



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

F.1 (1)/2020/MP/63

Date: 04.02.2020

Subject: Minutes of the 1st Technical Committee meeting of DDA for the year 2020 held on 13.01.2020.

The 1st Technical Committee meeting of DDA for the year 2020 was held under the Chairmanship of V.C. DDA on 13.01.2020. 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.

(K. Srirangan)

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

Agenda Item No.	Issue	Discussion / Recommendations
01/2020	Confirmation of the minutes of 11 th Technical Committee meeting held on 23.12.2019. F.1(14)/2019/MP	Since no observations/ comments were received, the minutes of the 11th Technical Committee meeting held on 23.12.2019 were confirmed as circulated
02/2020	Proposal for change of land use from "Public and Semi Public (PSP)" to "Recreational" of an area measuring 1.98 Ha. Adjacent to C.R.P.F. camp in the layout plan titled "Modified layout plan of the area on the west of Marginal bund & North of Wazirabad road for Facilities, Gas Godowns & Workshop" 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'. F20(8)/2019-MP	The proposal was presented by Asst. Director (Plg.), Zone- E & O. It was explained that there is no vacant land under Public & Semi Public use available in Zone E for swapping from Public & Semi-public to Recreational use. The equivalent area has been identified in Zone O for change of landuse. After detailed deliberations, the Technical Committee agreed to the proposal with the direction that the roads as provided in the plan should be made clear for through traffic, as it will be required in future expansions also.
03/2020	Allowing FAR of 400 for Group Housing on Industrial plots (Ajudhiya mill/National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10 th May, 1996 and MPD-2021 provisions of Table 7.3 Para (xii). F.23(13)2005/Bldg./Pt	The proposal was presented by Director (Building). It was explained that the applicant is asking for 400 FAR of redevelopment as provided to other land owners, who have surrendered land as per the direction of Hon'ble Supreme Court orders. In the instant case, the building has already been constructed at site and occupancy certificate has been issued in the year 2015 & 2017. Technical Committee enquired about the background of the case, as well as the cases in which the FAR for redevelopment has already been given. Chief Town Planner, North DMC informed that in two cases at Moti Nagar, the 400 FAR has been sanctioned. After detailed deliberation, the Technical Committee observed that a fresh legal opinion be obtained and after considering all aspects of the case, the revised proposal be placed before the Technical Committee.
04/2020	Proposal regarding proposed change of land use of an area measuring (10.17 Acres 48 bighas, 17 biswas (Kh. No 1579/474, 475, 465, 467, 468 & 469) at village Bahapur situated along the Maa Anandmai Marg, Kalkaji from 'Recreational' (City Park, District Park, Community Park) to 'Institutional' in Planning Zone-F. F.3(64)2006-MP/Pt. III	The matter could not be deliberated and was deferred, as no representatives from SDMC were present to explain.

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06/2020	<i>(Laid on Table)</i> Applicability of Development Control norms on Plot No. 3 and Plot No 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. Respectively in layout plan of Facility Corridor (F.C) - 1 F.26(8)2019-MP	The matter could not be deliberated and was deferred, as no representatives from SDMC was present. Regarding conversion charges and other levies, it was discussed that charges may be fixed as per the policy in coordination with Land Costing.

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

ANNEXURE-I

List of participants of 1st meeting for the year 2020 of Technical Committee on 13.01.2020

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Laid On Table

-74-

ITEM No. 06/TC/2020

Minutes of the Technical Committee Meeting
Held on 13.01.2020

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

Sub: Applicability of Development Control norms on Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively in Layout Plan of Facility Corridor (F.C.)-1.

1. Background:

- i. Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone 'J' incorporating the vacant plots and existing features as per Satellite image and PT Survey was approved in 9th Technical Committee meeting of DDA on 11.11.2019 and forwarded to SDMC for necessary action.
- ii. Further, SDMC vide letter dated 27/12/2019 has sought clarification on applicability of Development Control norms on Commercial centers on plots of M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. (Annexure 'A')

2. Examination:

- i. The plots of M/s Pasco Motels Pvt. Ltd. (Plot No. 3) and M/s Pasco Hotels Pvt. Ltd. (Plot No. 4) of an area 1.618 ha and 1.623 ha respectively are falling in Facility Corridor (F.C.)-1. As per LOP of FC-1, the plot nos. 3 and 4 are earmarked for 'Commercial' use.
- ii. In letter dated 27/12/2020, SDMC has sought following clarifications on applicability of DC norms on Commercial centers on plots of M/s Pasco Motels Pvt. Ltd. and Pasco Hotels Pvt. Ltd.-
 - a. Whether norms of Local Shopping may be allowed in Plot 3 and Plot 4 as per MPD-2021 or not?
 - b. If not what norms should be allotted for plots in question (i.e. No.3 and No.4)?
 - c. Whether both the plots adjacent to each other may be given use premise of 'Local Shopping' while assuming planning population for FC-1 to be more than 10,000 in accordance with Table 3.3 "Hierarchy of Urban Development" of MPD-2021?
 - d. Whether any conversion charges and other charges are applicable on the plots under reference?
- iii. Para 5.2 of "Regulations for Enabling the Planned Development of Privately Owned Lands" dt. 04/07/2018 states that-

"Planning and development of privately owned land falling within facility corridors shall be as per the development control norms specified in prevailing MPD/ZDP for Public Semi-Public facilities and District/Commercial Centers (in case of Commercial/Industrial use):

5.2.1- Maximum FAR 150 and Ground Coverage 50% on the total plot area of the remaining 50% plot area, 30% shall be developed as Green/Open Spaces, and 20% for Transportation (roads, parking etc.) (Annexure 'B')

iv. Para 5.7.1: 'Sub city level Commercial Areas', of MPD-2021 states that-

"In Urban Extension, District Centres and Community Centres could be developed wherever possible, in a linear form as commercial cum facility corridors along major transport networks. Such corridors will have non residential uses like Commercial, Recreational, Public and Semi public, Utilities, Service and Repair, etc. with detailed Urban Design and landscape schemes."

v. As per Zonal Development Plan of Zone J, Zonal level facilities for Commercial, PSP, Recreational and Transportation use are to be provided in the proposed Facility Corridors.

vi. As per table 3.3, Hierarchy of Development of MPD-2021, Community Centre and District Centre are the facilities proposed for Community and district population respectively. Therefore, the development control norms of Community Centre and District Centre shall be applicable to plots under reference falling in Facility Corridor. The Development Control norms for Community Centre and District Centre as stipulated in MPD-2021 are as follows:-

Community Centre	
Ground Coverage (%)	50
FAR	125
Height (mts)	NR*
District Centre	
Ground Coverage (%)	50
FAR	150
Height (mts)	NR*

vii. Regarding applicability of conversion charges and other charges, provision has been given in Para 7 of the "Regulations for Enabling the Planned Development of Privately Owned Lands".

3. Proposal / issue for consideration

In view of the examination in Para-2 specifically Para 2 (iii), (v) & (vi), the matter is placed before Technical Committee for consideration of applicability of Development Control norms for the Plots under reference.

DECISION "

06/2020	(Laid on Table)	
	Applicability of Development Control norms on Plot No. 3 and Plot No 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. Respectively in layout plan Facility Corridor (F.C) - 1 F.26(8)2019-MP	The matter could not be deliberated and was deferred, as no representatives from SDMC was present. Regarding conversion charges and other levies, it was discussed that charges may be fixed as per the policy in coordination with Land Costing.

