports)
4. Chief Engineer (Headquarters & Sports)
5. Commissioner (Planning)
6. Addl. Chief Architect II (Sports)
7. Addl. Commissioner (Landscape)
8. Project Director (Sports)
9. Subprog. Engineer (Electrical) Project Zone
10. Secretary (Coordn.) Sports Wing
11. Secretary OGC
12. Golf Superintendent OGC



File No. F.26 (8)/2019-MP

Sub: Proposed Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone J.

1. Background:

- i) The "Regulations for Enabling the Planned Development of Privately Owned Lands" was notified vide S.O. 3249 (E) dated 4<sup>th</sup> July, 2018. For implementation of these regulations, a Standard Operating Procedure (SOP) was prepared and uploaded on DDA website. Accordingly, a public notice was issued in leading newspapers on 18.01.2019 inviting eligible land owner or company or society or a group of land owners to submit their application of intent as per the notified Regulations (**Annexure A**).
- ii) MoHUA vide letter no. F.No. K-12011/3/2018-DD-I dated 30.11.2018 communicated that DDA was assigned the job of preparation of the Master Plan/Layout Plan integrating all privately owned land so that basic infrastructure could be made available (**Annexure B**).
- iii) As per clause 5.7.1 of MPD 2021, it is stated that *"In Urban Extension, District Centres and Community Centres could be developed wherever possible, in a linear form such as commercial cum facility corridors along major transport networks. Such corridors will have nonresidential uses like Commercial, Recreational, Public and Semipublic, Utilities, Service and Repair, etc. with detailed Urban Design and landscape schemes. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and bus terminals, as the case may be, shall be integrated within these facility corridors"*
- iv) Clause 2.10.3 in ZDP of Zone-J stipulates that *"the facility corridors indicated in the Zonal Development Plans will be detailed out into specific uses as per Master Plan (Ref. Annexure 8) at the time of preparation of detailed layout and Sector Plans on the basis of feasibility and ground realities. The exact boundary of facility belts / corridors will thus be governed by the approved layout plans."* (**Annexure C**)

As per Land use Plan of Zone-J, Facility Corridor Area for Zonal Plan Level facilities includes **Commercial, Recreational, Transportation and Public & Semi Public**.

2. Examination:

- i) As per notified Regulations, SOP, Minutes of meeting held on 04.01.2019 under the chairmanship of VC, DDA and public notice issued on 18.01.2019, total 13 no. of applications received in the Planning Zone-J and G(UE). All 13 applications were forwarded to SDMC for scrutiny w.r.t land details, land use as per the Master Plan/Zonal Development Plan and use premises of land with

reference to approved Layout plans/schemes of respective area, applicability of private land policy, verification of land under reference as per the ownership of the documents submitted by the owners etc. **which is still awaited from SDMC.** Out of total 13 no. of Application of intents received against public notice issued on 18.01.2019, **11 nos. sites are falling in various Facility Corridors of Planning Zone-J and G (UE).**

One of the application of intent received from M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd is falling under F.C.-1. M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd requested to develop the plot under 'Commercial' Land use.

- ii) A meeting was held under the Chairmanship of Hon'ble L.G. of Delhi on 22.05.2019 to discuss the issues related to Facility corridors earmarked in Zonal Development Plans with reference to regulations notified on 04.07.2018. In the meeting it was discussed that since all major transport corridors have not been constructed therefore Facility Corridor could not be demarcated on ground. It was decided that before planning of Facility Corridor, a detailed ground assessment exercise may be done either through drone survey or satellite imagery.
- iii) As a follow-up action, a meeting was held under the chairmanship of VC, DDA on 03.06.2019 wherein it was discussed that Layout Plan of facility Corridor may be prepared based on ground reality/ survey.
- iv) Also, the draft guidelines/ principles for implementation of Regulations for enabling planned development of Privately owned land was discussed in 4<sup>th</sup> Technical Committee meeting held on 10.06.2019. Following decisions are taken in 4<sup>th</sup> Technical Committee meeting of DDA-
  - a) *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. The scrutiny regarding applicability of policy shall be got verified by the concerned ULBs/agencies through their respective departments.*
  - b) *In case of isolated pockets falling in Facility Corridors, the ULBs shall provide the details of all 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 of 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.*
  - c) *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*

*AS*



accessibility. The minimum parking norms shall also be followed in the area of which the layout Plan is being prepared.

- d) The width of Facility Corridor shall be kept 3 times of Right of Way (RoW) on either side of adjoining road. (This was added as part of confirmation of Minutes of 4<sup>th</sup> Technical Committee Meeting).
- v) DDA vide letters dated 16.07.2019 and 15.02.2019 requested SDMC to provide requisite information for preparation of Layout Plan of Facility Corridor (F.C.)-1 along N.H.-8. SDMC vide letter dated 07.05.2019 provided lists of Building Plans cases only and without any plan/map of the area/plot. None of the cases are found to be in Facility Corridor (F.C.)-1 along N.H.-8 as per list given by SDMC.

**Due to non-submission of desired information from SDMC, P.T. Survey was required to prepare Base map/ LOP of the area.**

- vi) Further, a meeting was held in the chamber of VC, DDA on 05.07.2019 wherein it was directed to Planning Department to prepare Base map of Facility Corridor along NH-8. Accordingly, Survey department was requested to conduct PT survey in the Facility Corridor (F.C.)-1 along N.H.-8 vide this office letter dated 08.07.2019 and Survey has been received on 16.08.2019.
- vii) Survey Unit vide note dated 16.08.2019 submitted the PT survey of the Facility Corridor (F.C.) -1 along N.H.-8. As per PT survey, 07 nos. of plots are found to be vacant/ open including the plot of M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd which may be incorporated in Proposed Layout Plan of Facility Corridor (F.C.) -1 along N.H.-8. **(Annexure D)**
- viii) As per Regulation notified on 04.07.2018, non-residential uses like Commercial, Recreational, Public & Semi Public, Utilities, Industrial, Service and Repair etc. are permissible on plots within Facility corridor.
- ix) As per Land use Plan of Zone-J:  
Facility Corridor Area for Zonal Plan Level facilities include **Commercial, Recreational, Transportation, and Public & Semi-Public Facility.**

### 3. Proposal

Based on the examination at Para 2 above, following are proposed-

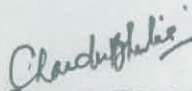
- i) The width of Facility Corridor (F.C-1) has been kept 03 times of RoW i.e. 270m from edge of RoW.
- ii) Based on PT survey report, there are 07 nos. of plots found to be vacant/ open which are proposed to be incorporated in Proposed Layout Plan of Facility Corridor including the plot of M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd for which application of intent was received for 'Commercial' Land use in DDA with regard to Public notice issued on 18.01.2019.

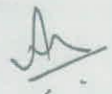
At

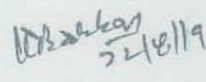
- iii) Accordingly, Proposed Layout Plan of Facility Corridor (F.C.)-1 along N.H.-8 is prepared and annexed as 'Annexure E'.
- iv) Facility Corridor (F.C.)-1 includes Commercial, Recreational, Transportation, and Public & Semi Public Land uses for Zonal Level facilities.
- v) The portion of Land parcel falling under road Right of Way (RoW) are required to be surrendered to the Road owning agency by land owner. In such case, the FAR of surrendered land shall be loaded on the balance plot area.
- vi) Incorporation of vacant/ open lands in Proposed Layout Plan of Facility Corridor (F.C.)-1 subject to the following conditions-
  - a) Detailed scrutiny by SDMC/ ULBs as per MPD -2021, UBBL 2016, notified regulations 04.07.2018 and SOP for Enabling the Planned Development of Privately Owned Lands.
  - b) Scrutiny by SDMC / ULBs as per guidelines/ principles approved by Technical Committee, DDA for implementation of 'Regulations for Enabling the Planned Development of Privately Owned Lands'
  - c) All other statutory clearances as applicable.

#### 4. Recommendation

The Proposal as given in Para-3 above is put up for consideration of the Technical Committee. Once the proposal is approved, the same will be forwarded to concerned local body as per Standard Operating Procedure (SOP).

  
Addl. Commr. (Plg.)-II

  
Director (Plg.) UC&J (In-Charge)

  
Asstt. Dir. (Plg.) Zone J



**DELHI DEVELOPMENT AUTHORITY**

(MASTER PLAN SECTION)

## PUBLIC NOTICE

18.1.2019

The Gazette Notification was issued by Ministry of Housing and Urban Affairs, Government of India vide **S.O. 3249 (E)** dated 4 July 2018 titled **"Regulations for Enabling the Planned Development of Privately Owned Lands"** for development of privately owned lands in NCT of Delhi.

As per the uploaded regulations on the website of the Planning Development Authority, if a landowner or a Company or a Society or a group of landowners satisfying the prescribed applicability and conditions laid down in the regulations for enabling the planned development of privately owned, and as per above notification shall submit the application of intent for developing the land in their possession along with prescribed documents as detailed out in the uploaded Standard Operating Procedure (SOP). This information is essential in order to accommodate the land of owners for preparing a holistic plan for respect to areas with all the basic infrastructure.

The Standard Operating Procedure (SOP) has been uploaded on WDA website ([www.wda.org.in](http://www.wda.org.in)) details of which gives the procedure, stages or proposals for the understanding of the applicants. Those personnel/ companies having right and free from litigation and falling in facility. Corridor and falling in all other areas as per the policy, having privately owned, land are eligible to apply.

The application shall be submitted from the concerned URBs in developed areas and in developing areas at the office of Commissioner (Pg.) DDA, 6 floor Vikas Nagar, New Delhi-110002 on any working day for the areas falling in the development areas of DDA and the Chief Town Planners of concerned local body where the areas under reference fall.

Please give your feedback on DDA apps at [www.digitallibrary.gov.uk/feedback](http://www.digitallibrary.gov.uk/feedback)

Please Visit DDA's Website at [www.dda.org.in](http://www.dda.org.in) or Dial : 4800110392


दिल्ली विप्लव आन्दोलन

(मुख्य योजना अनुभाग)

विश्वविद्यालय

18.1.2019

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## दिल्ली विकास प्राधिकरण

(सुखसाधना अन्तर्भागा)

**सार्वजनिक सचना**

18.1.19

[illegible]

अधिकांश भारतीयों की प्रथा है कि वे अपने परिवार के विदेशी परिवर्तियों को अपने परिवार के सदस्यों के साथ ही अपने देश में रहने देते हैं। यह प्रथा अत्यंत ही अशुभ है। अश्वत्थामा की प्रथा को समूह में निशानिधित करने के लिए हमें यह प्रथा खत्म करने की आवश्यकता है। हमें अपने परिवार के सदस्यों को अपने देश में रहने से रोकना चाहिए। हमें अपने परिवार के सदस्यों को अपने देश में रहने से रोकना चाहिए। हमें अपने परिवार के सदस्यों को अपने देश में रहने से रोकना चाहिए।

www.cda.org.in पर आमनाबकाई के विषय में जानकारी के समर्थन के लिए ध्यान देना। भारत सरकार द्वारा जारी की गई है। जिन अधिकारों का उपयोग किया जा सकता है। इन अधिकारों का उपयोग करने के लिए आपको अपने अधिकारों को जानना होगा। इन अधिकारों का उपयोग करने के लिए आपको अपने अधिकारों को जानना होगा।

विद्यार्थी प्रवेश विवरण, २०००-०१

पूजा वि. वि. मा. की वेबसाइट [www.dda.org.in](http://www.dda.org.in) देखें या 1800110332 डायल करें

दिल्ली विचार प्राधिकरण

(मुख्य योजना अनुभाग)

[illegible]

18.1.21/9.

आवासीय और वाणिज्यिक भवन निर्माण और सफाई द्वारा राष्ट्रीय राजधानी क्षेत्र दिल्ली में निजी स्वामित्व वाली भूमि के विकास के लिए निजी स्वामित्व वाली भूमि के विराजित विकास हेतु नियंत्रण आर्क ए को आ 3249 (इ) दिनांक 4 जुलाई 2018 द्वारा राजा त्रिभुवन सूचना जारी की गई थी।

[illegible]

मिनिकोटा प्रजासत्ताक का न्यायपालिका प्रणाली में निहित ग्राहकों के वेबसाइट [www.dda.org.in](http://www.dda.org.in) पर अपना अकाउंट बना सकते हैं और अपनी कोशिका के लिए कार्य प्रदर्शित प्रस्ताव को तैयार करी जा सकते हैं। जिन कर्मियों/अनुसंधानकर्ताओं में निहित ग्राहकों को भी शामिल किया जा सकता है। अतिरिक्त, जिन कर्मियों/अनुसंधानकर्ताओं में निहित ग्राहकों को भी शामिल किया जा सकता है। अतिरिक्त, जिन कर्मियों/अनुसंधानकर्ताओं में निहित ग्राहकों को भी शामिल किया जा सकता है।

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Annexure - B



F.No. K-12011/3/2018-DD-I

भारत सरकार/Government of India

आवासन और शहरी कार्य मंत्रालय /Ministry of Housing and Urban Affairs

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi.

Dated the, 30<sup>th</sup> November, 2018.

आयुक्त (विभागा) कार्यालय

साथी सं. 452/1204/18

दिनांक 04/12/18

To

The Vice Chairman,  
Delhi Development Authority,  
Vikas Sadan, INA,  
New Delhi.

Commr. (Plg)

Subject: Policy to enable the planned development of Privately Owned Lands.

Sir,

I am directed to refer to the meeting held on 10.10.2018 under the Chairmanship of Additional Secretary (W&H) on the above-mentioned subject wherein it was decided 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 lands. The MCDs were directed to send their formal response in this regard with the approval of respective Commissioners.

2. Responses received from North Delhi Municipal Corporation, South Delhi Municipal Corporation and East Delhi Municipal Corporation are enclosed herewith. DDA, is therefore, requested to initiate necessary action in the matter urgently.

Yours faithfully,

Encl. as above.

PA  
5/12/18

(Anil Kumar)  
Under Secretary to the Govt. of India  
Telefax : 23061681

Copy to:

1. The Chairman, New Delhi Municipal Council, Palika Kendra, New Delhi- with a request to send their response, as decided in the meeting mentioned above.
2. The Commissioner, North Delhi Municipal Corporation, Civic Centre, New Delhi.
3. The Commissioner, South Delhi Municipal Corporation, Civic Centre, New Delhi.
4. The Commissioner, East Delhi Municipal Corporation, Udyog Sadan, Patpar Ganj Industrial Area, Delhi.
5. Commissioner(Plg), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.



### 2.10.3 Facility Corridor

In Master Plan it is mentioned that for the Zonal Development Plans in Urban extension the facility belts / corridors shall be detailed out in Layout Plans. The facility corridors indicated in the Zonal Development Plans will be detailed out into specific uses as per Master Plan (Ref. Annexure 8) at the time of preparation of detailed layout and Sector Plans on the basis of feasibility and ground realities. The exact boundary of facility belts / corridors will thus be governed by the approved layout plans.

### 2.11 Phasing and Implementation

Area for Redevelopment

- Areas deficient in terms of Infrastructure/ lacks in terms of MPD standards / sub- standard areas needs to be identified for redevelopment.