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VERIFIED

This Proposal was C...
the... Ist. Technical...
Meeting held on 13.01.2020
Vide Item No. 06/TC/2020
Asst. Director
Master Plan
Director
Master Plan

निदेशक (योजना)

यु.सी. जे. व. जी (यू. व. जी.) 76 -

सायरी सं०: 1/6

दिनांक: 7/1/2020



SOUTH DELHI MUNICIPAL CORPORATION

Town Planning Department

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

TP/G/SDMC/2019/2221

Date 27/12/2019

To,

The Commissioner (Plg.)

Delhi Development Authority,

5th Floor, Vikas Minar, I.P. Estate, New Delhi-110002

संयुक्त नि. सं. कार्यालय

डा. सं. I-23

दिनांक: 31/1/2020

Sub: Proposal For Approval Of Layout Plan Under Facility Corridor Policy For Pasco Motels Pvt. Ltd. & Pasco Hotels Pvt. Ltd. (8.01 acres) for Commercial Building/ I.T. Offices.

Ref: Letter of Asstt. Dir.(Plg.) Zone-I of DDA vide letter No. E.26(08)2019/-MP/D-374 dated 06.12.2019, on the subject 'Layout Plan of Facility Corridor (FC-1) along with NH-8 in Planning Zone-I incorporating the vacant plot and existing features as per Satellite Image and PT Survey'

This is with reference to above mentioned letter of Asstt. Dir.(Plg.) Zone-I/DDA. The layout plan of facility corridor (FC-1) has been prepared by DDA and is approved in 9th T.C. Meeting of DDA, on which the plot of M/s Pasco Motels (P) Ltd and Pasco Hotels (P) Ltd is shown as Plot No.3 & Plot No.4 respectively but the specific use premises as per Hierarchy of Commercial area is not designated by DDA. Further, in the letter dtd 06.12.2019 it is stated that "...It was decided that SDMC may decide on the specific uses for the other vacant plots as permitted and approved in the layout plan..."

Further, as per MPD-2021, Table 5.4: "Five-Tier System of Commercial Areas" of Chapter-5 "Commercial" minimum plot area for District Centre (with population about 5 lakh, max. FAR=150 & max. GC=50) is 40Ha; minimum plot area for Community Centre (with population about 1 lakh, max. FAR=125 & max. GC=50) is 4Ha and minimum plot area for Local Shopping (with population about 10000, max. FAR=100 & max. GC=50) is 0.3Ha.

In current cases, the area of plot No. 3 is 4.00 acres (1.618 Ha) and plot No. 4 is 4.01 acres (1.623 Ha), thus, as per Table 5.4 of MPD-2021, both Plot No.3 and Plot No.4 fall within minimum plot area range of Local Shopping (>0.3Ha to <4Ha). If this regard, please clarify:

1. Whether norms of Local Shopping may be allowed in Plot No.3 and Plot No.4 as per MPD-2021 or not?
2. If not what norms should be allotted for plots in question (i.e. No.3 and No.4)?
3. Whether both the plots adjacent to each other may be given use premise of 'Local Shopping' while assuming planning population for FC-1 to be more than 10,000 in accordance with Table 3.3 "Hierarchy of Urban Development" of MPD-2021?
4. Whether any conversion charges and other charges are applicable on the plots under reference?

An early reply is requested for.

6/1/2020
- Dir (Plg.) U/S

8/1/20
ADP (Plg.)

Copy To:

Sh. Sanjay Passi, Pasco Hotels Pvt Ltd, Pasco Motels Pvt. Ltd., Regd Office: 57, Golf Link, New Delhi-110003, Tel No.- 0124-401200

Chief Town Planner,
South DMC

Chief Town Planner,
South DMC

- 6.5 भूस्वामी द्वारा प्रस्तुत किए गए ले-आउट प्लान के अनुमोदन पर प्लान को संस्वीकृति प्रदान करने वाले संबंधित प्राधिकरण द्वारा उनकी मानक प्रचालन प्रक्रिया के अनुसार समयबद्ध रूप से कार्यवाही की जाएगी।
- 6.6 दि.वि.प्रा., संबद्ध स्थानीय निकाय और सरकारी विभाग/एजेंसियां इन विनियमों के अंतर्गत प्रदान किए गए अनुमोदन के अनुसार उचित उपयोग/उपयोग आधारिका के समावेशन के लिए, जहां भी आवश्यक हो, आबंटन पत्र, विक्रय विलेख इत्यादि जैसे सांविधिक दस्तावेजों में आवश्यक संशोधन करेगी।
7. लागू प्रभार
- 7.1 आधारिक संरचना के प्रावधान के लिए सभी अपेक्षित प्रभारों, जिसमें अन्य बातों के साथ बाह्य विकास प्रभार भी शामिल होंगे, का भुगतान भूस्वामी द्वारा सेवा प्रदाता को विकास के समय प्रचलित लागत पर किया जाएगा।
- 7.2 भूस्वामी को सरकार द्वारा समय-समय पर लागू तथा निर्धारित किए गए परिवर्तन प्रभारों तथा अन्य सभी प्रभारों, यदि कोई हो, का भुगतान करना होगा।
- 7.3 सभी अपेक्षित प्रभारों, जैसे यथा लागू विकास/सुधार प्रभार, परिवर्तन प्रभार इत्यादि अथवा सरकार द्वारा समय-समय पर निर्धारित प्रभार का भुगतान भूस्वामी द्वारा मामले पर कार्यवाही के समय तथा भूमि पर किसी भी प्रकार के विकास कार्यक्रम शुरू करने से पहले किया जाएगा।
8. अस्वीकृति/अनुमति वापिस लेने की शर्त
इन विनियमों के अंतर्गत प्रदान की गई अनुमति या पंजीकरण को प्राधिकरण या संबंधित स्थानीय निकाय द्वारा उन किसी भी शर्तों का उल्लंघन करने के मामले में रद्द या निलंबित किया जा सकता है, जिनके अंतर्गत अनुमति/पंजीकरण प्रदान किया गया था।
9. दंडात्मक कार्रवाई
उक्त वर्णित प्रावधानों के उल्लंघन के मामले में, दिल्ली विकास अधिनियम अथवा दिल्ली नगर निगम अधिनियम अथवा किसी अन्य प्रासंगिक लागू संविधि के संबंधित प्रावधानों के अंतर्गत कार्रवाई की जाएगी।
10. शिकायत निवारण प्रक्रिया
- 10.1 शिकायत निवारण समिति का गठन आयुक्त (योजना), दि.वि.प्रा. के अधीन किया जाएगा, जिसमें वास्तुकला विभाग, दि.वि.प्रा. के प्रतिनिधि, संबंधित स्थानीय निकाय के प्रतिनिधि (अभियांत्रिकी विभाग और योजना विभाग प्रत्येक से एक-एक), सेवा प्रदाता एजेंसी के प्रतिनिधि, वित्त शाखा, दि.वि.प्रा. के प्रतिनिधि और निदेशक (भवन), दि.वि.प्रा. संयोजक के रूप में शामिल है। समिति अलग-अलग मामले के आधार पर, जब भी आवश्यकता होगी, अन्य सदस्यों को भी सहयोजित कर सकती है।
- 10.2 समिति ले-आउट/भवन प्लान के अनुमोदन से संबंधित सभी शिकायतों का हल करेगी, जिसमें विकास नियंत्रण मानदंडों की प्रयोज्यता और विकास से संबंधित कोई अन्य मामले शामिल हैं।
- 10.3 शिकायत निवारण समिति के अधिनिर्णय (यदि संपत्ति के स्वामी द्वारा स्वीकार्य न हो) को इस उद्देश्य हेतु गठित एक अपीलीय समिति को भेजा जाएगा, जो एक स्वतंत्र निकाय जैसे रेरा होगा अथवा प्राधिकरण द्वारा जैसा निर्णय लिया जाएगा। इस संबंध में अपीलीय समिति का निर्णय अंतिम और बाध्यकारी होगा।

[फा. सं. 15(12)2017/एमपी]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 4th July, 2018

S.O. 3249(E).—In exercise of the powers conferred by sub-section (1) of Section 57 of the Delhi Development Act, 1957, the Delhi Development Authority, with the previous approval of Central Government, hereby makes the following Regulations:

1. SHORT TITLE AND COMMENCEMENT

- 1.1 These Regulations shall be called "Regulations for Enabling the Planned Development of Privately Owned Lands".