### 2.12 Plan Phasing

Area under Planning Zone 'J' is sandwiched between existing development like Vasant Vihar, Vasant Kunj and Saket in South Delhi and residential development in Gurgaon. This is a peculiar Zone where major area of land is under Regional Park 6200 Ha, Green Belt 410 Ha. & Asola Bird sanctuary 300 Ha. outside Regional Park constituting about 6,910 Ha. out of 15,798 Ha. is not available for Urban development. Out of remaining 8,268 Ha area under Villages and Unauthorized Colonies is about 71.12 Ha. & 1630 Ha. respectively. The remaining area for planned development is 6567 Ha.. Urban Development under MPD-2021 is cellular and hierarchical Urban Development structure, where premises level or plot level is generally identified by the individuals but the city level facilities are generally not counted or contributed by them.

In view of the above, following phasing is suggested:-

- 2.12.1 At the first instance, the Phase I should constitute (a) area between NH-8 in the West, Mahipal Pur Road in the North, M.G. Road in the East and boundary of Union Territory in the South and (b) area between Mahipal Pur - Gurgaon Road in the West, proposed 100 M. wide road in the North and regional Park in the South and Asola Bird Sanctuary in the East may be taken up for development as this area will be served , Metro, National Highway and major existing roads and as it provides mostly land under Agriculture and few villages abadies. Propensity to develop new road network is greater in this area.



103/6

Annexure - D



Answer - E



DELHI DEVELOPMENT AUTHORITY  
PLANNING ZONE-J

**Note:**

\* Survey Unit web note dated 16/08/2019 submitted the PT survey of the pocket Corridor (F.C.) along N.H. Based on PT survey report, there are 07 nos. of patches found to be weeded out, which are proposed to be incorporated in Layout Plan of Facility Corridor (F.C.) including the part of Mys. Panna Heights Pvt. Ltd and Mys. Panna Heights Pvt. Ltd for which application of consent was submitted for Commercial Paved Area. Link in regard to Public note issued on 16/01/2019

- The width of Facility Corridor (F.C-1) has been kept 03 times of ROW i.e. 270m from edge of ROW

- \* Facility Corridor (F.C.-1) includes Commercial, Recreational, Transportation, and Public & Semi Public Land use for Zonal Level facilities.

- The portion of Land patent failing under mass right of way are required to be surrendered to the Road training agency by land owner. In such case, the FAR of surrendered land shall be loaded on the balance plot area.

TITLE : Proposed Layout Plan of Facility Corridor (F.C.-1) along NH-8 in Planning Zone 'J'			
File: F-26 (B)/2019-MP			
Scale 0m      50m      100m      150m	Date		
Asst. Dir. (P)g Zone-I <i>(Signature)</i>	Asst. Dir. (P)g Zone-I <i>(Signature)</i>	Dir. (P)g Zone-I <i>(Signature)</i>	Addl. Comm. P)g.-II <i>(Signature)</i>
N			

No.: F.20 (6)/2019-MP

Sub: Proposed change of land use of land measuring about 19978 sqm. (approx.) from 'Recreational' (District Park) to 'Residential' for In-Situ Redevelopment of J.J. cluster near Shastri Market, Moti Bagh in Panning Zone-F.

**1.0 BACKGROUND:**

- 1.1 Meetings were held in DDA at various levels to finally discuss, review and decide the JJ Clusters where In-Situ slum redevelopment could be considered.
- 1.2 Competent Authority / V.C. DDA approved the in-situ rehabilitation / re-development on PPP mode for the J.J. Cluster near Shastri Market, Moti Bagh on dated 28.05.2019 vide letter no. F-2(13)/2019/PMAY/DDA/3425, dated 29.07.2019.
- 1.3 The permission for processing change of land use has been granted by V.C. / DDA vide letter no. F-2(13)/2019/PMAY/DDA/3407, dated 31.05.2019 as informed by Director (housing)-III/DDA.

**2.0 EXAMINATION:**

- 2.1 The land use of the site under reference is 'Recreational' (District Park) as per ZDP of Zone-F under MPD-2021.
- 2.2 Joint Site-Inspection for the site under reference was conducted wherein officers of Housing, Planning, HUPW, Lands Department, Engineering and Horticulture Departments of DDA were present.
- 2.3 The total area of plot under reference as per the Total Station Survey drawing received from Engineering Division is about 19978 sqm.
- 2.4 The land ownership / litigation / 24(2) etc. status is awaited from the concerned Lands Department of DDA.
- 2.5 The feasibility report is awaited from HUPW for the construction of In-Situ slum redevelopment on the site under reference.

**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 07.04.2015:		
S.No.	Information sought by MoUD	Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	Government land.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the decisions of various meetings and approval of Competent Authority in DDA.
(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 the officers of Housing, Planning, HUPW, Lands Department, Engineering and Horticulture Department. Assistant Director (Plg.) Zone F attended the joint site inspection on 10.05.2019 and the land use of the site is 'Recreational'.
(iv)	What is the public purpose proposed to	It will improve economic and living condition of



	be served by modification of MPD and/or change of land use?	people living in the surrounding 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 case are ongoing on the land mentioned in proposal? Full details be attached.	No

**(B) Information for MoUD's letter No. K-13011/3/2012-DD-I dated 04.09.2015**

S.No.	Information sought by MoUD	Point-wise information
(i)	Back ground note indicating the current situation/provisions;	Competent Authority approved the in-situ rehabilitation/re-development on PPP mode for the J.J. Cluster at Shastri Market, Moti Bagh and granted permission for processing change of land use.
(ii)	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	DDA has changed the land use for in-situ rehabilitation at Jailor Wala Bagh in Planning Zone-H and for DMRC at Netaji Subhash Place, Shastri Park, Tis Hazari, Seelampur, Khyber Pass etc.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal to be placed before the Authority after the approval of Technical Committee.
(iv)	How and why the proposal was initiated;	At various levels meetings were held to finally discuss, review and decide the JJ Clusters where In-Situ slum redevelopment could be considered.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	There is no negative impact on the population and environment. On the other hand, people staying in the JJ Clusters will be rehabilitated in the In-Situ slum redevelopment project.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Short term – Project affected people will get rehabilitated at the same place. Long term – Residents of the JJ Cluster at Taimoor Nagar area will get habitable housing with better infrastructure.
(vii)	How the proposal will benefit in the development and economic growth of the city;	Residents of the JJ Cluster at Shastri Market, Moti Bagh area will get habitable housing with better infrastructure.
(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	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



	Delhi;	
(ix)	What will be the public purpose served by the proposed modification;	In-Situ slum redevelopment is a public purpose project.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	As per the report of Housing Department of DDA, about 943 households encroaching on the land will get rehabilitated at the same place.
(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;	It involves "change of land use".
(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;	Housing Department of DDA to process consent of concerned departments.
(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 is Dr. K. Srirangan, Addl. Commr. (Plg.) III, Zones F&H, DDA, 4th floor, Vikas Minar, New Delhi -110002. Contact No.: 23378167.

**(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 19978 sqm. (approx.) from "Recreational" (District Park) to "Residential" is Proposed in MPD-2021/ZDP of Zone-F.
(ii)	Why the change is proposed i.e. the context and justification?	Meetings were held at various levels in DDA to finally discuss, review and decide the JJ Clusters where In-Situ slum redevelopment could be considered. The Competent Authority approved the in-situ rehabilitation/re-development on PPP mode for the J.J. Cluster at Shastri Market, Moti Bagh and granted permission for further processing. As the proposed site falls in Recreational Use (District Park), thus the change of land use is required under section 11-A of DD Act, 57.
(iii)	With the proposed changes	The residents in the JJ Cluster area would be



	/amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	benefitted.
(iv)	How they are going to be benefitted from the proposed amendment/change?	Residents of the JJ Cluster at Shastri Market, Moti Bagh area will get habitable housing with better infrastructure.
(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:


In view of all the above, Background at Para-1.0, Examination at Para-2.0 & 3.0, the land measuring 19978 sqm. (approx. as per TSS provided by Engineering Department) under the JJ Cluster near Shastri Market, Moti Bagh, New Delhi in Planning Zone-F is proposed for change of land use from 'Recreational' (District Park) to 'Residential' under section 11-A of DD Act, 1957 for In-Situ development. The boundary description of the land under reference is as under:


Location	Area	Land use as per MPD-2021/ZDP of Zone-F	Land use changed to	Boundaries
1	2	3	4	5
JJ Cluster near Shastri Market, Moti Bagh, New Delhi in Planning Zone-F.	19978 sqm. (approx.)	'Recreational' (District Park)	'Residential'	North: Recreational (District Park) South: C-Block, Moti Bagh East: B-Block, Moti Bagh West: Recreational (District Park)

Location of land under reference on the landuse plan of ZDP of Zone-F is annexed as **Annexure-A** and the TSS of the land under JJ Cluster is annexed as **Annexure-B**.

#### 5.0 RECOMMENDATIONS:

In view of above, the proposal as given in Para-4.0 is placed before the Technical Committee for consideration subject to information on lands ownership / litigation/ 24(2) etc. and feasibility report of HUPW for the construction of In-Situ slum redevelopment on the site under reference to be provided by Housing Department for incorporating in Authority Agenda. Based on recommendation by the Technical Committee, the proposal for change of land use is 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



## KEY PLAN



1. Requesters of existing Health Care, Educational, Cultural & Religious (existing spiritual) facilities existing prior to 01/01/2006 on said parcel and not including Green Spaces or Ponds and
2. Unincorporated Residential land up concerns in the zone to be processed as per the provisions given in the report.
3. Influence zones of the Union Council shall be detailed out in the Local Area Plan as per the provisions given in the report.
4. Local Shopping Centre, Neighbourhood park, Sr. Sec. School detailed formally land use plan as shown and not the facility of zoned than level as per table 3.3 of MRP-2021
5. Distribution of Reserved Forest land boundaries shall be in consultation with Conservator of Forest.
6. CHNCO/NSI service stations and Police Pump stations will be updated in consultation with Oil Corporation / Authorities from time to time.
7. Zoned Development Plan was approved in Authority meeting vide item No.96 / 2006 held on 17/12/2008.
8. Cases of Change of Land Use as were incorporated in Local Area Development Plan shall not be taken up for DO/DA/1657, as per letter of LACOD Director: 08/03/2010.

## ZONE-J

LAND USE PLAN (PLAN NO. - 2)

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

AUTHENTICATED ON BEHALF OF GOVERNMENT OF  
INDIA VIDE LETTER NO. K-12011 / 3 / Zone - F (SOUTH  
DELHI-1) / 2010-0818 DATED 26th JUNE, 2010.

DELHI DEVELOPMENT AUTHORITY



11

[illegible]

1. All dimensions are in Meter unless otherwise mentioned.
2. The boundary corners are shown by the client.

[illegible]

EXECUTIVE ENGINEER (SWD.-5)  
DELHI DEVELOPMENT AUTHORITY  
SARITA VIHAR, NEW DELHI

TOPOGRAPHICAL / BOUNDARY SURVEY PLAN OF JJ CLUSTER  
AT BLOCK KESHA PUR PAFWA, DELHI

Field Number	C. Verman	Scale	1:5000 @ A1
Drawn by	D. Karsak	Doc. No.	EE004-7MWS-01528
Checked by	S. Karsak		

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The Editor, INTTECH, Vol. 1 No. 1, 1992

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ITEM No. 29/TC/2019

No. F.20(5)2019-MP

Sub: Proposed change of land use of land measuring about 32,660 sq.m. from 'Recreational' (District Park) to 'Residential' for In-Situ redevelopment of J.J. cluster at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Panning Zone-'F'.

**1.0 BACKGROUND:**

- 1.1 Meetings were held in DDA at various levels to finally discuss, review and decide the JJ Clusters where In-Situ slum redevelopment could be considered.
- 1.2 Competent Authority/V.C., DDA approved the in-situ rehabilitation/re-development on PPP mode for the J.J. Cluster at Taimoor Nagar on dated 28.05.2019 vide letter no. F-2(13)/2019/PMAY/DDA/3407 dated 31.05.2019.
- 1.3 The permission for processing change of land use has been granted by V.C./DDA vide letter no. F-2(13)/2019/PMAY/DDA/3407 dated 31.05.2019 as informed by C.E.(EZ)/DDA vide letter no. F13(40)Misc/Land/2018/19/DDA/1411.

**2.0 EXAMINATION:**

- 2.1 The land use of the site under reference is 'Recreational' (District Park) as per ZDP of Zone-'F' under MPD-2021.
- 2.2 Joint Site-Inspection for the site under reference was conducted on dated 10.05.2019 wherein officers of Housing, Planning, HUPW, Lands Department, Engineering and Horticulture Department, were present.
- 2.3 The total area of plot under reference as per the T.S.S. received from Engineering Division is about 32,659.67 sq. m.
- 2.4 The land ownership /litigation/ 24(2) etc. status is awaited from the concerned Lands Department of DDA.
- 2.5 The feasibility report is awaited from HUPW for the construction of In-Situ slum redevelopment on the site under reference.

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

S.No.	Information sought by MoUD	Point-wise information
(i)	Back ground note indicating the current situation/provisions;	Competent Authority approved the in-situ rehabilitation/re-development on PPP mode for the J.J. Cluster at Taimoor Nagar and granted permission for processing change of land use.
(ii)	Whether similar proposals have earlier been considered by DDA/ Ministry and/or disposed, and if yes, when and how;	DDA has changed the land use for in-situ rehabilitation at Jailor Wala Bagh in Planning Zone-H and for DMRC at Netaji Subash Place, Shastri Park, Tis Hazari, Seelampur, Khyber Pass etc.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal to be placed before the Authority after the approval of Technical Committee.



(iv)	How and why the proposal was initiated;	At various levels meetings were held to finally discuss, review and decide the JJ Clusters where In-Situ redevelopment could be considered.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	There is no negative impact on the population and environment. On the other hand, people staying in the JJ Clusters will be rehabilitated in the In-Situ slum redevelopment project.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented;	Short term – Project affected people will get rehabilitated at the same place. Long term – Residents of the JJ Cluster at Taimoor Nagar area will get habitable housing with better infrastructure.
(vii)	How the proposal will benefit in the development and economic growth of the city;	Residents of the JJ Cluster at Taimoor Nagar area will get habitable housing with better infrastructure.
(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;	In-Situ slum redevelopment is a public purpose project.
(x)	What is the number of people/families/household likely to be affected by the proposed policy;	As per the report of Housing Department of DDA, about 1000 households encroaching on the land will get rehabilitated at the same place.
(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;	It involves "change of land use".
(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;	Housing Department of DDA to process consent of concerned departments.
(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 is Dr. K. Srirangan, Addl. Commr. (Plg.) III, Zones F&H, DDA, 4th floor, Vikas Minar, New Delhi -110002. Contact No.: 23378167.

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(ii) Information for MoUD's (MoHUA) letter No. K-13311/3/2012-DD-IB dated 07.04.15:

S.No.	Information sought by MoUD	Point-wise information
(i)	Whether the land is Government or private and who is the land owning agency?	Government land.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the decisions of various meetings and approval of Competent Authority in DDA.
(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 the officers of Housing, Planning, HUPW, Lands Department, Engineering and Horticulture Department. Assistant Director (Plg.) Zone F attended the joint site inspection on 10.05.2019 and the land use of the site is 'Recreational'.
(iv)	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	It will improve economic and living condition of people living in the surrounding 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

(iii) Information for MoUD's (MoHUA) 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 land use case?	The Change of Land Use of land measuring about 32,660 sq.m. from "Recreational" (District Park) to "Residential" is Proposed in MPD-2021ZDP of Zone-F.
(ii)	Why the change is proposed i.e. the context and justification?	Meetings were held at various levels in DDA to finally discuss, review and decide the JJ Clusters where In-Situ redevelopment could be considered. The Competent Authority approved the in-situ rehabilitation/re-development on PPP mode for the J.J. Cluster at Taimoor Nagar and granted permission for further processing. As the proposed site falls in Recreational Use (District Park), thus the change of land use is required under section 11-A of DD Act, 1957.
(iii)	With the proposed changes /amendments, who are going to be benefitted? A tentative statistics or details who will be benefitted should be given?	The residents in the JJ Cluster area would be benefitted.