3.2 These regulations shall **NOT BE APPLICABLE** on the following types of land parcels:

- 3.2.1 Land parcels in Zone 'O'
- 3.2.2 Land parcels in Notified Green Belt
- 3.2.3 Land parcels covered under water bodies
- 3.2.4 Land parcels in the Ridge, Regional Park, Reserved Forest areas
- 3.2.5 Land parcels in Monument Regulated Zones
- 3.2.6 Land parcels already eligible for land pooling as per the notified Land Policy
- 3.2.7 Land parcels falling in Lal Dora (Village Abadi) / Extended Lal Dora and Unauthorized colonies.
- 3.2.8 Disputed land parcels wherein the land acquisition proceedings are pending/ matter is sub judice. The owner can apply after getting the land free from all legal encumbrances.

3.3 These regulations shall not entitle any land owner for regularization of any already existing unauthorized / illegal development on its property.

4. PRE-REQUISITES AND PLANNING REGULATIONS

- 4.1 Development on the privately owned land shall be in consonance with the land use as notified in prevailing MPD / ZDP or land use / use premise mentioned in already approved layout plans / schemes of that area, if any or as specified in these Regulations.
- 4.2 DDA (in the 'development area') / ULB (in the 'non-development area') shall take up the master planning for external development of the plots i.e. roads and linkages required for provision of infrastructure and services (subject to payment of applicable external development charges by the land owner).
- 4.3 Where any land is required for providing governmental or public semi-public use of the private land, the same shall be acquired by the concerned implementing agency either by mutually agreed rate or under the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and appropriate compensation to be paid accordingly by the agency concerned.
- 4.4 The category / type of development activity shall be in conformity with the existing development on majority of the plots adjacent / surrounding the said land parcel.
- 4.5 Amalgamation, reconstitution and subdivision of plots within the same land use category will be permitted as per the prevailing MPD for the planning purpose.
- 4.6 The landowners shall be responsible for preparing all detailed plans (covering inter-alia, aspects such as site layout, buildings, services), as per the prevailing MPD and ZDP and applicable development controls, for undertaking internal development within their land parcel. Landowners will also be responsible for obtaining all requisite NOCs from concerned agencies and procuring necessary services (electricity, sewerage, water supply, etc.) upon payment of applicable charges to respective service providing agencies.
- 4.7 Request of NOC shall be processed by the respective government department / Urban Local Body / service providing agency in a time bound manner on payment of requisite charges, if any.

5. DEVELOPMENT CONTROL NORMS

- 5.1 Land owner shall abide by the development control norms as prescribed in the prevailing MPD and UBBL or specifically mentioned in these regulations, if any.
- 5.2 Planning and development of privately owned land falling within facility corridors shall be as per the development control norms specified in prevailing MPD/ZDP for Public Semi-Public facilities and District / Commercial Centres (in case of Commercial / Industrial use):

- 5.2.1 Maximum FAR 150 and Ground Coverage 50% on the total plot area. Of the remaining 50% plot area, 30% shall be developed as Green/ Open Spaces, and 20% for Transportation (roads, parking etc.).
- 5.2.2 Use/activities permitted on such plots shall be non-residential uses like Commercial, Recreational, Public and Semi-Public, Utilities, Industrial, Service and Repair etc. as permissible under the prevailing Master Plan.
- 5.3 The land parcels falling under "Residential" land use, within Low Density Residential Area (LDRA) shall be governed as per the provisions given under Para 4.4.3 (G) Low density Residential Plot of Chapter 4 in MPD-2021.
- 5.4 Any land pocket being utilized for any specific commercial / PSP activity, for which no development controls have been specified, shall be permitted FAR 120, Ground Coverage of 30% and Height not restricted, subject to approval of statutory authorities or as per surrounding development, whichever is lower. Rest of the development control norms shall be as per prevailing MPD / ZDP and UBBL.
- 5.5 Land parcels falling within the already approved or developed schemes of DDA/ULBs/other government bodies shall be in conformity with the surrounding development, irrespective of applicable development control norms. The development of such lands will be governed by the use/ activity and the development control norms of the surrounding development (subject to availability of required infrastructure services), maintaining the planned development around the land parcel.
- 5.6 Privately owned land falling within a layout plan, which has been assigned the use premise namely "Government" or "Utility", the owner shall be allowed to develop any compatible PSP use as per requirement of the neighbourhood with prevailing development control norms. The same shall be subject to NOC from the concerned government agency / authority and change in the layout plan as per standard operating procedure.
- 5.7 Privately owned lands with pre-MPD 1962 activities / use, can choose to continue with the same activity / use provided that all provisions specified in the Regulations are met. The landowner can also opt to develop as per the use specified in the prevailing MPD/ ZDP/ approved layout plan subject to payment of requisite charges.
- 5.8 Any activities / uses existing on privately owned land prior to MPD-1962 will be allowed to continue, irrespective of the land use specified in prevailing MPD/ ZDP, provided their purpose and extent (dimensions, area, FAR, height etc.) remain the same, subject to documentary proof thereof, as contained in proviso to Section 14 of Delhi Development Act, 1957, with the following controls:
 - 5.8.1 Activities / uses existing / permitted prior to MPD-1962 for such areas shall be allowed to continue in all compatible land use categories including those the provision stipulated under Chapter 15.0 on Mixed Use Regulations in MPD-2021, if any.
 - 5.8.2 Any portion of land if required for governmental or public semi-public use or for any physical infrastructure (like road, drainage, sewerage, drinking water supply, etc.), the same shall be acquired by the concerned implementing agency either by mutually agreed rate or under the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and appropriate compensation to be paid accordingly by the agency concerned.
 - 5.8.3 Individual cases based on documentary proof and scrutiny shall be approved by the DDA / concerned Local Body.
 - 5.8.4 Charges for use conversion shall not be applicable if the use prior to Master Plan 1962 is continued.
 - 5.8.5 Local body may levy any other charges to the beneficiaries for the continuation of pre - MPD 1962 activities / uses, if any addition/ alteration is proposed.
- 5.9 Land parcels falling in more than one land use category mentioned in MPD / ZDP, the land owner shall be permitted to utilize the land as an integrated development proportionately as per built-up space permissible in the specific land use / use category (without any physical subdivision of the land pocket).



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

F.1 (1)/2020/MP/63

Date: 04.02.2020

Subject: Minutes of the 1st Technical Committee meeting of DDA for the year 2020 held on 13.01.2020.

The 1st Technical Committee meeting of DDA for the year 2020 was held under the Chairmanship of V.C. DDA on 13.01.2020. 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.

(K. Srirangan)

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

Agenda Item No.	Issue	Discussion / Recommendations
01/2020	Confirmation of the minutes of 11 th Technical Committee meeting held on 23.12.2019. F.1(14)/2019/MP	Since no observations/ comments were received, the minutes of the 11th Technical Committee meeting held on 23.12.2019 were confirmed as circulated
02/2020	Proposal for change of land use from "Public and Semi Public (PSP)" to "Recreational" of an area measuring 1.98 Ha. Adjacent to C.R.P.F. camp in the layout plan titled "Modified layout plan of the area on the west of Marginal bund & North of Wazirabad road for Facilities, Gas Godowns & Workshop" 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'. F20(8)/2019-MP	The proposal was presented by Asst. Director (Plg.), Zone- E & O. It was explained that there is no vacant land under Public & Semi Public use available in Zone E for swapping from Public & Semi-public to Recreational use. The equivalent area has been identified in Zone O for change of landuse. After detailed deliberations, the Technical Committee agreed to the proposal with the direction that the roads as provided in the plan should be made clear for through traffic, as it will be required in future expansions also.
03/2020	Allowing FAR of 400 for Group Housing on Industrial plots (Ajudhiya mill/National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10 th May, 1996 and MPD-2021 provisions of Table 7.3 Para (xii). F.23(13)2005/Bldg./Pt	The proposal was presented by Director (Building). It was explained that the applicant is asking for 400 FAR of redevelopment as provided to other land owners, who have surrendered land as per the direction of Hon'ble Supreme Court orders. In the instant case, the building has already been constructed at site and occupancy certificate has been issued in the year 2015 & 2017. Technical Committee enquired about the background of the case, as well as the cases in which the FAR for redevelopment has already been given. Chief Town Planner, North DMC informed that in two cases at Moti Nagar, the 400 FAR has been sanctioned. After detailed deliberation, the Technical Committee observed that a fresh legal opinion be obtained and after considering all aspects of the case, the revised proposal be placed before the Technical Committee.
04/2020	Proposal regarding proposed change of land use of an area measuring (10.17 Acres 48 bighas, 17 biswas (Kh. No 1579/474, 475, 465, 467, 468 & 469) at village Bahapur situated along the Maa Anandmai Marg, Kalkaji from 'Recreational' (City Park, District Park, Community Park) to 'Institutional' in Planning Zone-F. F.3(64)2006-MP/Pt. III	The matter could not be deliberated and was deferred, as no representatives from SDMC were present to explain.

Agenda Item No.	Issue	Discussion / Recommendations
05/2020	Proposals for sanctioning of layout for Daulat Ram College (University of Delhi) which needs relaxation in setback by the Technical Committee, DDA for existing Sports building block built during Commonwealth Games by the University of Delhi in Planning Zone-C. F.4(5)/2006-MP/Pt. III	The proposal was presented by Chief Town Planner, North DMC. It was explained that a sports complex building constructed as Training centre for Rugby for Commonwealth Games and to accommodate this existing building, the relaxation in setback is required. After detailed deliberation the Technical Committee approved the relaxation in setback as available on the south side of the plot (towards Sant Kripal Marg) after leaving the land for proposed road widening.
06/2020	<i>(Laid on Table)</i> Applicability of Development Control norms on Plot No. 3 and Plot No 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. Respectively in layout plan of Facility Corridor (F.C) - 1 F.26(8)2019-MP	The matter could not be deliberated and was deferred, as no representatives from SDMC was present. Regarding conversion charges and other levies, it was discussed that charges may be fixed as per the policy in coordination with Land Costing.

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

ANNEXURE-I

List of participants of 1st meeting for the year 2020 of Technical Committee on 13.01.2020

DELHI DEVELOPMENT AUTHORITY

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

OTHER ORGANIZATIONS

1. Town Planner, T.P. Deptt., EDMC
2. Asstt. Architect. O/o SA(HQ)CPWD
3. Town & Country Planner, TCPO
4. Architect, DUAC
5. Principal, Daulat Ram College, Delhi University



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

F.1 (1)/2020/MP/63

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

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4. Pr. Commissioner(LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Plg.) - III
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MASTER PLAN SECTION
6th Floor, Vikas Minar
I.P. Estate, New Delhi - 110002

F.1 (1)/2020/MP/63

Date: 04.02.2020

Subject: Minutes of the 1st Technical Committee meeting of DDA for the year 2020 held on 13.01.2020.

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(K. Srirangan)

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03/2020	Allowing FAR of 400 for Group Housing on Industrial plots (Ajudhiya mill/National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10 th May, 1996 and MPD-2021 provisions of Table 7.3 Para (xii). F.23(13)2005/Bldg./Pt	The proposal was presented by Director (Building). It was explained that the applicant is asking for 400 FAR of redevelopment as provided to other land owners, who have surrendered land as per the direction of Hon'ble Supreme Court orders. In the instant case, the building has already been constructed at site and occupancy certificate has been issued in the year 2015 & 2017. Technical Committee enquired about the background of the case, as well as the cases in which the FAR for redevelopment has already been given. Chief Town Planner, North DMC informed that in two cases at Moti Nagar, the 400 FAR has been sanctioned. After detailed deliberation, the Technical Committee observed that a fresh legal opinion be obtained and after considering all aspects of the case, the revised proposal be placed before the Technical Committee.
04/2020	Proposal regarding proposed change of land use of an area measuring (10.17 Acres 48 bighas, 17 biswas (Kh. No 1579/474, 475, 465, 467, 468 & 469) at village Bahapur situated along the Maa Anandmai Marg, Kalkaji from 'Recreational' (City Park, District Park, Community Park) to 'Institutional' in Planning Zone-F. F.3(64)2006-MP/Pt. III	The matter could not be deliberated and was deferred, as no representatives from SDMC were present to explain.

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Minutes of the Technical Committee Meeting Held On 13.01.2020

No. F.20(8)2019/MP

Subject: -Proposal for Change of Land Use from "Public and Semi Public" (PSP) to "Recreational" of an area measuring 1.98 Ha. adjacent to C.R.P.F. Camp in the layout plan titled "Modified Layout Plan of the area on the West of marginal bund & North of Wazirabad road for Facilities, Gas Godowns & Workshop" 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:

- (1) As per the minutes of the meeting chaired by V.C. DDA on 03.07.2019, it was 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 Land Use of land measuring 1.98 Ha. from "Recreational" to "Public and Semi Public" (PSP) for the proposed Community Sports Centre at Shastri Park in Zone- 'E' has already been approved by the Authority in the meeting held on 13.08.2019.

- (2) In lieu of the above, proposal for Change of Land Use from "Public and Semi Public" (PSP) to "Recreational" on land at backside of Akshardham Metro Station in Zone-'O' measuring 1.98 Ha. was put up in Technical Committee meeting held on 29.08.2019 vide item 26/2019. The decision of the Technical Committee is as under (Refer Annexure- 'B'):-

- i. Commr.-cum-Secy. informed that the land proposed for change of landuse forms part of sports complex at CWG and would be required for further expansion.
- ii. Any change in land use will restrict the expansion of this sports facility, which is not desirable.
- iii. The proposal for change of landuse of the site under reference was dropped.
- iv. 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.