(iv)	How they are going to be benefitted from the proposed amendment/change?	Residents of the JJ Cluster at Taimoor Nagar area will get habitable housing with better infrastructure.
(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

### 3.0 PROPOSAL:

It is proposed to modify land use of land measuring about 32,660 sq.m. in MPD-2021/ZDP of Zone-F with following details for redevelopment :

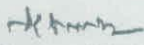
Location	Area	Land use as per MPD-2021/ZDP of Zone-F	Land use changed to	Boundaries
1	2	3	4	5
JJ Cluster at Indira Camp Part-2 and Indira Camp Pahari-2 at Taimoor Nagar in Planning Zone-F.	About 32,660 sq.m.	'Recreational' (District Park)	'Residential'	North : Meera Bai Polytechnic College South : Nala East : Recreational (District Park) West : Eastern Avenue Road.


The TSS of the area under reference is annexed as **Annexure-'A'**.

The Zonal Development Plan of Zone-'F' showing the tentative location of the site under reference is annexed as **Annexure-'B'**.

### 4.0 RECOMMENDATIONS:

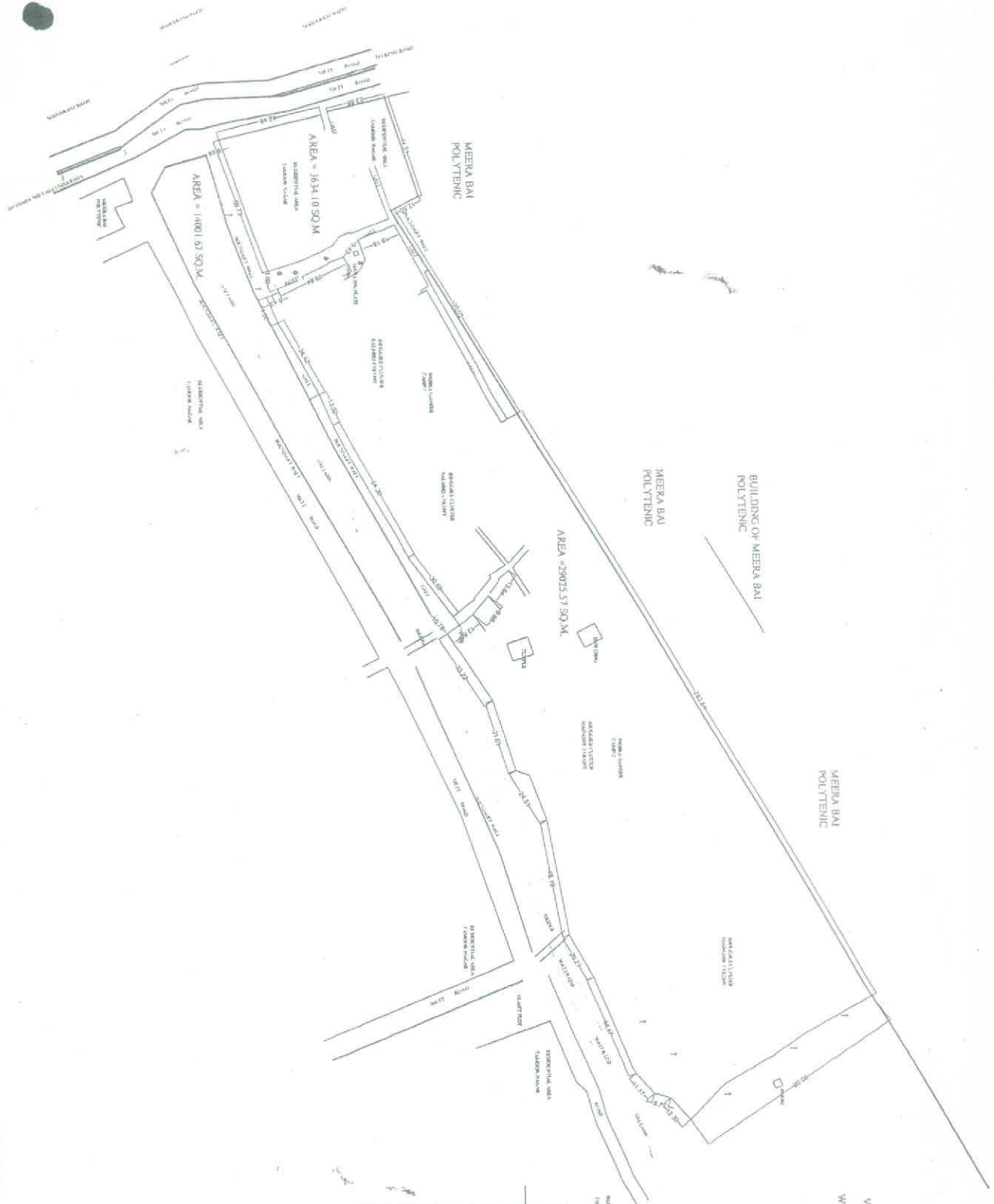
In view of background and examination mentioned above in para-1.0 & 2.0, the proposal as given in para-3.0 is placed before the Technical Committee for consideration subject to information on lands ownership /litigation/ 24(2) etc. and feasibility report of HUPW for the construction of In-Situ slum redevelopment on the site under reference to be provided by Housing Department for incorporating in Authority Agenda. Based on recommendation by the Technical Committee, the proposal to be placed before the Authority for consideration for giving permission to invite objections / suggestions from the public.

  
Addl. Commr.(Plg.)-III

  
Dy. Dir.(Plg.)Zone-F&H

  
Asstt. Dir.(Plg.)Zone-F(Pt.)

-38-



### DETAILS OF AREA

AREA OF TAMMOOR NAGAR COLONY = 3634.10 SQ.M.  
 AREA OF JHOGGIES CLUSTER = 29025.57 SQ.M.  
 AREA OF ROAD AND NALLA = 1400.67 SQ.M.  
 TOTAL AREA = 46661.34 SQ.M. = 11.53 ACRES

LEGEND	
	BOUNDARY WALL
	BUILDING
	ROAD
	NALLA
	WATER LOGGED AREA
	VACANT LAND
	ELECTRIC POLE
	STONE PILLAR

AREA = 46661.34 SQ.M.





- Note:**
1. Reorganisation of existing Health, Civic, Educational, Cultural & Religious (including Statutory) facilities existing prior to 01.01.2006 on land owned/leased not including Green Fields or Bodee (new) land.
  2. Unauthorised Residential built up occupies in this zone to be processed as per the provisions given in the report.
  3. Influence zone of two Metro Corridor shall be detailed out in the Local Area Plan as per the provision given in the report.
  4. Local Shopping Centre, Neighbourhood park, St. Sec. School detailed tentative land use plan as shown are not the facility of zonal plan level as per table 3.3 of MDP-2021.
  5. Dedication of Reserved Forest Area boundary shall be in consultation with Conservator of Forest.
  6. CHSCMG service stations and Petrol Pumping sites will be updated in consultation with CR Corporation / Authorities from time to time.
  7. Zonal Development Plan was approved in Authority meeting vide Item No. 86 / 2008 held on 17.12.2008.
  8. Cases of Change of Land Uses as were incorporated in Draft Zonal Development Plan shall now be taken up as per DO Act 1957, as per letter of MOUD dated 08.03.2010.

LAND USE PLAN (PLAN NO. - 2)

AUTHENTICATED ON BEHALF OF GOVERNMENT OF INDIA VIDE LETTER NO. K-12011/3 / Zone - F (SOUTH DELHI-1) / 2016-D018 DATED 8th JUNE, 2016.

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

 A.P. SINGH Joint Secretary to Government		 M. K. SINGH Joint Secretary to Government	
 V. K. SINGH Joint Secretary to Government		 P. K. SINGH Joint Secretary to Government	

DELHI DEVELOPMENT AUTHORITY

**LEGEND**

1. Green Field	11. Industrial	21. Residential (Low Density)	31. Commercial (General)
2. Green Field	12. Industrial	22. Residential (Medium Density)	32. Commercial (General)
3. Green Field	13. Industrial	23. Residential (High Density)	33. Commercial (General)
4. Green Field	14. Industrial	24. Residential (High Density)	34. Commercial (General)
5. Green Field	15. Industrial	25. Residential (High Density)	35. Commercial (General)
6. Green Field	16. Industrial	26. Residential (High Density)	36. Commercial (General)
7. Green Field	17. Industrial	27. Residential (High Density)	37. Commercial (General)
8. Green Field	18. Industrial	28. Residential (High Density)	38. Commercial (General)
9. Green Field	19. Industrial	29. Residential (High Density)	39. Commercial (General)
10. Green Field	20. Industrial	30. Residential (High Density)	40. Commercial (General)



AGENDA FOR TECHNICAL COMMITTEE MEETING

Sub: Proposal for change of Use Zone/ Premise of an area measuring 2.62 ha (6.47 acre approx.) from '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) rules, 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.  
File No.: F3(12)/2016-MP

**SYNOPSIS:**

As discussed in the Contempt Petition No. 229/2019 in the court case titled 'Ramleela Committee, Janakpuri (Regd.) & Anr. V/s Rishu Kant Sharma & Ors., on the request of the Mayor, South DMC; RWA, Janak puri and Ramleela Committee, Janakpuri, a proposal for change of use zone/ Premise of 'District Park' at Janakpuri, Block-B for an area measuring 2.62 ha. (6.47 acre approx.) from 'Recreational (P2 District Park) to 'Recreational (Multi-purpose Ground)' is placed before the Technical Committee of DDA as per Section 12 of Delhi Development (Master Plan and Zonal Development Plan) rules, 1959.

**1.0 Background:**

- 1.1 A meeting was held in the chamber of VC, DDA on 28.08.2019 regarding the land being used for Dussehra Ground in Janak puri, Block-B, in the court case titled 'Ramleela Committee, Janakpuri (Regd.) & Anr. V/s Rishu Kant Sharma & Ors. bearing Contempt Petition No. 229/2019 filed on behalf of the Petitioner. The meeting was attended by CLA, Principal Commr. (Landscape), Commissioner (LD), Commissioner (Plg.), Addl. Commr. (Plg.) -III, Sr. Arch. (VC Office), Director (Hort.) NW, Director (Plg.) AP-III, Dy. Dir. (Plg.) C&G, Ex. Engg. (ND-I & II), Sh. Kunal Sharma, Panel Lawyer, DDA, SLO (Engg.), etc. wherein it was discussed that the Mayor, South SMC; Resident Welfare Association of Janakpuri & Ramleela Committee of Janakpuri are requesting to allow Social functions like Dussehra, Ramleela etc. on the site which is being used for the social functions since number of years with the permission of Engg. Wing, DDA (Annexure-'A').
- 1.2 During the meeting, the following issues were apprised by Learned CLA:
  - (a) In the present Court case (C.M. No. 22734/2019 in WP(C)No. 7266/2017, Union of India is named as 'Respondent No. 1' through its Secretary, Ministry of Urban Development, Govt. of India and DDA is named as respondent No.2.
  - (b) The Hon'ble High Court vide its orders dated 03.08.2018 in the court matter of WP(C) 7266/2017 and C.M. No. 15741/ 2018 has directed DDA to restrain from permitting activities such as social, cultural, commercial, marriage or other functions etc. in the subject District Park, till further orders.(Annexure-'B'). Contempt case no.229/2019 arised from the orders dated 03/08/2018 wherein, the court has noticed that DDA is permitting social functions on the said land despite of orders dated 03.08.18.
  - (c) As per the Hon'ble High Court orders dated 23.08.2019 in the court matter of C.M.No. 37192/ 2019 in WP(C) 7266/2017, the Hon'ble Court has directed respondent No. 2, DDA to allot an alternate area bearing in mind the mandate of law.(Annexure-'C')



- (d) In view of the above, it was suggested by Learned CLA that since there is request from Mayor, South DMC; Resident Welfare Association of Janakpuri & Ramleela Committee of Janakpuri for allowing social functions on the same site and therefore, the change of Use Zone/ Premise of the 'District Park' measuring 2.62 ha. (6.47 acre approx.) from 'Recreational (P2 District Park)' to 'Recreational (Multi-purpose Ground)' at Block-B, Janakpuri, shall be required and the same may be processed under Section-12 of Delhi Development Rules, 1959 (**Annexure-'D'**). It was directed to place the matter before the Technical Committee of DDA. As per Section 12 of Delhi Development Rules, 1959, it states *'the Authority may without following the aforesaid procedure, but with the prior approval of the Central Government permit on receipt of an application in this behalf, any change in the size of public parks and recreation grounds not exceeding ten percent either way of the approved size.'*

## 2.0 Examination:

### 2.1 Master Plan (MPD-2021)/ZDP-Zone G Provisions

- i) As per MPD-2021 & Zonal Development Plan of Zone-G, the land use of the site proposed for Multi-purpose Ground is "Recreational (District Park)". (**Annexure-'E'**)
- ii) As per the approved layout plan titled 'Janakpuri Residential Scheme, Block-B', the site under reference is earmarked as 'District Park'. (**Annexure-'F'**)
- iii) As per MPD-2021, Chapter-9, Environment, para -9.4 (Multi-purpose Ground), it is stated that *'formal parks are fouled if used for marriages/ public functions etc. therefore, a special category is proposed to take care of the same at three level i.e. (i) City Multi-purpose Ground for 10 lakh population with an area 8 ha., (ii) District Multi-purpose ground for 5 lakh population with an area 4 ha. (iii) Community Multi-purpose Ground for 1 lakh population with an area 2 ha. (Annexure-'G').*
- iv) As per MPD-2021, Chapter 9-Environment, Table -9.4 (Permission of use premises and Sub use Zones), the list of activities permitted in 'District Park' is given (**Annexure-'H'**) and 'Multipurpose ground' is shown as a separate Use Zone. However, as per Chapter-3 – Delhi Urban Area – 2021, Table-3.3 (Hierarchy of Urban Development), at level-4 (District level) S.No.21, the total area of District Park (290000 Sq. mtr.) and its categorisation is given as (a) park(250000 sq. mtr.) (b) Multipurpose ground / Park (40000 sq. mtr.). (**Annexure-'I'**)
- v) As per the 'Landscape plan of Green area opposite Musical Fountain, Janakpuri, Dussehra Park' prepared by the Landscape Wing, DDA and approved by EM, DDA vide file No. PA/Dir (LS)/2002/393 dated 10.09.2002 as per MPD-2001, the total area of the scheme is shown as 2.62 ha. (**Annexure-'J'**). The PT Survey of the same was not readily available with the Landscape Wing, DDA.
- vi) This park is under the custody of the office of Chief Engineer (Dwarka) & therefore, the permission for utilisation of the same for 'social functions' is provided by them, as per their policy on the basis of orders of Director (Works) vide letter No. F.1(3)16-18/Misc./Mon/DDA/1707 dated 12.12.2018 (**Annexure-'K'**). The total area of the 'District Park' at B-Block is given as 10 acres.
- vii) The maintenance of the District Park is done by Horticulture Division, DDA and as per the orders issued by Director (Horticulture)SE vide letter F.No. DHNW(Misc)Hort.NW/2018 adted 20.11.2018 regarding the handing over of 10 acres from 'District Park', B-Block, Janakpuri, it is observed that the total area of the land is 10 acres. However, as mentioned in para v) above, the Landscape wing shows the area of this District Park as 2.62 ha.(6.47 acres approx.). (**Annexure-'L'**).