2.0 Examination:

- a. The vacant land inventory of Planning Zone-E was searched for land parcel with land use as 'Public and Semi-Public' which can be converted into 'Recreational' in lieu of site located at Shastri Park proposed for Community Sports Center. No such vacant land with same area as the proposed Community Sports Centre at Shastri Park is available in Zone-E. Hence, it was decided that vacant land with land use as 'Public and Semi-Public' available in Zone-O will be proposed for Change in Landuse.

- b. The said Change of Landuse from 'Public and Semi-Public' to 'Recreational' will also stand in accordance with Hon'ble NGT orders on conservation and restoration of River Zone (Refer Annexure-'C').
- c. Three land pockets, which in totality is measured 1.98 Ha. within the Facility Centre at Khajuri Khas has been identified and is adjacent to C.R.P.F. Camp in the layout plan titled "Modified Layout Plan of the area on the West of marginal bund & North of Wazirabad road for Facilities, Gas Godowns & Workshop" in Zone-'O'. It is to be swapped in lieu of site located at Shastri Park proposed for Community Sports Center, in accordance with decision taken in the meeting held on 03.07.2019(Refer Annexure-'D').
- d. As per MPD-2021 and Zonal Development Plan of Zone-O, the Land Use of the proposed site under reference is "Public and Semi Public" (PSP) (Refer Annexure-'E').
- e. A joint site inspection of the site u/r was conducted on 05.11.2019 and as per the report (Refer Annexure-'F'), the site comes under the control and management of Executive Engineer Eastern Division-2 of DDA. As per the report received from ED-2, LM(EZ) and NL-I, the specific site is free from any kind of litigation (Refer Annexure-'G'). Accordingly, TSS was provided by the concerned Engineering wing (Refer Annexure-'H1' & H2).
- f. Area of the three land pockets A,B and C as per the TSS received in this unit is as below:-

S.No	Land Pocket	Area as per TSS received
1	A	1.3488 ha
2	B	0.3138 ha
3	C	0.3173 ha
	Total Area	1.98 ha

- g. As per the information provided by ED-2, three land Pockets within the Facility Centre had already been allotted to 1. Police Station 2. BSES for 66 KV Substation and 3. Under Ground Reservoir respectively and rest of the land is vacant (Refer Annexure- 'J').

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/Officials from Planning Deptt, Engineering Deptt. and Land Department of DDA inspected the site and the report of joint site inspection was submitted.
4	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	Green areas will be conserved. Percentage of Recreational areas in Delhi will be kept intact as Change of Landuse was done from 'Recreational'

		to 'Public and Semi Public' so in lieu of that the specific land is swapped from 'Public and Semi Public' to 'Recreational'.
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 ED-2 of D.D.A., and there is no litigation in this land.
8	Background note indicating the current situation/provision	<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 already been approved by the Authority in the meeting held on 13.08.2019. In lieu of that, Change of Landuse from 'Public and Semi Public' to 'Recreational' is proposed at the specific location.</p>
9	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how.	<p>As per the record, swapping of Landuse from 'Public and Semi Public' to 'Recreational' has not been done so far.</p> <p>In general, case related to Change of Landuse from 'Public and Semi Public' to 'Recreational' has been considered earlier by DDA as follows.</p> <p>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).</p>
10	What were the specific recommendations of the Authority with regard to the proposal	Not Applicable

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. In lieu of that, Change of Landuse from 'Public and Semi Public' to 'Recreational' is proposed at the specific location.</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 and environment. On the other hand the Recreational Area will increase 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	Different State policies guide their respective Metropolitan Cities for Change of Landuse.
16	What will be the public purpose served by the proposed modification.	It will improve the environment and conserve green areas in Delhi.
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	<p>Yes</p> <p>Action shall be taken after the said land is</p>

	if yes, what action has been taken to bring about such changes.	converted into green.
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.	Dy. Director (Plg.) Zone 'E' & 'O' Holding additional charge of Director (Plg) Zone E & O under FR 49 (i) Delhi Development Authority 3rd Floor, Vikas Minar, New Delhi-110002

4.0 Proposal:

Three land pockets within the Facility Centre have been identified and marked as A, B and C Their Corresponding areas in accordance with the TSS provided by the concerned Engineering Division are mentioned below:

Pocket A= 1.3488 ha Pocket B= 0.3138 ha Pocket C= 0.31732 ha

Total area (A+B+C) = 1.98 ha

Change of Land use of the above mentioned land pockets, total 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.

Location	Area (Ha.)	Land use as per MPD-2021	Land use as per ZDP of Zone-'O'	Land use Changed to	Boundaries
Facility Centre at Khajuri Khas adjacent to CRPF Camp	1.98 Ha (19800.0 sq.m)	Public & Semi Public	Public & Semi Public	Recreational	North: CRPF Camp South: Unauthorised Colony Shri Ram Colony East: Marginal Bund Road 60.0 m R/W West: Unauthorised Colony Sonia Vihar

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 Land Use.

DECISION

Addl

02/2020	Proposal for change of land use from "Public and Semi Public (PSP)" to "Recreational" of an area measuring 1.98 Ha. Adjacent to C.R.P.F. camp in the layout plan titled "Modified layout plan of the area on the west of Marginal bund & North of Wazirabad road for Facilities, Gas Godowns & Workshop" 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'. F20(8)/2019-MP	The proposal was presented by Asst. Director (Plg.), Zone- E & O. It was explained that there is no vacant land under Public & Semi Public use available in Zone E for swapping from Public & Semi-public to Recreational use. The equivalent area has been identified in Zone O for change of landuse. After detailed deliberations, the Technical Committee agreed to the proposal with the direction that the roads as provided in the plan should be made clear for through traffic, as it will be required in future expansions also.
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

This Proposal was Considered in the **1st** Technical Committee Meeting held on **13.01.2020** vide item no. **02/TC/2020.**

Qabhad
Asst. Director
Master Plan

Jaur
Director
Master Plan

KIND ATTENTION: COMM(R4)

AS DESIRED, THE MINUTES ARE FOR YOUR KIND INFO

DELHI DEVELOPMENTAL AUTHORITY
OUTAB GOLF COURSE
Press Enclave Road, New Delhi-110017

अतिरिक्त मुख्य कार्यविधि-2
आयसी नं. 385
दिनांक 16-7-19

आयसी (आयसी) कायदा
आयसी नं. 385
दिनांक 16-7-19

No. F-1(B1)/QGC/Redevelopment/14-15/Part-III/MS

Dated: 12.07.2019

Sub: Minutes of the meeting chaired by Vice Chairman, DDA on 3.7.2019 for reviewing ongoing works at Outab 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 Outab 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

i) 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)

iii) 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

iv) 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)

For point no: 2(vi) dungs to be given by 22/7/19. more expedite preparation of dungs for adhering to timeline.

862
29.07.19
29/7/19
26/7/19
29/7/2019
A.D (Hq) / 2nd-2
A.D (Hq) / 2nd-11

Pf. See the instruction at AS-CA-B (S) & comply

22.7.19

AD-Dir(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

-14-

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

15-
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) Jafis 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 electrical quantity of land
is swapped and converted to green area.

the layout

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. Suptdg. 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.

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	

4437-19

48/c

	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 "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." 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.

-20-

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/charges 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>

21

	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.