### 3.0 Proposal:

In view of the above, the proposal for change of Use zone/Premise from 'Recreational (P2 District Park)' to 'Recreational (Multi-purpose Ground)' at Block-B, Janakpuri, Zone-G measuring 2.62 ha. (6.47 acre approx.) along with the boundary descriptions is as follows:

Location	Area Ha. (Acres)	Land use as per MPD-2021/ ZDP	Use Zone Changed to	Boundaries
1	2	3	4	5
District Park at Janakpuri, Block-B, located at the T-Junction of Dharam Marg & Lal Sai Mandir Marg, (adjacent to Virender Nagar), falling in Planning, Zone-G	2.62 Ha.(6.47 Acres)	'Recreational (P2 District Park)'	'Recreational (Multi-purpose Ground)'	<b>North:</b> MCD School <b>South:</b> 30m wide road (Lal Sai Mandir Marg) <b>East:</b> Virender Nagar (Unauthorized Colony) <b>West:</b> 30m wide Road (Dharam Marg)

(Refer 'Landscape Plan' prepared by the landscape wing Annexure 'M')

### 4.0 Recommendation:

The proposal stated above at para 3.0 is placed before the Technical Committee for its consideration and final decision. Thereafter, prior approval of the Central Government shall be taken and the matter be placed before the Authority under Section-12 of Delhi Development Rules, 1959.

*Sarita*

(Sarita Kandhari)  
Asstt. Director (Plg.)/ Zone-C&G

*Sakshi*

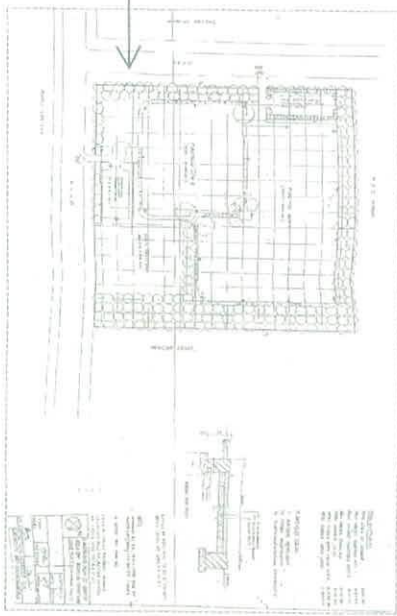
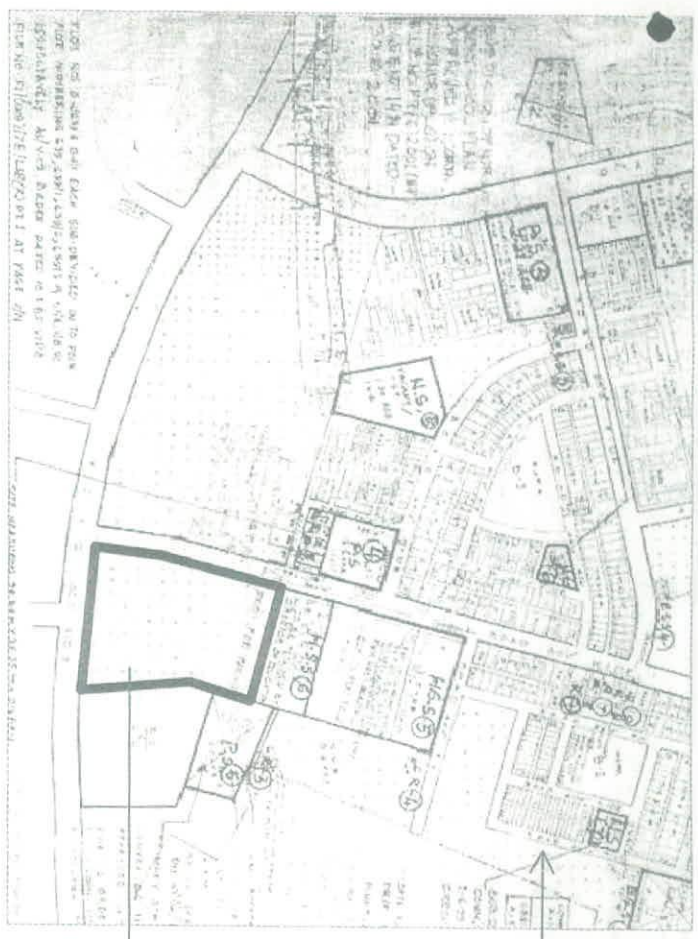
(Sakshi Walia)  
Dy. Director (Plg.) /C & G

*29.8.17*

(Rita Grover)  
Director (Plg.) AP-III



PART LAYOUT PLAN OF JANAKPURI  
RESIDENTIAL SCHEME BLOCK-B



LANDSCAPE PLAN OF GREEN AREA OPP. MUSICAL FOUNTAIN JANAKPURI,  
DISSEHRA PARK PREPARED BY LANDSCAPE WING, DDA.

PROPOSAL

Location	Area Ha. (Acres)	Land use as per MFD-2021/ZDP	Use Zone Changed to	Boundaries
1 District Park at Janakpuri, Block-B, located at the T- junction of Dharma Marg & Lal Sai Marg. (adjacent to Vijender Nagar), falling in Planning Zone-G.	2.62 Ha. (6.47 Acres)	Recreational (P2 District Park)	Recreational (Multi- purpose Ground)	North: MCD School South: 30m wide road (Lal Sai Marg) East: Vijender Nagar (Unauthorized Colony) West: 30m wide Road (Dharma Marg)

AREA STATEMENT	
TOTAL AREA OF SITE	2.62 Ha.
AREA UNDER PROPOSED SITE I	0.62 Ha.
AREA UNDER PROPOSED SITE II	0.62 Ha.
AREA UNDER PROPOSED SITE III	0.62 Ha.
AREA UNDER PROPOSED SITE IV	0.62 Ha.
AREA UNDER PROPOSED SITE V	0.62 Ha.
AREA UNDER PROPOSED SITE VI	0.62 Ha.
AREA UNDER PROPOSED SITE VII	0.62 Ha.
AREA UNDER PROPOSED SITE VIII	0.62 Ha.
AREA UNDER PROPOSED SITE IX	0.62 Ha.
AREA UNDER PROPOSED SITE X	0.62 Ha.
AREA UNDER PROPOSED SITE XI	0.62 Ha.
AREA UNDER PROPOSED SITE XII	0.62 Ha.
AREA UNDER PROPOSED SITE XIII	0.62 Ha.
AREA UNDER PROPOSED SITE XIV	0.62 Ha.
AREA UNDER PROPOSED SITE XV	0.62 Ha.
AREA UNDER PROPOSED SITE XVI	0.62 Ha.
AREA UNDER PROPOSED SITE XVII	0.62 Ha.
AREA UNDER PROPOSED SITE XVIII	0.62 Ha.
AREA UNDER PROPOSED SITE XIX	0.62 Ha.
AREA UNDER PROPOSED SITE XX	0.62 Ha.
AREA UNDER PROPOSED SITE XXI	0.62 Ha.
AREA UNDER PROPOSED SITE XXII	0.62 Ha.
AREA UNDER PROPOSED SITE XXIII	0.62 Ha.
AREA UNDER PROPOSED SITE XXIV	0.62 Ha.
AREA UNDER PROPOSED SITE XXV	0.62 Ha.
AREA UNDER PROPOSED SITE XXVI	0.62 Ha.
AREA UNDER PROPOSED SITE XXVII	0.62 Ha.
AREA UNDER PROPOSED SITE XXVIII	0.62 Ha.
AREA UNDER PROPOSED SITE XXIX	0.62 Ha.
AREA UNDER PROPOSED SITE XXX	0.62 Ha.

Proposal for change of Use Zone / Premise of an  
area measuring 2.62 Ha (6.47 acre approx.) from  
'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) Rules, 1958 with the  
containing P-1000 No. 228/2019 in the court case  
titled Ramesha Committee, Janakpuri (Regd) & Anr  
Vs Rahu Kant Sharma & Ors. Filing in Planning  
Zone-C.  
File No. F512/2016-MP

NOT TO SCALE

ASST. DIR. (P&Y)  
C&G

By Dir. (P&Y)  
C&G

De. (P&Y)  
AP-III

NOTE  
THIS DRAWING IS PREPARED ON THE BASIS OF  
LANDSCAPE PLAN OF GREEN AREA OPP.  
MUSICAL FOUNTAIN JANAKPURI, DISSEHRA  
PARK PREPARED BY LANDSCAPE WING, DDA  
AND APPROVED BY E&M DDA VICE FILE NO.  
P&Y-1(S) 2002/893 dated 10.05.2017



958/c

LAID ON TABLE

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

Director (Fig.)  
Reserve - D  
Unit  
Div. No. L-337  
Date 22/8/19  
P.T.

ITEM No. 31/TC/2019

No. TP/G/3963/2019

Dated 21/8/2019

**Sub:- Proposal of North DMC regarding categorization and consideration of Plot No. 28-29 DDU Marg, FFO measuring 952sq.m. allotted for construction of Toy Bank Museum in Socio-Cultural facilities under MPD-2021 and relaxation of setbacks and basement.**

Please refer to your letter No.F(25)2005/MPD-41 dated 2. 8.19 enclosing there with the decision of Technical Committee meeting held on 16.7.2019 on the above cited subject. It has been requested to send the observation on the above proposal so that the matter may be placed in the next Technical Committee meeting of DDCA.

Accordingly, the applicant has submitted the revised agenda for Technical Committee for consideration which is enclosed for your reference. The comments of Town Planning Deptt. is as under:

1. As regards the issue of setback, the setbacks required for this size of plot as per MPD-2024 is 6m on front side, 3m. on either sides and 3 m. on rear side. As per the approved layout plan of DDU Marg the front setback is 9m. in the form of mandatory green. The applicant has proposed front 9m setback and 3m rear set back. The side setbacks proposed are 6 on South Eastern side and Nil setback on the South Western side. The applicant has contended that their project is a world class Toy Bank Museum with house containing thousands of toys and they require additional land towards the South Eastern side and hence they have proposed 6m. setback instead of 3m. setback. As regards Nil setback being provided towards the other side, earlier, the Technical Committee has relaxed setbacks in a similar case of Toy Bank museum in Derawal Nagar. The same relaxation in setback is recommended by North DMC.
2. As regards the norms to be adopted for social cultural activities the applicant has stated that the site is allotted for social cultural activity and accordingly norms should be applicable as per Table 13.17 i.e. max. 35% ground coverage FAR 120 and height of 26m. As per the layout plan of DDU Marg the row of plots are shown as institutional plots, for which the Development Control Norms for public-semi public Facilities/premises i.e. ground coverage 30% FAR 120 and height 26m is applicable. In a similar case of Derawal Nagar as stated above, the Ground Coverage of 35% has been permitted as applicable to social cultural activity plot.

This proposal may be considered by Technical Committee based on inputs from DDCA/CPWD/L&DO.

It is requested to place the matter in the next Technical Committee meeting after obtaining comments from other Deptts.

This issues with the approval of Chief Town Planner.

Encl: as above.

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

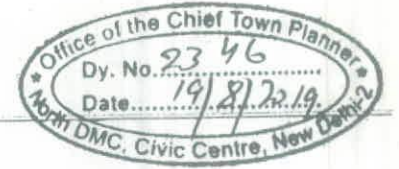
21/8/2019  
22/8/2019  
23/8/2019

Sr. Town Planner



957/1  
वैश्य अग्रवाल एजुकेशनल सोसायटी  
Vaish Aggarwal Educational Society

CD - BLOCK, PITAMPURA, NEW DELHI-110 034 TEL. 27318382 27311222



17<sup>th</sup> August, 2019

To,

**Chief Town Planner**

North Delhi Municipal Corporation,  
Civic Centre, Minto Road,  
Delhi

**Sub:- Revised Agenda for Technical Committee Meeting of DDA regarding Plot No. 28 - 29 DDI 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 Revised Agenda for the Technical Committee Meeting of DDA regarding 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 Revised Agenda for technical Committee Meeting to DDA for their approval at the earliest with your recommendation.

Thanking You,

Yours sincerely,

(Sandeep Garg)

General Secretary  
Vaish Educational Society

STP

19/8/19

M accept  
RC  
19/8/19

98 | C

## **AGENDA FOR THE TECHNICAL COMMITTEE MEETING**

**Subject: Regarding consideration of Plot No. 28 - 29 DDU Marg, ITO measuring 952 sq.m. allotted for construction of Toy Bank cum Cultural Centre in Socio-cultural facilities under MPD 2021 and change of setbacks and for enhancement of basement and height.**

- **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 cum Cultural Centre specially for under priviledged children.** The L&DO's Allotment letter is enclosed. 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.**

### **3.0 PROPOSAL:**

**3.1** This is a unique project which is going to be famous in the whole world and the first **Toy Bank Museum in the World** which will house lakhs of toys and is being curated with a vision to enhance and encourage **Socio-Cultural tourism** specially for showcasing children's film, puppet show, cartoon films etc. in an **Auditorium.** 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 small for such a project, the Society intends to change only one setback but ensuring that the total area of the setbacks remains as per extant norms and MPD-2021 i.e. **setbacks equivalent to 4 sides i.e. 9Mtrs (front setback - north eastern side), 6 Mtrs(South Eastern - Side setback) and 3 Mtrs (Back setback)**. The Society intends to have three setbacks only which is equivalent to **sufficient setbacks of 4 sides. The fourth setback area is being added in the 3<sup>rd</sup> setback and in no way the society is reducing the setback area as this will help create combined additional space which can be utilized in a better manner.**

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. 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. Also in another case, DDA has

allotted the plot for setting up Toy Bank under-socio cultural category.