Chander Prakash
Addl. Commr. (Plg.) - II

Pradeep
Director (Plg.)
Zone E&O

Kawaljeet Kaur
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&O.</p> <ol style="list-style-type: none"> 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. 2. Any change in land use will restrict the expansion of this sports facility, which is not desirable. 3. The proposal for change of land use of the site under reference was dropped.
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	<ol style="list-style-type: none"> 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.
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
 This proposal was Considered in
 the 7th Technical Committee
 Meeting held on 26.8.2019
 Vice Chairperson
 Asst. Master Plan
 Dy. Director
 Master Plan

BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH
NEW DELHI

Original Application No. 6 of 2012

And

M.A. Nos. 967/2013 & 275/2014

In the matter of :

1. Manoj Misra
178-F, Pocket, Mayur Vihar,
Phase-1,
Delhi - 110091.

..... Applicant

Versus

1. Union of India
Through the Secretary
Ministry of Environment and Forests
Paryavaran Bhawan, CGO Complex
Lodhi Road, New Delhi - 110003
2. National Capital Territory of Delhi
Through the Chief Secretary,
Delhi Secretariat, I.P. Estate,
New Delhi - 110002
3. Delhi Development Authority
Union Ministry of Urban Development
Through its Vice Chairman,
Vikas Sadan,
New Delhi - 110023
4. Delhi Pollution Control Committee
Through its Member Secretary
4th Floor, ISBT Building, Kashmere Gate
New Delhi - 110006
5. Yamuna River Development Authority
Through its Chairman,
Hon'ble Lt. Governor of Delhi,
Raj Niwas, GNCT,
New Delhi - 110054
6. Irrigation Department of Uttar Pradesh
Government of Uttar Pradesh



PLANT

PLANT

conservation, wherever feasible and inter-connectedness between wetlands for water movement and exchange should be promoted. The Expert Committee, for the reasons stated in its Report, suggested that the YRFD plan of DDA is untenable and should be stopped. It has already been placed on record that the DDA itself admits in their proposed re-delineation of 'O Zone', in terms of the public notice issued by it on 28th September, 2013, that the 'River Front' refers to an area that lies outside the embankments of a river, but the area of the proposed YRFD plan is within the active floodplain. Thus, it is recommended that this YRFD scheme should be replaced by another plan for restoration of the river and its floodplain, as suggested by the Expert Committee and accepted by the High Powered Committee. We direct that all the recommendations of the Expert Committee, including the above, should be implemented without any further delay.

58. This report has been examined by the Tribunal and we are of the considered view that the DDA should not proceed further with its YRFD scheme and the recommendations of the Expert Committee as accepted by the High Powered Committee should be implemented. We order accordingly. Preservation, restoration and beautification of River Yamuna and its banks would not achieve the desired results, unless effective steps were taken to ensure that the riverbed is neither encroached nor any kind of waste (construction debris, municipal waste or any other waste) is dumped at the banks of River Yamuna. The Expert Committee's recommendations, as accepted by the High Powered Committee, were that the 'O' Zone as

defined in the MPD, 2021 and as delineated in the report dated 19th April, 2014, together with the corresponding part of the River and its active floodplain, within the embankments on the UP side on the east, should be designated as the River Zone. The river zone so designated should be preserved and protected for the conservation and restoration of the river and no development activity should be permitted within the river zone that encroaches upon the active floodplain, obstructs the flow or pollutes the river.

59. Having considered all aspects and the Expert Committee Report before the Tribunal, the Tribunal is of the considered view that till Yamuna is rejuvenated and is restored to its wholesomeness, agricultural activities on the flood plain/ 'O' Zone should be strictly prohibited. The concerned authorities should ensure that the vegetables grown on this belt are not permitted to be sold in the market. The Association of such vegetable market should be informed of this prohibition and the MoEF should issue directions forthwith, prohibiting the production and sale of vegetables from this area with immediate effect.

60. Some of the Municipal Corporations on their own have taken steps to concretize the drains as well as to cover them. In some parts of Delhi, particularly, in relation to the drain in Defence Colony and other parts of South Delhi, drains have been covered to some extent. In other places, the work has just started while in other places, a very meagre part of the work has been executed. According to the report of the Expert Committee, covering of drains in Delhi would have very serious adverse impacts upon the

upon some collected data or any other specific information in that regard .

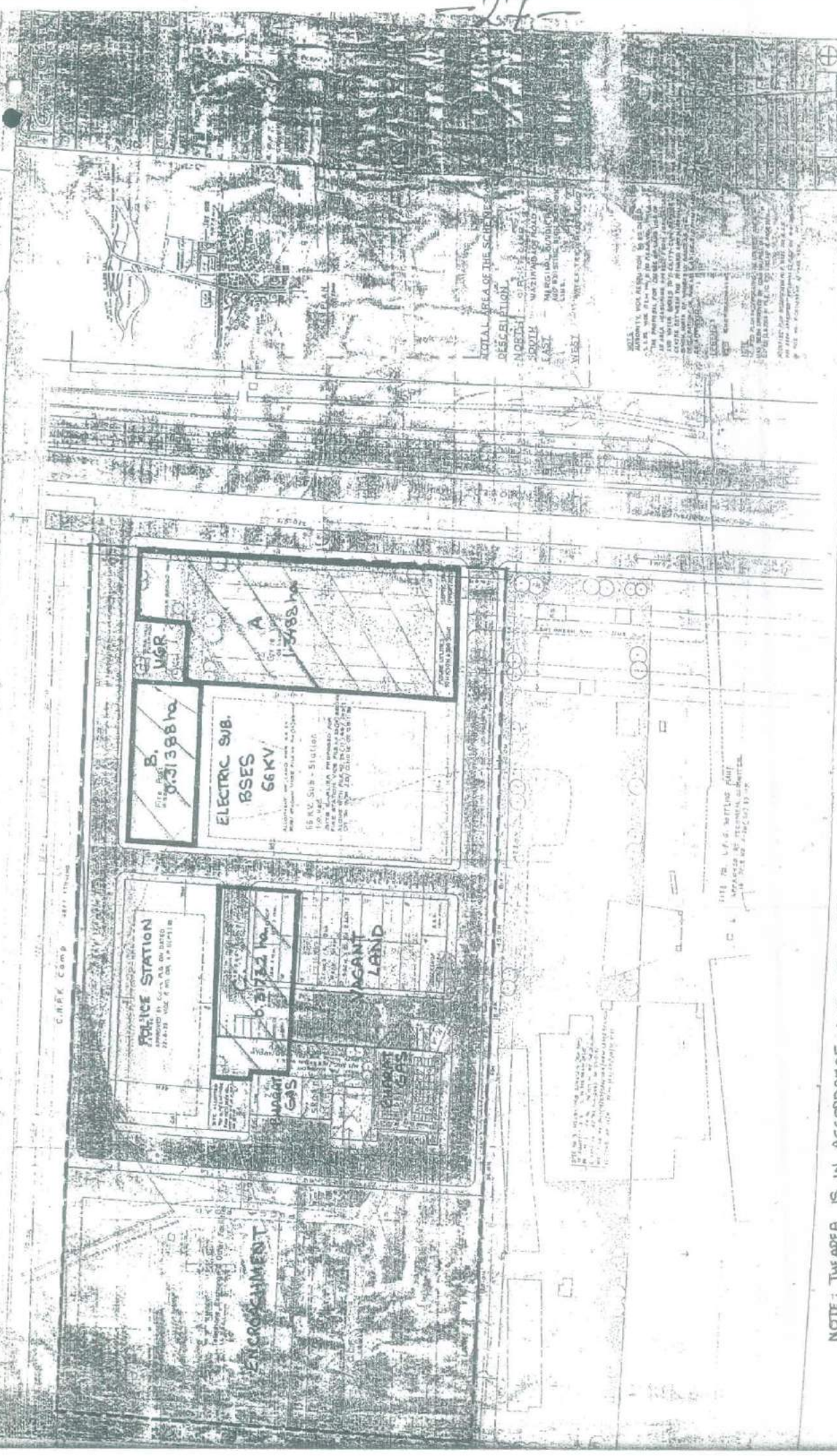
(b) We direct and prohibit carrying on of any construction activity in the demarcated flood plain henceforth. We further direct the Principal Committee to identify or cause to be identified, all existing structures as of today which fall on the so identified and demarcated flood plain. Upon identification, the Principal Committee shall make its recommendations as to which of the structures ought or ought not to be demolished, in the interest of environment and ecology, particularly, if such structures have been raised in an unauthorised and illegal manner.