**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><b>M/s Vaish Aggarwal Education Society (regd.)</b> has been allotted <b>Plot No. 28-29</b> measuring area <b>952sq.m.</b> at <b>DDU Marg, ITO, New Delhi</b> for setting up of a <b>Toy Bank cum Cultural Centre.</b></p> <p>The Society intends to Establish a World Class first of its kind Toy Museum.</p> <p>ii. Change the location of one setback and keeping the area of setbacks the same. The plot will have three setbacks <b>equivalent to four setbacks.</b></p> <p>a. <b>9 Mtrs on DDU Marg( front setback</b></p>



		<p>north eastern side).</p> <p>b. 6 Mtrs (Side setback - South Eastern)</p> <p>c. 3 Mtrs - Back setback</p> <p>iii. In anticipation of large number of visitors tourists and children adequate parking and storage facilities needs to be provided. Therefore the construction of basement should be allowed under the setbacks upto the boundary wall. <b>The setbacks are more than sufficient</b> (equivalent to 4 sides) and <b>the plot is abutted by 3 public roads on 3 sides</b> therefore ample and more than sufficient space is available for free movement of fire tender and are in consonance with applicable Fire Safety Acts and Rules. Moreover and in addition, no boundary wall will be constructed on the side of 6 Mtrs Setback. Only an entry/exit sliding gate will be</p>
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		installed which will further create additional open space.
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 – <b>World Class Toy Bank Museum, collection cum Toy distribution centre for under-privileged children</b> 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 a 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 under privileged children as the society collects toys from well off section and distributes it to the poor and needy and also world first Toy Museum.
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 <b>world class building</b> 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 considered appropriate for delhi;	NA
ix.	What will be the public purpose served by the proposed modifications;	The Toy Bank Museum and collection and distribution centre will specifically cater to educate under privileged and needy children. In addition children specific films will also be showcased. 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	Yes



	consonance with the existing plans , laws, bye-laws , rules , etc;	
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 Ministries / Department were taken into account while preparing and examining the proposal	NA
xv.	The name designation and contact information of an officer of the level of director or above who will be the nodal officer to be contacted by the ministry regarding the proposal	NA.

<b>B.</b>	<b>As per MoUD letter dated 07.04.2015</b>	
a.	Whether the land is government or private and who is the land owning agency	Government Land ( leased to <b>M/s Vaish Aggarwal Education Society (regd.)</b> by <b>L&amp;DO.</b>

b.	On whose request the change of land use case of modification to MPD-2021 has been initiated/	NA
c.	Whether a responsible officer from DDA ( give details ) was deputed for the inspection of site and a copy of inspection report be provided.	NA
d.	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	The relaxed setback will open up space on side where users can sit and witness the activities happening on the facade of the building which will be highly interactive in nature.
e.	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans/ policies?	NA
f.	What will be proposal's impact/implications on general public eg. Law & Order etc?	NA
g.	Whether any court cases are ongoing on the land mentioned in the proposal ? Full Details be attached	No

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	952 sqMtrs	Socio - Cultural	-	<b>9Mtrs - (Front setback north eastern side),</b>



28&29, DDU Marg, ITO , New Delhi				<b>6 Mtrs (Side setback - South Eastern)</b>  <b>3Mtrs( Back setback).</b>  There will be no setback i.e. zero along the north western side.
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### 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 a ground coverage at 35% as per MPD-2021 norms for socio-cultural facility.

*Kapil*

Ar. KAPIL K. AGGARWAL  
CA/04/33017

Architect

*[Signature]*

OWNER

960/c

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



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



No- SA (Works)/Land/18A/2019/ 315-16

Date: 08.08.2019

To,

✓ Dy. Director (Plg.),  
Planning Zone – D,  
Delhi Development Authority  
2<sup>nd</sup> Floor, Vikas Minar, New Delhi

Director (Plg.)  
Dy. Director (Plg.)  
Dy. No. L352  
Date: 27/08/19

**Subject:** Regarding relaxation of setback lines 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.

**Reference:** 1. Your letter No- F.1 (25)2005/MP/D-41, dated 02.08.2019  
2. This office letter No- SA(HQ)/Land/18A/2019/100-01, dated 06.03.2019 (copy enclosed)

This is with reference to your letter mentioned above (under reference 1), the matter has been re-examined and following are the views/ comments regarding relaxation in the setbacks norms of the plot under reference as mentioned in the said agenda:

CPWD has no objection to the decision taken by DDA in its Technical Committee meeting regarding the setback lines as it comes under the purview of DDA only.

(Abhishek Bose)  
Senior Architect

Copy to:

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

(Abhishek Bose)  
Senior Architect



959/1

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



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



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

Date: 06.03.2019

To,

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

**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).

*(Signature)*

(Deepali Mishra)  
Deputy Architect

Copy to:

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

*(Signature)*

(Deepali Mishra)  
Deputy Architect

O/c

946/L

**DELHI DEVELOPMENT AUTHORITY**  
**PLANNING ZONE-D**  
**2<sup>nd</sup> FLOOR, VIKAS MINAR, NEW DELHI**  
**Tel No. 23379043**

No. F.1(25)2005/MP/ A-41

Dated: 02/08/2019

To,

- |  |   |
|--|---|
| <b>1. Land &amp; Development Officer</b><br>Land & Development Office<br>Ministry of Housing & Urban Affairs<br>Govt. of India,<br>Nirman Bhawan, New Delhi-110011 | <b>2. Chief Town Planner</b><br>North Delhi Municipal Corporation,<br>Town Planning Department,<br>E-Block, 13th Floor, Civic Centre,<br>Minto Road, New Delhi-110002 |
| <b>3. Chief Fire Officer</b><br>Government of NCTD<br>205-1205, New Barakhamba Rd.<br>Connaught Lane, Barakhamba,<br>New Delhi, Delhi 110001                       | <b>4. Sr. Architect (HQ)</b><br>Central Public Works Department<br>Room No. 433-A,<br>Nirman Bhawan<br>New Delhi-110011   |

**Sub: Proposal of North DMC 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.**

Ref: (i) 5<sup>th</sup> Technical Committee meeting held on 16.07.2019  
(ii) North DMC letter No. TP/G/2813 dated 18.02.2019 from North DMC (Copy enclosed)

Sir,

This is in reference to the 5<sup>th</sup> Technical Committee Meeting held on 16.07.2019, wherein, the above proposal of North DMC was considered vide item No. 17/2019. The minutes of the Technical Committee are reproduced below:

*"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 it is allotted or as per lease deed.*
- *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.*

*The agenda item was deferred with instructions to comply with the above observations and to be brought back in the next Technical Committee."*

**(The Technical Committee agenda alongwith decision is enclosed for reference)**

In view of the decision of Technical Committee meeting held on 16.07.2019 vide item No. 17/2019, it is therefore requested to send the observations on the above referred proposal to this office, so that the matter may be placed in Technical Committee of DDA.

This issues with the approval of Competent Authority.

Encl. As above

218/119

Dy. Director (Plg.)  
DURGANAND MINAR  
Dy. Dir. (Plg.) Zone D





No. F. 1(25)2005/MP/

May please refer PUC at Page 947/C to 958/C is a North DMC letter No. TP/G/3963/2019 dated 21.08.2019 from Sr. Town Planner, North DMC, enclosing therewith, revised agenda for the DDA Technical Committee (TC) regarding relaxation of setbacks and basement along with Development Control Norms for the Plot No. 28-29 DDU Marg, ITO, measuring 952 sq.m. allotted for construction of Toy Bank Museum.

In this context, the matter has been examined with respect to the decision of the 5<sup>th</sup> Technical Committee Meeting held on 16.07.2018 (page 937/C) and following is submitted:

1. **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.**
  - a. The agenda forwarded by North DMC vide letter dated 21.08.2019 is not in the proper format as desired by Technical Committee. North DMC vide letter dated 21.08.2019 has forwarded the agenda submitted by the applicant prepared in format of proposal of change of land use; however, the proposal is regarding the relaxation of setbacks. North DMC has to sent the agenda in proper format of relaxation of setback duly signed by Competent Authority/Chief Town Planner.
  - b. The agenda does not enclose any detail plans of the plot u/r (showing the adjoining plots) for which relaxation is proposed
  - c. The observations from concerned agencies L&DO & CFO are still awaited as decided in Technical Committee. CPWD has sent observations vide letter dated 08.08.2019 received in DDA on 27.08.2019 (Refer Page 960/C).
2. **North DMC to give its recommendations and forward the agenda to DDA through Competent Authority/ Chief Town Planner.**

North DMC vide letter dated 21.08.2019 has recommended to relax the setback and development control norm as similar to the case of Toy Bank Museum in Derawal Nagar. However, it seems that no technical justification has been provided.
3. **The development control norms of the use premise shall be applicable for which it is allotted or as per lease deed.**

No documents regarding ownership of the plot u/r such as L&DO allotment letter/lease deed and possession letter has been provided in the agenda send by North DMC letter dated 21.08.2019. The same may be provided North DMC.

In view of above, the observations of Planning Zone-D are as under:

  - i. As per CPWD layout plan at page 922/C, the Plot 28-29 falls in row of Institutional Plots (30 Nos.) of Pocket -10 of DDU Marg. The relaxation in setback and norms for the plot u/r may change the urban form of DDU Marg, as a repercussion.
  - ii. The approval/observation of Chief Fire Officer (CFO) are still awaited. For considering the case of setback relaxation, the approval from CFO is mandatory.
  - iii. If the proposal for relaxation of side setback is considered by Technical Committee, NOC may be obtained from the abutting plot owner, before sanctioning the building plan for Plot No. 28-29, DDU Marg, ITO, New Delhi

The above is submitted for deliberation by Technical Committee, DDA.

Commissioner (Planning)

AC (Plg.) I

29/8/19

Addl. Commr. (Plg.)-II  
29/08/2019

दिल्ली विकास प्राधिकरण

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

F.1 (10)/2019/MP/348

Date: 29.08.2019

**MEETING NOTICE**

The 7<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Thursday, 29.08.2019 at 5.30 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. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner(Plg)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Plg.) I, II & III/ DDA
13. Addl. Commr. (Landscape), DDA
14. Secretary, DUAC
15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

**N.O.O.**

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



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

F.1 (10)/2019/MP/ 348

Date: 29.08.2019

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*Manju Paul*  
(Manju Paul)  
Addl. Commissioner(Plg)I 29/8/19

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner(Plg)
7. Chief Planner, TCPO
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15. Chief Town Planner, (SDMC, NDMC, EDMC)
16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
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I.P Estate, New Delhi - 110002  
Phone No.23370507

F.1 (10)/2019/MP/ 348

Date: 29.08.2019

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

Manji Paul  
(Manji Paul)  
Addl. Commissioner (Plg) I 29/8/19

To:

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

Dir. (E & O) 29/8/19

✓ - Dir. (U & J) 29/8/19

- DD (F & H) 29/8/19





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

F.1 (10)/2019/MP/ 348

Date: 29.08.2019

MEETING NOTICE

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

Manji Paul  
(Manji Paul)  
Addl. Commissioner(Plg)I 29/8/19

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner(Plg)
7. Chief Planner, TCPO
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16. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
17. Dy. Commr. of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD



29/8/19

29/8/19

29/8/19 at 2.00 PM

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

F.1 (10)/2019/MP/348

Date: 29.08.2019

MEETING NOTICE

The 7<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Thursday, 29.08.2019 at 5.30 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)

Addl. Commissioner(Plg)I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner(Plg)
7. Chief Planner, TCPO
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18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD

N.O.O.

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

SA to V ✓

ML  
29/8/19



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

F.1 (10)/2019/MP/342

Date: 23.08.2019

MEETING NOTICE

The 7<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Tuesday, 27.08.2019 at 4.00 P.M.** in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan INA, New Delhi 110023.

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

*Manju Paul*  
(Manju Paul) 23/8/19  
Addl. Commissioner(Plg)I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner(Plg)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Plg.) I, II & III/ DDA
13. Addl. Commr. (Landscape), DDA
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17. Dy. Commr. of Police (Traffic) Delhi
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19. Director Fire Service, GNCTD

## INDEX

### 7<sup>TH</sup> Technical Committee Meeting to be held on 27.08.2019

SL. No	ITEM No.	SUBJECT	PAGE No.
1	25/2019	Confirmation of the minutes of 6 <sup>th</sup> Technical Committee meeting held on 01.08.2019 F.1(09)2019	1-4
2	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' F.20(8)2019/MP	5-18
3	27/2019	Proposed Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone J. F.26(8)2019-MP	19-27





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

Date: 06.08.2019

F.1 (09)/2019/MP/303

**Subject: Minutes of the 6<sup>th</sup> Technical Committee meeting of DDA for the year 2019 held on 01.08.2019.**

The 6<sup>th</sup> Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on **01.08.2019**. 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.

*[Signature]*  
6/8/19  
(Rajesh Kumar 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.) - 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
18/2019	Confirmation of the minutes of 5 <sup>th</sup> Technical Committee meeting held on 16.07.2019. <b>F.1 (08)/2019/MP</b>	Since no observations/ comments were received, the minutes of the 5 <sup>th</sup> Technical Committee meeting held on 16.07.2019 were confirmed as circulated. Further, it was informed that the revised minutes of 4 <sup>th</sup> Technical Committee meeting has also been issued.	
19/2019	Modification in the Development Control Norms and activities permissible under Religious Category in the Master Plan of Delhi-2021. <b>F.15(01)2018-MP</b>	<p>The proposal was presented by the Director (Projects). After detailed deliberation, the Technical Committee recommended modification in MPD-2021 for processing under Section 11-A of DD Act, 1957 with the following:</p> <ol style="list-style-type: none"> <li>1. Taking into consideration the activity proposed the ground coverage to be taken as 30% and FAR 100.</li> <li>2. The ECS in other control has not been mentioned in the proposal, the same will be as 1.8 ECS per 100 sqm.</li> <li>3. The activities permitted in Table 13.27 under Religious use premise will be as follows:  <i>"Temple, Mosque, Church, Gurdwara, Synagogue, Ashram, Bathing Ghat, Gaushala, Dargah, Charitable Dispensary, Library".</i>  <i>The following activity will also be allowed at sub city level :</i>  <i>Training centre for Yoga, Spiritual activity, meditation halls, museum, art gallery, exhibition center, auditorium, accommodation for preachers / devotees/ management staff (max. 15% of Total FAR, ), canteen,/restaurant, langar hall, kitchen and bank extension counter/ATM facility, prayer halls.</i> </li> </ol>	
20/2019	Change in land use of land measuring 36.6. Ha. Earmarked for District Centre under Commercial use to PSP to provide land for colleges and university to	The proposal was presented by the Director (Projects). After detailed deliberation, the Technical Committee recommended the proposal contained in para 3 for processing the change of land use	



Agenda Item No.	Issue	Discussion / Recommendations	Remarks
	create institutions Hub at Narela and swapping with Institutions land (PSP) in FA-20 to commercial. <b>F.9(01)2012-MP</b>	under Section 11-A of DD Act, 1957.	
21/2019	Proposed change of land use of land measuring about 2.74 ha. (27442.77sqm) located south side of Netaji Subhash Place (Wazirpur) District Centre, from Residential & Transportation to Commercial (C-1) and Residential & Recreational to P&SP (PS-1) and Transportation to P&SP (PS-1) in Planning Zone-H. <b>F.3(20)87-MP</b>	The proposal was presented by the Addl. Commr.(Plg)III. 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.	
22/2019	Proposal regarding proposed change of land use of an area measuring 26Ha. (64.22 acres) from "Manufacturing" to "Recreational" located at Ash Disposal Area of Badarpur Thermal Power Station (BTPS) falling in Zone-O for Development of ECO Park. <b>F.3(56)89-MP/Pt.I</b>	The proposal was presented by the Addl. General Manager, NTPC. After detailed deliberation, the Technical Committee recommended the proposal contained in the agenda in para 4 for processing the change of land use under Section 11-A of DD Act, 1957.	
23/2019	Proposal regarding change of land use of two areas from 'Recreational' to 'Public & Semi Public' located at Dilshad Garden and Shastri Park for Development of (Mini) Sports Complex falling in planning Zone-E. <b>F.20(7)2019/MP</b>	The proposal was presented by Director(Plg) Zone-E&O. After detailed deliberation, the Technical Committee recommended the proposal contained in the agenda in para 4 for processing the change of land use under Section 11-A of DD Act, 1957	
24/2019	Proposed amendments in MPD-2021 w.r.. amalgamation of Residential plots upto 200 sqm. <b>F.20(1)2013/MP</b>	The proposal was presented by the Addl. Commr.(Plg)I. After detailed deliberation, the Technical Committee recommended modification in MPD-2021 for processing under Section 11-A of DD Act, 1957	

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

**ANNEXURE-I**

**List of participants of 6th meeting for the year 2019 of Technical Committee on 01.08.2019**

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner(LD& LM)
4. Commissioner(Plg)
5. Addl. Commissioner (Plg.) - I
6. Addl. Commissioner (Plg.) - II
7. Addl. Commissioner (Plg.) - III
8. Sr. Architect, VC Sectt.
9. Director (Plg) (Rohini & Narela)
10. Director(Plg)MP
11. Director (Plg)E&O
12. Dy. Director(Plg)F&H

**OTHER ORGANIZATIONS**

1. Chief Town Planner, SDMC
2. Gen. Manager, NTPC
3. Gen. Manager, NTPC (Badarpur)
4. Dy. Architect, CPWD
5. Divisional Officer, Delhi Fire Service
6. Asstt. Gen. Manager, NTPC
7. Asstt. Divisional Officer, Delhi Fire Service
8. Associate, TCPO
9. Asstt. Engineer(L&DO)



No. F.20(8)2019/MP

**Subject:** - Proposal for Change of Landuse 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'.

### 1.0 Background:

In minutes of the meeting chaired by V.C. DDA on 03.07.2019, it is instructed that (Refer Annexure- 'A'),

*"Development of mini sports complex at the 10 identified sites be expedited. The terminology of mini sports complex be change to sports complex, which is as per the provision of the Master Plan. Wherever, change of land use is required, agenda for Technical Committee and Authority be prepared by Planning Deptt Since in green areas, required construction would not be permissible, land use of these plots be change and equal quantum of land in the layout be swapped and converted to green area."*

Accordingly, the change of Landuse of Shastri Park has been already approved by the Authority in the meeting held on 13.08.2019.

### 2.0 Examination:

- An area measuring 1.98 Ha. under Public and Semi Public Use has been identified at the backside of Akshardham Metro Station in Zone- 'O'(CWG village Complex). This area is proposed to be converted into "Recreational" as per decision taken in the meeting held on 03.07.2019.
- As per MPD-2021 and Zonal Development Plan of Zone-O the Landuse of the proposed site under reference is "Public and Semi Public" (PSP) (Refer Annexure-'B').
- Change of Land Use of the area is to be proposed from "Public and Semi Public" to "Recreational" in Zonal Development Plan of Zone - 'O' which is to be swapped in lieu of site located at Shastri Park proposed for Community Sports Centre.
- T.S.S. of the site was provided by HUPW, DDA, however, the status of site received through WhatsApp from E.E Sports Division-II, that the ownership is with sports Division-II D.D.A. and there is no litigation in this land. (Refer Annexure-'C').

### 3.0 The information required as per the MoUD, GOI letters dated 07.04.2015 and 04.09.2015 is given below: -

S. No	Query	Answers
1	Whether the land is government or private and who is the land owning agency?	DDA, Land
2	On whose request the change of land	

	use case or modification to MPD-2021 has been initiated?	Sports Department, DDA.
3	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Officers of Planning Deptt and Engineering Deptt. inspected the site.
4	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	As the equivalent "Recreational" area at Shastri Park has been converted into "PSP", equivalent "PSP" area is being converted into Recreational (Green).
5	What will be 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.
6	What will be proposal's impact/implications on general public e.g. Law & order etc. ?	No Law & Order issue is anticipated.
7	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	The Ownership is with sports Division-II D.D.A., and there is no litigation in this land.
8	Background note indicating the current situation/provisions	<p>In minutes of the meeting chaired by V.C. DDA on 03.07.2019, it is instructed that</p> <p><i>"Development of mini sports complex at the 10 identified sites be expedited. The terminology of mini sports complex be changed to Community Sports Centre, which is as per the provision of the Master Plan. Wherever, change of land use is required, agenda for Technical Committee and Authority be prepared by Planning Deptt Since in green areas, required construction would not be permissible, land use of these plots be change and equal quantum of land in the layout be swapped and converted to green area."</i> Accordingly, the change of Landuse of Shastri Park has been already approved by the Authority in the meeting held on 13.08.2019.</p>
9	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how.	<p>Yes,</p> <p>Change of land use from 'Public &amp; Semi Public' to 'Green belt/Wear Body (A-3 River &amp; Water Body, Vide Ministry Gazette Notification No-S.O.1639 (E) dated 19.07.2012. (Proposed site for Cricket &amp; Football Stadium towards south of DND Flyway).</p>
10	What were the specific recommendations of the Authority with regard to the proposal	To provide equivalent green area in exchange to PSP, It is Important to take up this proposal.



11	How and why the proposal was initiated	<p>In minutes of the meeting chaired by V.C. DDA on 03.07.2019, it is instructed that</p> <p><i>"Development of mini sports complex at the 10 identified sites be expedited. The terminology of mini sports complex be changed to Community Sports Centre, which is as per the provision of the Master Plan. Wherever, change of land use is required, agenda for Technical Committee and Authority be prepared by Planning Deptt. Since in green areas, required construction would not be permissible, land use of these plots be change and equal quantum of land in the layout be swapped and converted to green area."</i> Accordingly, the change of Landuse of Shastri Park has been already approved by the Authority in the meeting held on 13.08.2019.</p>
12	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof	There is no negative impact on the population. On the other hand the Recreational Area will increased in Zone-'O'.
13	What are the expected short-term and long-term outcomes if the proposal is approved and implemented ?	<p>Short term- Recreational / Green cover to counter air pollution</p> <p>Long term- Improve the Environment, which leads to pure oxygen, ground stability, ambient temperature.</p>
14	How the proposal will benefit in the development and economic growth of the city.	<p>Recreational / Green cover to counter air pollution</p> <p>Improve the Environment, which leads to pure oxygen, ground stability, ambient temperature.</p>
15	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 of Delhi	Similar provisions in other metropolitan cities however at state level.
16	What will be the public purpose served by the proposed modification.	Green cover to counter air pollution. Improve the Environment, which leads to pure oxygen, ground stability, ambient temperature.
17	What is the number of people/ families/ households likely to be affected by the proposed policy.	None
18	Whether the proposal is in consonance with the existing plans, laws, by-law, rules, etc.	Yes
19	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	<p>Yes</p> <p>Action shall be taken after the said land is converted into green.</p>

	to bring about such changes.	
20	Whether the departments/ organizations/ Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	Not Applicable
21	Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministry/ Departments were taken into account while preparing and examining the proposal.	Not Applicable
22	The name, designation and contact information of an officer of level of Director or above who will be the nodal officer to be contacted by the ministry regarding the proposal.	Director (Plg.) Zone 'E' & 'O' Delhi Development Authority 3rd Floor, Vikas Minar, New Delhi-110002

#### 4.0 Proposal:

Change of Land use of the area measuring 1.98Ha. falling in Planning Zone 'O' may be changed from 'Public and Semi-Public' to 'Recreational' under Section 11A of DDA Act, 1957. (Refer Plan at Annexure-'D')

Location	Area (Ha)	Land use as per MPD-2021	Land use as per ZDP of Zone-'O'	Land use Changed to	Boundaries
Commonwealth Game Village (CWG), complex, falling in Planning Zone-'O'	1.98 Ha (19800.0 sq.m)	Public & Semi Public	Public & Semi Public	Recreational	<p>North: ESS and STP as per ZDP of Zone-O.</p> <p>South: Public &amp; Semi Public area of CWG Sport Complex as per ZDP of Zone-O.</p> <p>East: Akshardham Metro Station as per ZDP of Zone-O.</p> <p>West: Public &amp; Semi Public area of CWG Sport Complex as per ZDP of Zone-O.</p>

#### 5.0 Recommendation:

The proposal at Para 4.0 above is placed before the Technical Committee for consideration under Section 11-A of DD Act for the processing of Change of landuse.

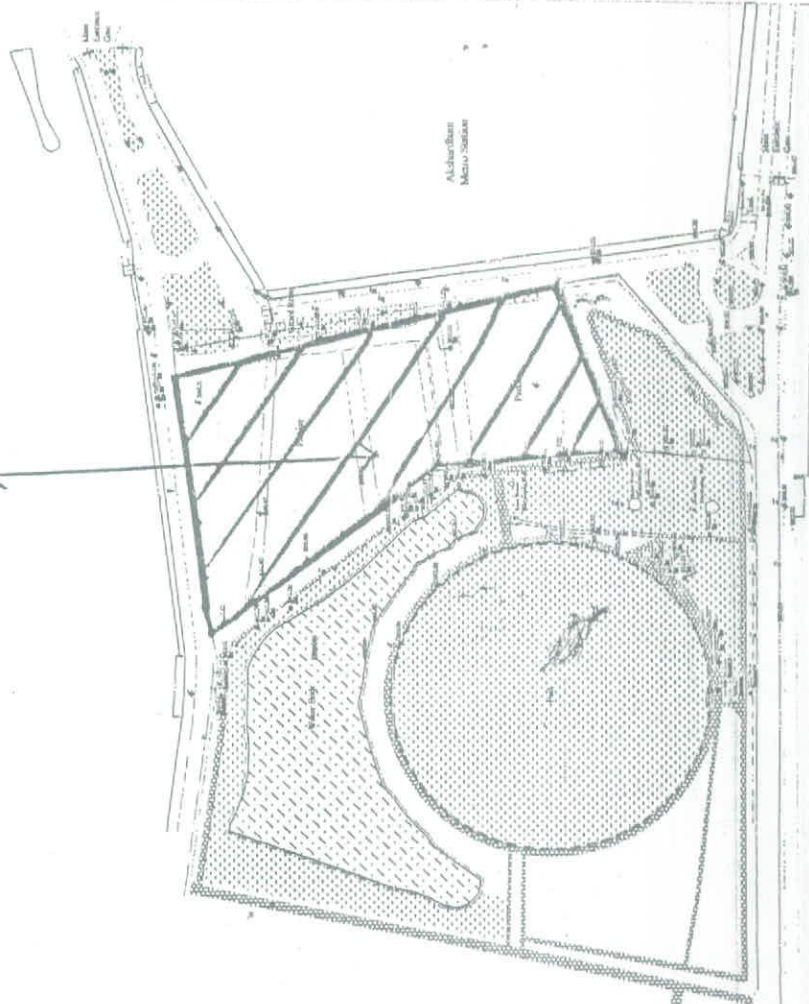
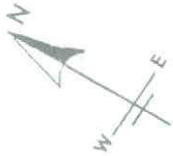
*Chandrabhushan*  
Addl. Commr. (Plg.) - II

*Bunle*  
Director (Plg.)  
Zone E&O

*Kamaljeet Kaur*  
Asstt. Dir. (Plg.)  
Zone-O



SITE PROPOSED FOR  
CHANGE OF LAND USE









TOPOGRAPHICAL SURVEY PLAN OF CWG SPORTS COMPLEX, NEW DELHI.

Notes:

1. All Dimensions Therapy are by license.
2. Credit our with respect to Health Mart - 204.6138
3. Only individual professional levels are shown in this directory for clarity. However, other levels are used in different format of all copy of this directory.
4. TMC stands for two different number recently worked on this one.

SL No	Description	Symbol
1.	Methodical record	_____
2.	Boundary Mark	_____
3.	Building Mark	
4.	Fencing	_____
5.	Footpath/Track	_____
6.	Manicule/Tree/Tripod Pole	
7.	Gate	
8.	Reference Land	_____
9.	Branch Mark	

### Legend:

<p>Preparation of Tissue and/or Specimen Collection</p> <p>SEE: Topographical survey with a TLE off</p> <p>Various Sports Complexes and Clubs</p>	<p>Site 2: Topographical Survey Plot of 1000 Acres Complex, State Dist.</p>	<p>Client: Executive Engineer, Government, P.O. Dind.</p>	<p>Language: English</p> <p>Project: 1985</p> <p>Year: 1985</p>	<p>Checklist:</p> <p>1-4</p>
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To,

The Assistant Director  
(Plg.) Zone 'O'  
11th Floor Vikas Minar

Subj: Status of land near CWGVSC.

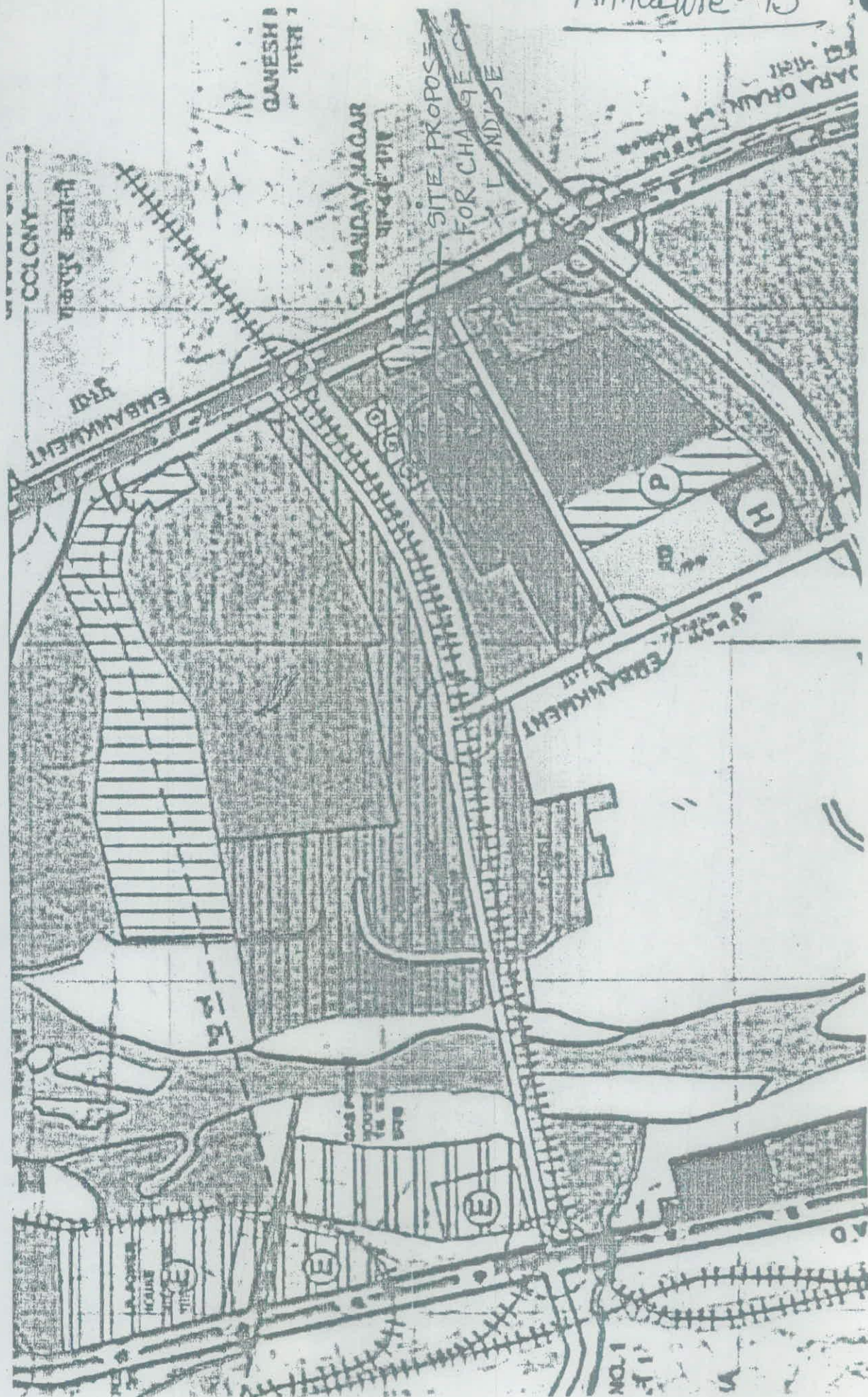
The status of land of CWGVSC is that ownership is with Sports Division-2 and there is no litigation in this land. The allotment status is green land.