(c) The Principal Committee may keep in mind that certain structures need to be protected, amongst other reasons, for their historical, mythological and heritage importance and/or are protected structures. The Committee shall clearly spell out the regulatory regime that should be provided for dealing with such existing structure in the flood plain.

(d) We direct all the concerned authorities including the DDA, Municipal Corporations and the NCT of Delhi, to take immediate and effective steps for repossessing the Flood Plain area under the unauthorised and illegal occupation of any person and/or any other body.

This direction is also necessitated for the reason that as per the records before the Tribunal, out of total area of 9700 hectares for River Front Development ('O' Zone), only 1452

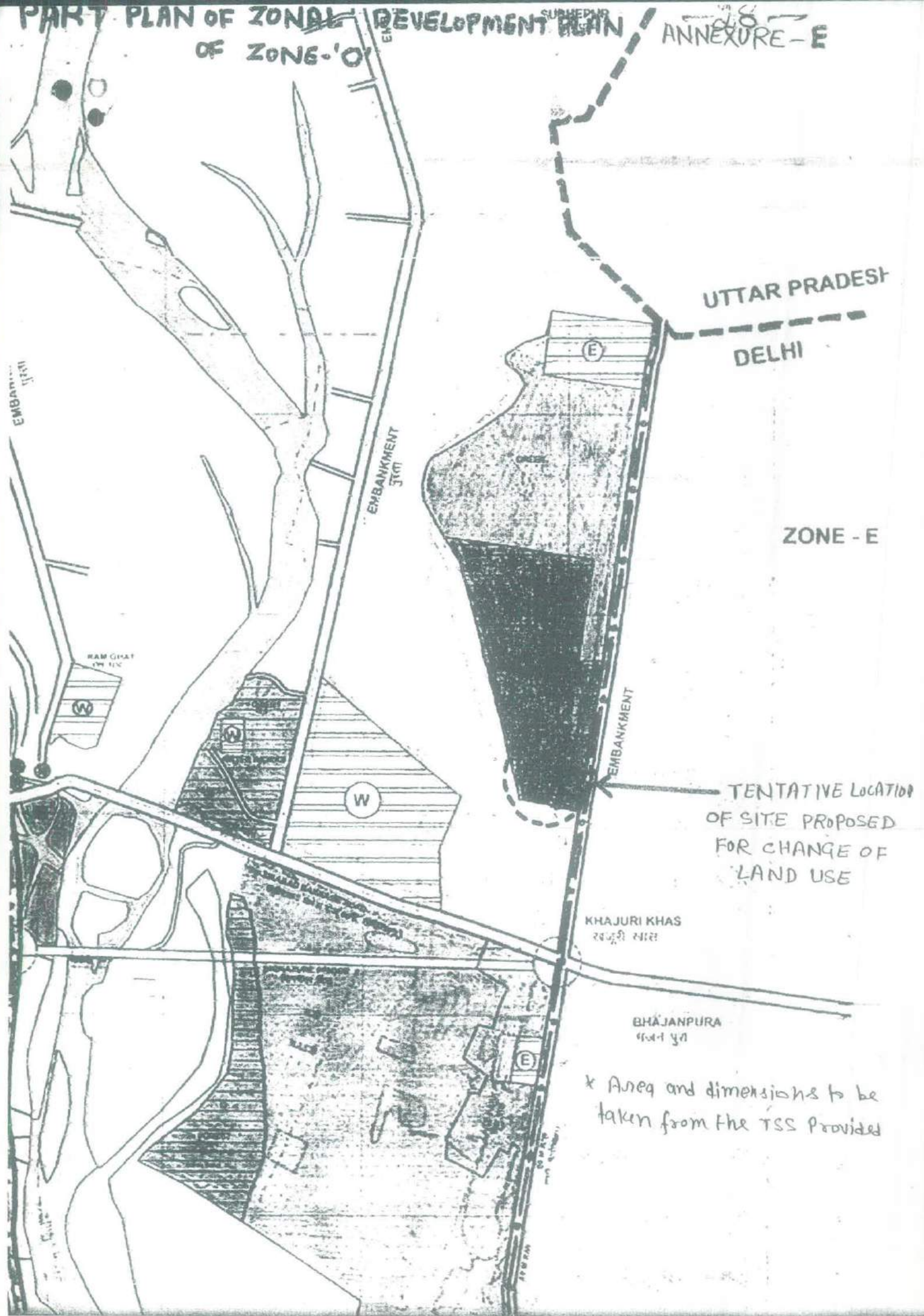
1912



NOTE: THE AREA IS IN ACCORDANCE WITH THE TSS PROVIDED BY THE CONCERNED ENGINEERING DIVISION.

PART PLAN OF ZONAL DEVELOPMENT PLAN
OF ZONE-'O'

ANNEXURE - E



UTTAR PRADESH
DELHI

ZONE - E

TENTATIVE LOCATION
OF SITE PROPOSED
FOR CHANGE OF
LAND USE

KHAJURI KHAS
खजुरी खास

BHAJANPURA
भजनपुरा

x Area and dimensions to be
taken from the TSS provided

JOINT SITE INSPECTION REPORT

REG:- Joint Site inspection report in respect of proposal for change of landuse from PSP to Recreational, land adjacent to CRPF & police firing range in Zone 'O'.

The said site inspection has been carried out and in the presence of AD (survey) LD, DDA, LM (EZ), Asst Engineer (ED-2) and Plg. Deptt. Zone 'O'. The official from DD (NL-1) and DD. Horticulture Division-9 were not present at site.


The observation of the present Deptts. are as under :-

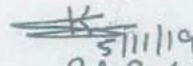
1. A.D. (survey) LD. :- It is submitted that the whole Area is to be required P.T. Survey / TSS Survey to determine the same encroachment on site and Verification of dimension as shown in Plan / Map provided by Asst Dir. (Plg) Zone 'O' vide letter No. F. 20(2) 2019/IMP/D-414 dt. 04-10-2019.
2. AE (ED-2) : AE ED-2 has stated that no litigation exists on the part of ED-2 and there is no record of allotment of vacant plots. The information to be obtained from DD-IL.
3. LM (EZ) :- Kanungo ~~ED~~ LM (EZ) has stated that there is no any litigation pertaining to said facility centre exists on the part of LM (EZ). This facility centre comes under control and management of ED-2. Regarding court cases under section u/s 24/2 may be obtained from DD (NL-1)
4. Planning Deptt. :- There is no graveyard exists at site and is low lying area. Fire post area lying vacant and used for store of DDA contractor permitted by

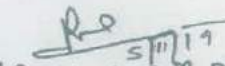
-30-


ED-2. Plotted area proposed for Truck &
Bus workshop is lying vacant and could
with Boundary wall of DDA. For exact
area which is lying vacant a, T.S.S. is
required which is also recommended by
AD. (Survey) LD.