21-8-19  
Executive Engineer  
Sports Division -2



- 12:

Annexure - B





अद्वैतसिद्धांत मुख्य गूणविषय-२

385

दिनांक 16-7-18

DELHI DEVELOPMENT AUTHORITY

QUTAB GOLF COURSE

Press Enclave Road, New Delhi-110017

No. F.1(31)/QGC/Redevelopment/14-15/Part-III/145

Dated:12.07.2019

Sub: Minutes of the meeting chaired by Vice Chairman, DDA on 3.7.2019 for reviewing ongoing works at Qutab Golf Course.

A meeting was held in the chamber of Vice Chairman, DDA at 4.0 p.m. on 3.7.2019 for reviewing ongoing works at Qutab Golf Course. List of officers who attended the meeting is annexed. The following status of work was noted and timelines decided:

### 1. Redevelopment of Golf Course

862

29.07.19

1) Protective fencing from Tee No. 4 to Green No. 5 would be erected by 31.7.2019. The BDA land from which encroachment has been recently removed behind Green No. 5 and Tee No. 6 should also be fenced with a high fencing to ensure encroachment does not occur in future and this area be amalgamated with the golf course. Thereafter, the area be landscaped.

Action: PD (Sports

Additional WTP would be installed by 31.7.2019 as there is shortage of treated water for irrigation and also as the requirement would increase with the redevelopment of the back 9 holes. Pipe connection of STP water to the available UGR should be provided by 10.7.2019. Additional water storage tanks be installed by 30.9.2019.

Action: PD (Sports

Turf care equipment is required to be procured urgently as the back 9 holes are nearing completion. It was decided that a Committee be formed for the procurement and details from other golf courses be obtained regarding makes/models of equipment and the purchase cost. If possible, Generic specifications to be mentioned in the tender document and global tenders invited from OEMs and authorized suppliers.

Action: Secretary, QGC

For clay lining of all the water bodies, clay would be brought to site by 5.7.2019 and work would be completed by 31.10.2019 for all the water bodies. Proper barricading of the water bodies would be installed for execution of the work. The material should be brought to the water bodies at night so that play on the course is not interrupted.

Action: PD (Sports)

point no: 2(vi)(b) drugs to be given by 22/7/19. more exped preparation of drugs for adhering to timeline.

4(ii). For preparation of 2 mignone



v) The slope on the left side of hole No. 2 needs to be grassed and irrigation system provided. For all such additional works, a consolidated estimate should be prepared for obtaining sanction.

Action: PD (Sports)/SE (Elect.) PZ

vi) On most of the tees, brown lines can be seen on the turf above the drainage channels. This could be because adequate quantity of sand may not have been utilized while constructing the tees. Suggestions to rectify this should be sought from the Consultant.

Action: PD (Sports)

vii) The green barriers separating the front 9 and back 9 holes be replaced immediately as it is giving a very shabby look.

Action: PD (Sports)

viii) Grassing of the back 9 holes would be started by 15.7.2019 and completed by 31.10.2019.

Action: PD (Sports)

ix) Manpower and machinery deployed for back 9 holes be adequately increased to ensure the work is completed as per timeliness.

Action: PD (Sports)

x) Pebbles were observed in the sand that is being used for the greens and tees in the back 9 holes, particularly green Nos. 15 and 16. Such inferior work is unacceptable and works undertaken by the contractor be properly supervised. Sand should be thoroughly sieved before utilizing on the tees and greens. Test pits should be dug on Green Nos. 15 and 16 and report submitted.

Action: PD (Sports)

xi) The distance between the green and the bunker is very less at places which needs to be increased to enable the first cut machine to move between the bunker and the green. In case, the distance is very less, the bunker sand falls on the greens which causes damage to the greens as well as the turf care machinery. This is all the more significant due to the very high footfalls on the golf course.

Action: PD (Sports)

xii) The edges of tees and greens are not being cut proper, as a result of which, the tee and green edges do not have a proper symmetrical shape. Besides, due to the improper shaping while cutting the edges, the earth from the edges collapses on



to the gravel placed over the perforated drainage pipelines which gets choked. It should be ensured that these are done under proper supervision.

Action: PD (Sports)

- xiii) Large stones should be removed while back filling lateral irrigation lines to ensure ease of repairs and maintenance in future.

Action: PD (Sports)

- xiv) All electrical problems in the STP plant at Laddha Sarai be checked and repaired by the Electrical Division.

Action: SE (Elect.) PZ

- xv) The bore well pump and starter near hole No. 4 to be made operational.

Action: SE (Elect.) PZ

- xvi) Civil and electrical repairs of the pump room with Rain Bird irrigation system be completed on priority.

Action: PD (Sports)/SE (Elect.) PZ

## 2. Club House

- i) TV's, AV system and music system, of Bose or equivalent make, to be procured at the earliest. Electrical fittings of the office, light in the basement, facade and outdoor lighting to be completed by 30.9.2019.

Action: SE (Elect.) PZ

- ii) Joint inspection of the ETP by Civil and Electrical Engineering depts. is still pending. This should be done on priority and operator engaged by Electrical Engg. Division and ETP made operational by 10.7.2019.

Action: PD (Sports)/SE (Elect.) PZ

- iii) Frosting of aluminum doors are yet to be done which should be completed by 10.7.2019.

Action: PD (Sports)

- iv) Geysers in the change rooms have not yet been connected. This should be completed by 15.7.2019.

Action: PD (Sports)/SE (Elect.) PZ

- v) Sauna, steam and chilled showers be installed by 10.8.2019.  
Action: PD (Sports)
- vi) Staff toilet in the basement be constructed at the earliest. Architectural drawings to be sent to Project Director (Sports) for preparation of estimates by 22.7.2019.  
Action: ACA-II (Sports)
- vii) ACs in the club house are still tripping on full load. Total electrical load should be calculated after adding the requirement for the driving range, swimming pool and future construction on the terrace with an additional 25% load and provision made accordingly.  
Action: SE (Elect.) PZ
- viii) Jalis around the overhead water tanks be provided by 31.7.2019 as it is giving a very shabby look.  
Action: PD (Sports)
- ix) Work on the swimming pool should be awarded by end August, 2019 and completed by end April, 2020.  
Action: ACA-II/PD (Sports)/SE (Elect.) PZ
- x) The non-functional AC in the gym be repaired immediately.  
Action: SE (Elect.) PZ
- xi) Existing generator in the old club house be shifted for the kitchen in the new club house by 16.8.2019.  
Action: SE (Elect.) PZ
- xii) Garbage in the basement be cleared and concrete flooring provided by 15.7.2019.  
Action: PD (Sports)
- xiii) The kitchen waste pipe be connected to the ETP as kitchen waste is flowing outside and causing foul odour.  
Action: PD (Sports)
- xiv) Slope in the bathroom be rectified as it is unhygienic and a number of complaints are being received from members. This should be completed by 12.7.2019.  
Action: PD (Sports)





- xv) A permanent solution for the POP which is cracked in the reception is required.  
Action: PD (Sports)
- xvi) The facade stone tiles which have moved should be repaired.  
Action: PD (Sports)
- xvii) As MTNL lines in the club house are not functional since 27.5.2019, sufficient number of mobile phones be procured which should be placed at the reception. WIFI dongles be also procured.  
Action: Secretary, QGC

3. Driving Range

- i) Fencing work be completed by 30.8.2019  
Action: PD (Sports)
- ii) Construction of bays be completed by 30.8.2019.  
Action: PD (Sports)
- iii) Grassing of the range along with provision of Irrigation system should be started by 1.8.2019.  
Action: PD (Sports)
- iv) Flood lighting be provided by 30.9.2019.  
Action: SE (Elect.) PZ

4. Other issues

- i) All electrical works are not being attended to since the RE is required to do both the civil and electrical works. Since the RE does not have adequate knowledge of electrical work, only very minor electrical works can be got done through RE. Remaining electrical works should be done by Electrical Engineering Deptt. under SE (Elect.) PZ.  
Action: SE (Elect.) PZ
- ii) Development of mini sports complexes at the 10 identified sites be expedited. The terminology of mini sports complex be changed to sports complex, which is as per the provisions of the Master Plan. Whenever change of land use is required, agenda for the Technical Committee and Authority be prepared by Planning Deptt. Since in green areas required construction would not be permissible, land use of these plots



original and a small quantity of land in the layout be swapped and converted to green area.

Action: Commn (Plg.)/ACA-II/AC Landscape)

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



(D. SARKAR)  
Commissioner (Sports)

Copy to:-

1. Commissioner & OSD to Vice Chairman, DDA for kind information of the letter.
2. Engineer Member
3. Principal Commissioner (Sports)
4. Chief Engineer (Headquarters & Sports)
5. Commissioner (Planning)
6. Addl. Chief Architect (Sports)
7. Addl. Commissioner (Landscape)
8. Project Director (Sports)
9. Suptg. Engineer (Electrical) Project Zone
10. Secretary (Coordn.) Sports Wing
11. Secretary, OGC
12. Golf Superintendent, OGC



File No. F.26 (8)/2019-MP

Sub: Proposed Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone J.

1. Background:

- i) The "Regulations for Enabling the Planned Development of Privately Owned Lands" was notified vide S.O. 3249 (E) dated 4<sup>th</sup> July, 2018. For implementation of these regulations, a Standard Operating Procedure (SOP) was prepared and uploaded on DDA website. Accordingly, a public notice was issued in leading newspapers on 18.01.2019 inviting eligible land owner or company or society or a group of land owners to submit their application of intent as per the notified Regulations (Annexure A).
- ii) MoHUA vide letter no. F.No. K-12011/3/2018-DD-I dated 30.11.2018 communicated that DDA was assigned the job of preparation of the Master Plan/Layout Plan integrating all privately owned land so that basic infrastructure could be made available (Annexure B).
- iii) As per clause 5.7.1 of MPD 2021, it is stated that *"In Urban Extension, District Centres and Community Centres could be developed wherever possible, in a linear form such as commercial cum facility corridors along major transport networks. Such corridors will have nonresidential uses like Commercial, Recreational, Public and Semipublic, Utilities, Service and Repair, etc. with detailed Urban Design and landscape schemes. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and bus terminals, as the case may be, shall be integrated within these facility corridors"*
- iv) Clause 2.10.3 in ZDP of Zone-J stipulates that *"the facility corridors indicated in the Zonal Development Plans will be detailed out into specific uses as per Master Plan (Ref. Annexure 8) at the time of preparation of detailed layout and Sector Plans on the basis of feasibility and ground realities. The exact boundary of facility belts / corridors will thus be governed by the approved layout plans."* (Annexure C)

As per Land use Plan of Zone-J, Facility Corridor Area for Zonal Plan Level facilities includes **Commercial, Recreational, Transportation and Public & Semi Public.**

2. Examination:

- i) As per notified Regulations, SOP, Minutes of meeting held on 04.01.2019 under the chairmanship of VC, DDA and public notice issued on 18.01.2019, total 13 no. of applications received in the Planning Zone-J and G(UE). All 13 applications were forwarded to SDMC for scrutiny w.r.t land details, land use as per the Master Plan/Zonal Development Plan and use premises of land with

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reference to approved Layout plans/schemes of respective area, applicability of private land policy, verification of land under reference as per the ownership of the documents submitted by the owners etc. **which is still awaited from SDMC.** Out of total 13 no. of Application of intents received against public notice issued on 18.01.2019, **11 nos. sites are falling in various Facility Corridors of Planning Zone-J and G (UE).**

One of the application of intent received from M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd is falling under F.C.-1. M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd requested to develop the plot under 'Commercial' Land use.

- ii) A meeting was held under the Chairmanship of Hon'ble L.G. of Delhi on 22.05.2019 to discuss the issues related to Facility corridors earmarked in Zonal Development Plans with reference to regulations notified on-04.07.2018. In the meeting it was discussed that since all major transport corridors have not been constructed therefore Facility Corridor could not be demarcated on ground. It was decided that before planning of Facility Corridor, a detailed ground assessment exercise may be done either through drone survey or satellite imagery.
- iii) As a follow-up action, a meeting was held under the chairmanship of VC, DDA on 03.06.2019 wherein it was discussed that Layout Plan of facility Corridor may be prepared based on ground reality/ survey.
- iv) Also, the draft guidelines/ principles for implementation of Regulations for enabling planned development of Privately owned land was discussed in 4<sup>th</sup> Technical Committee meeting held on 10.06.2019. Following decisions are taken in 4<sup>th</sup> Technical Committee meeting of DDA-
  - a) *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. The scrutiny regarding applicability of policy shall be got verified by the concerned ULBs/agencies through their respective departments.*
  - b) *In case of isolated pockets falling in Facility Corridors, the ULBs shall provide the details of all 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 of 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.*
  - c) *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*

*AS*



accessibility. The minimum parking norms shall also be followed in the area of which the layout Plan is being prepared.

- d) The width of Facility Corridor shall be kept 3 times of Right of Way (RoW) on either side of adjoining road. (This was added as part of confirmation of Minutes of 4<sup>th</sup> Technical Committee Meeting).
- v) DDA vide letters dated 16.07.2019 and 15.02.2019 requested SDMC to provide requisite information for preparation of Layout Plan of Facility Corridor (F.C.)-1 along N.H.-8. SDMC vide letter dated 07.05.2019 provided lists of Building Plans cases only and without any plan/map of the area/plot. None of the cases are found to be in Facility Corridor (F.C.)-1 along N.H.-8 as per list given by SDMC.

Due to non-submission of desired information from SDMC, P.T. Survey was required to prepare Base map/ LOP of the area.

- vi) Further, a meeting was held in the chamber of VC, DDA on 05.07.2019 wherein it was directed to Planning Department to prepare Base map of Facility Corridor along NH-8. Accordingly, Survey department was requested to conduct PT survey in the Facility Corridor (F.C.)-1 along N.H.-8 vide this office letter dated 08.07.2019 and Survey has been received on 16.08.2019.
- vii) Survey Unit vide note dated 16.08.2019 submitted the PT survey of the Facility Corridor (F.C.) -1 along N.H.-8. As per PT survey, 07 nos. of plots are found to be vacant/ open including the plot of M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd which may be incorporated in Proposed Layout Plan of Facility Corridor (F.C.) -1 along N.H.-8. (Annexure D)
- viii) As per Regulation notified on 04.07.2018, non-residential uses like Commercial, Recreational, Public & Semi Public, Utilities, Industrial, Service and Repair etc. are permissible on plots within Facility corridor.
- ix) As per Land use Plan of Zone-J:  
Facility Corridor Area for Zonal Plan Level facilities include **Commercial, Recreational, Transportation, and Public & Semi-Public Facility.**

### 3. Proposal

Based on the examination at Para 2 above, following are proposed-

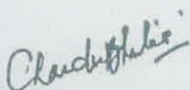
- i) The width of Facility Corridor (F.C.-1) has been kept 03 times of RoW i.e. 270m from edge of RoW.
- ii) Based on PT survey report, there are 07 nos. of plots found to be vacant/ open which are proposed to be incorporated in Proposed Layout Plan of Facility Corridor including the plot of M/s Pasco Hotels Pvt Ltd and M/s Pasco Motels Pvt. Ltd for which application of intent was received for 'Commercial' Land use in DDA with regard to Public notice issued on 18.01.2019.

A

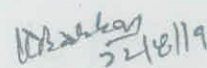
- iii) Accordingly, Proposed Layout Plan of Facility Corridor (F.C.)-1 along N.H.-8 is prepared and annexed as 'Annexure E'.
- iv) Facility Corridor (F.C.)-1 includes Commercial, Recreational, Transportation, and Public & Semi Public Land uses for Zonal Level facilities.
- v) The portion of Land parcel falling under road Right of Way (RoW) are required to be surrendered to the Road owning agency by land owner. In such case, the FAR of surrendered land shall be loaded on the balance plot area.
- vi) Incorporation of vacant/ open lands in Proposed Layout Plan of Facility Corridor (F.C.)-1 subject to the following conditions-
  - a) Detailed scrutiny by SDMC/ ULBs as per MPD -2021, UBBL 2016, notified regulations 04.07.2018 and SOP for Enabling the Planned Development of Privately Owned Lands.
  - b) Scrutiny by SDMC / ULBs as per guidelines/ principles approved by Technical Committee, DDA for implementation of 'Regulations for Enabling the Planned Development of Privately Owned Lands'
  - c) All other statutory clearances as applicable.

#### 4. Recommendation

The Proposal as given in Para-3 above is put up for consideration of the Technical Committee. Once the proposal is approved, the same will be forwarded to concerned local body as per Standard Operating Procedure (SOP).

  
Addl. Commr. (Plg.)-II

  
Director (Plg.) UC&J (In-Charge)

  
Asstt. Dir. (Plg.) Zone J



**DELHI DEVELOPMENT AUTHORITY**

MASTER PLAN SECTION

## PUBLIC NOTICE

18.1.2019

Please Visit DDA's Website at [www.dda.org](http://www.dda.org) or Dial: 1-800-705-5272

दिल्ली विचार प्रतिक्रिया

(मुख्य शिवाग्रारोपणम्)

सुसज्जित-सूत्राणि

18.1.2019

[illegible]



Annexure - B



F.No. K-12011/3/2018-DD-I

भारत सरकार/Government of India

आवासन और शहरी कार्य मंत्रालय /Ministry of Housing and Urban Affairs

निर्माण भवन/Nirman Bhavan

नई दिल्ली/New Delhi.

Dated the, 30<sup>th</sup> November, 2018.

To

The Vice Chairman,  
Delhi Development Authority,  
Vikas Sadan, INA,  
New Delhi.

Commr. (P/g)

Subject: Policy to enable the planned development of Privately Owned Lands.

Sir,

I am directed to refer to the meeting held on 10.10.2018 under the Chairmanship of Additional Secretary (W&H) on the above-mentioned subject wherein it was decided 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 lands. The MCDs were directed to send their formal response in this regard with the approval of respective Commissioners.

2. Responses received from North Delhi Municipal Corporation, South Delhi Municipal Corporation and East Delhi Municipal Corporation are enclosed herewith. DDA, is therefore, requested to initiate necessary action in the matter urgently.

Yours faithfully,

Encl. as above.

(Anil Kumar)

Under Secretary to the Govt. of India  
Telefax : 23061681

Copy to:

1. The Chairman, New Delhi Municipal Council, Palika Kendra, New Delhi- with a request to send their response, as decided in the meeting mentioned above.
2. The Commissioner, North Delhi Municipal Corporation, Civic Centre, New Delhi.
3. The Commissioner, South Delhi Municipal Corporation, Civic Centre, New Delhi.
4. The Commissioner, East Delhi Municipal Corporation, Udyog Sadan, Patpar Ganj Industrial Area, Delhi.
5. Commissioner(P/g), Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.



### 2.10.3 Facility Corridor

In Master Plan it is mentioned that for the Zonal Development Plans in Urban extension the facility belts / corridors shall be detailed out in Layout Plans. The facility corridors indicated in the Zonal Development Plans will be detailed out into specific uses as per Master Plan (Ref. Annexure 8) at the time of preparation of detailed layout and Sector Plans on the basis of feasibility and ground realities. The exact boundary of facility belts / corridors will thus be governed by the approved layout plans.

### 2.11 Phasing and Implementation

Area for Redevelopment

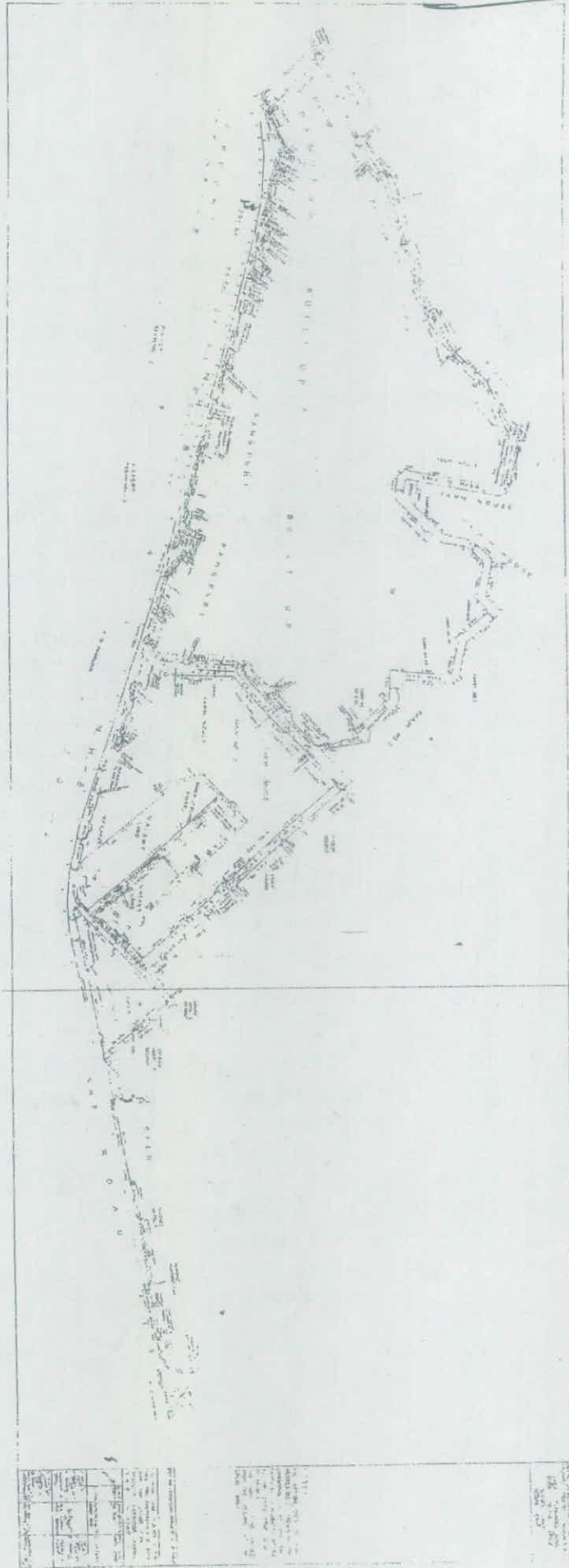
- Areas deficient in terms of Infrastructure/ lacks in terms of MPD standards / sub- standard areas needs to be identified for redevelopment.

### 2.12 Plan Phasing

Area under Planning Zone 'J' is sandwiched between existing development like Vasant Vihar, Vasant Kunj and Saket in South Delhi and residential development in Gurgaon. This is a peculiar Zone where major area of land is under Regional Park 6200 Ha, Green Belt 410 Ha. & Asola Bird sanctuary 300 Ha. outside Regional Park constituting about 6,910 Ha. out of 15,798 Ha. is not available for Urban development. Out of remaining 8,268 Ha area under Villages and Unauthorized Colonies is about 71.12 Ha. & 1630 Ha. respectively. The remaining area for planned development is 6567 Ha.. Urban Development under MPD-2021 is cellular and hierarchical Urban Development structure, where premises level or plot level is generally identified by the individuals but the city level facilities are generally not counted or contributed by them.

In view of the above, following phasing is suggested:-

- 2.12.1 At the first instance, the Phase I should constitute (a) area between NH-8 in the West, Mahipal Pur Road in the North, M.G. Road in the East and boundary of Union Territory in the South and (b) area between Mahipal Pur - Gurgaon Road in the West, proposed 100 M. wide road in the North and regional Park in the South and Asola Bird Sanctuary in the East may be taken up for development as this area will be served, Metro, National Highway and major existing roads and as it provides mostly land under Agriculture and few villages abadies. Propensity to develop new road network is greater in this area.

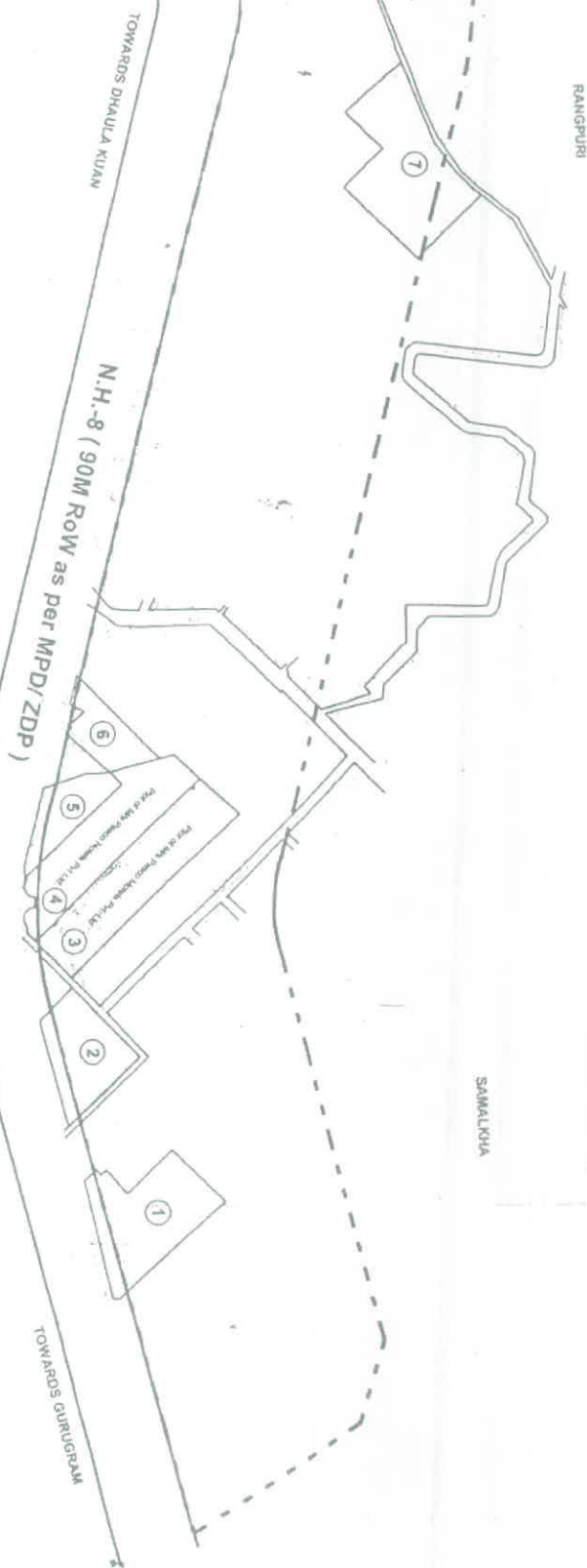


103/c

Annexe D



Annexure - E



# KEY PLAN



## LEGEND

Facility Corridor (F.C.-1)	---
Vacant/ open plots	---
N.H.-8 (ROW)	---

## Note:

- Survey Unit note dated 18.08.2019 submitted the PT survey of the Facility Corridor (F.C.-1) along N.H.-8. Based on PT survey report, there are 07 nos. of plots found to be vacant open which are proposed to be incorporated in Layout Plan of Facility Corridor (F.C.-1) including the plot of M/s. Purohit Hotels Pvt. Ltd. and M/s. Purohit Hotels Pvt. Ltd. for which application of report was received by Commissioner Land use in DDA with regard to public notice issued on 16.01.2019.
- The width of Facility Corridor (F.C.-1) has been kept 03 times of ROW i.e. 270m from edge of ROW.
- Facility Corridor (F.C.-1) includes Commercial, Residential, Transportation, and Public & Semi Public Land use for Zonal Level facilities.
- The portion of Land parcel falling under zone right of way are required to be surrendered to the Road carrying agency by land owner. In such case, the FAR of surrendered land shall be loaded on the balance plot area.

## DELHI DEVELOPMENT AUTHORITY PLANNING ZONE-J

TITLE : Proposed Layout Plan of Facility Corridor (F.C.-1) along N.H.-8 in Planning Zone 'J'

File: F.26 (B)/2019-MP

Scale  
0m 50m 100m 150m

Date

N

Asst. Dir. (P&I) Zone-J  
(Consultant)

Asst. Dir. (P&I) Zone-J

Dir. (P&I) Zone-J  
(In-charge)

Asst. Comm.  
(P&I) - II

Annexure - E

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



F.1 (10)/2019/MP/342

**MEETING NOTICE**

The 7<sup>th</sup> Technical Committee meeting of DDA for the year 2019 will be held under the Chairmanship of Vice Chairman, DDA on **Tuesday, 27.08.2019 at 4.00 P.M.** in the Conference Hall at B-Block, 1<sup>st</sup> Floor, Vikas Sadan INA, New Delhi 110023.

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

*Manju Paul*  
 (Manju Paul) 23/8/19  
 Addl. Commissioner(Plg)I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner(Plg)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
9. Chief Architect, NDMC
10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
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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. Dy. Commr. of Police (Traffic) Delhi
18. Land & Development Officer, (L&DO)
19. Director Fire Service, GNCTD



*26/8/19*

*26/8/19*



DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
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19. Director Fire Service, GNCTD

N.O.O.

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

SA to V.C, DDA

DELHI DEVELOPMENT AUTHORITY  
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6. Commissioner(Plg) - *K. G. 26/8/19*
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8. Chief Architect, HUPW, DDA - *26/8/19*
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20. Dir (MP) *26/8/19*

21. Dir (Plg) *26/8/19*

*26/8/19*



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## INDEX

### 7<sup>TH</sup> Technical Committee Meeting to be held on 27.08.2019

SL. No	ITEM No.	SUBJECT	PAGE No.
1	25/2019	Confirmation of the minutes of 6 <sup>th</sup> Technical Committee meeting held on 01.08.2019 <b>F.1(09)2019</b>	1-4
2	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' <b>F.20(8)2019/MP</b>	5-18
3	27/2019	Proposed Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone J. <b>F.26(8)2019-MP</b>	19-27