Kamaljeet Kaur
05/11/19
(KAWALJEET KAUR)
A.D. (P.B.) Zone-0
Ph. 9893058299


05/11/2019
(SA. Rameesh Kr. Torun)
AD/Survey LD, DDA
Mob 9311023211


05/11/19
(Kamun Lal Singh)
AE/ED-2
Mob - 9718705214


05/11/19
(Rajpal Singh)
Mo/LM/ED
Mob: 9813202880


05/11/19
(Manoj Kumar Jasni)
Ply. Asstt. Zone-0
981067084/8510005044

निदेशक (वेकन)
 धान ई एंड ओ 1404
 कार्यालय संख्या
 दिनांक 22/11/19



संलग्न पत्र एवं तलान File No. F. 20 (8)/2019/APP/

0-485 dt. 14.11.19 आरक्ष. धान (पिंड) Zone-0 के By
 Hemad डाला हुआ है। जिसके विषय में Lm/12 के माध्यम से
 उद्घोषित बताया की ये लैरी सेंटर के ग्राम खजुरी खोई
 के खजुरी नम्बर 247/1 (8-14), 275/1/2 (0-11), 248/1
 (5-3), 249/1-2-11 (6-10), 8 (0-16), 9 (0-13), 10 (0-17),
 244/11-12 (1-18), 13 (4-16), पड़ते है। यह सभी नम्बर
 नम्बर 113/86-87 के एकमात्र एक कब्जा की सभी भूमि है जिसका
 नोटिफिकेशन U/S 22(1) F 9 (4)/86-LB dt. 15-10-86
 हो चुका है।

उपरोक्त सभी खजुरी नम्बरों पर सुतारिक कोर्ट के 6 रजिस्ट्रार
 ग्राम ~~खजुरी~~ खजुरी खोई में U/S 24(2) को कोई के स
 दर्ज नहीं है। अग्रिम कार्यवाही हेतु रिपोर्ट प्रस्तुत है।
 उक्त ई तलानियां विभागा को भिजवाया जाना चाहिए।

B. D. Sharma

22/11/19

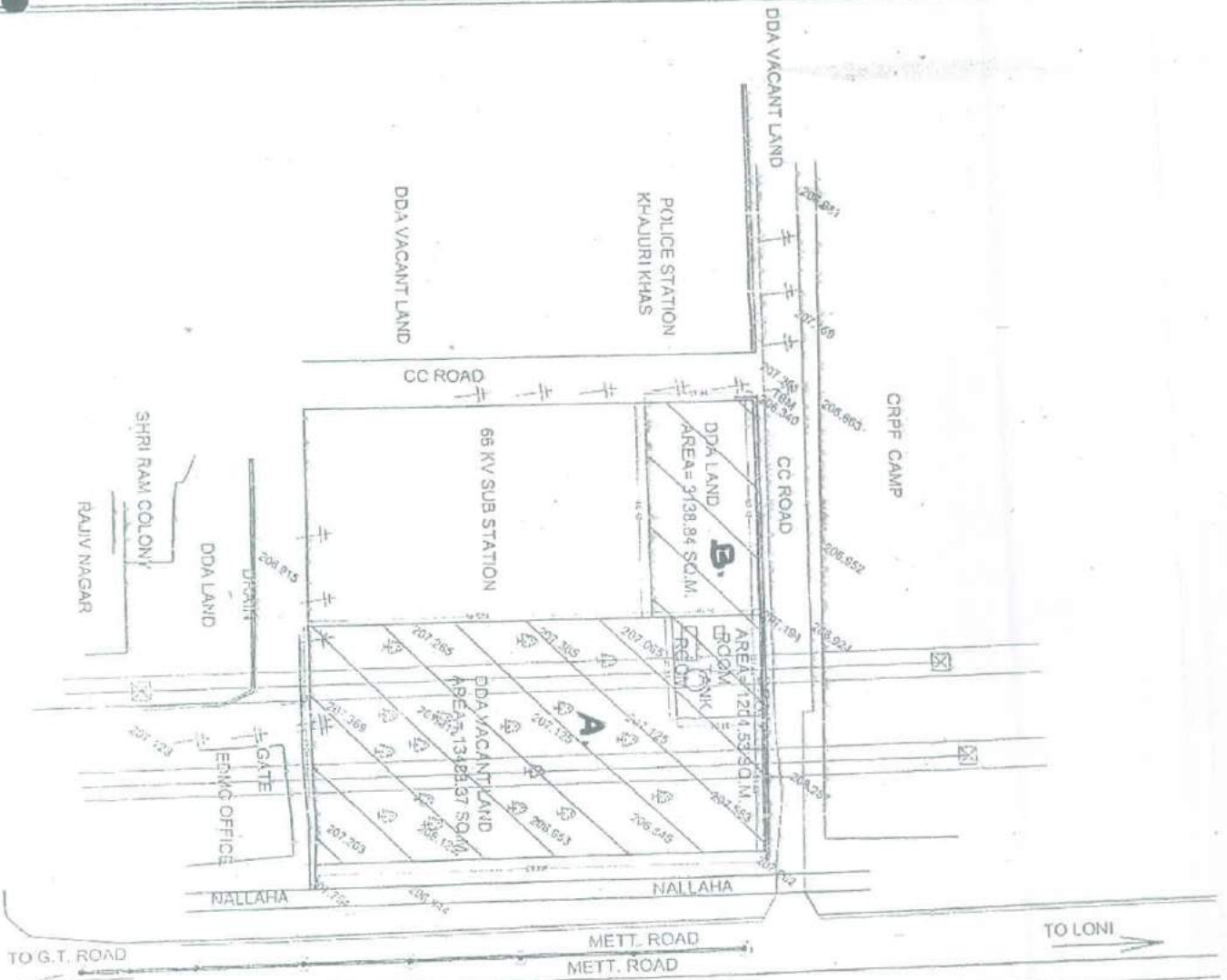
~~Tech/ML/12~~

~~001/25-1~~

~~001/25/12/10~~

~~T.D (Plg)/Zone-0~~

24
 22/11/19
 22/11/19
 22/11/19



RESIDENTIAL AREA
KHAJURI KHAS

AREA = 17832.07 SQ.M
= 4.406 ACRES



AE-IV ED-2
29/12/19

LEGEND	
BOUNDARY WALL	---
LANE WIDE	---
ROAD	---
TIN SHED	---
STRUCTURE	---
LIGHT POLE	---
ELECTRIC POLE	---
TREE	---

9



NOTE: DETAIL

TOTAL SURVEYED AREA = 87416.208 Sqm
OR = 21.64 Acres

PLOT A (A) = 3126.447 Sqm
OR = 0.77 Acres

PLOT B (B) = 1140.354 Sqm
OR = 0.28 Acres

PLOT C (C) = 1944.416 Sqm
OR = 0.47 Acres

PLOT D (D) = 2090.806 Sqm
OR = 0.51 Acres

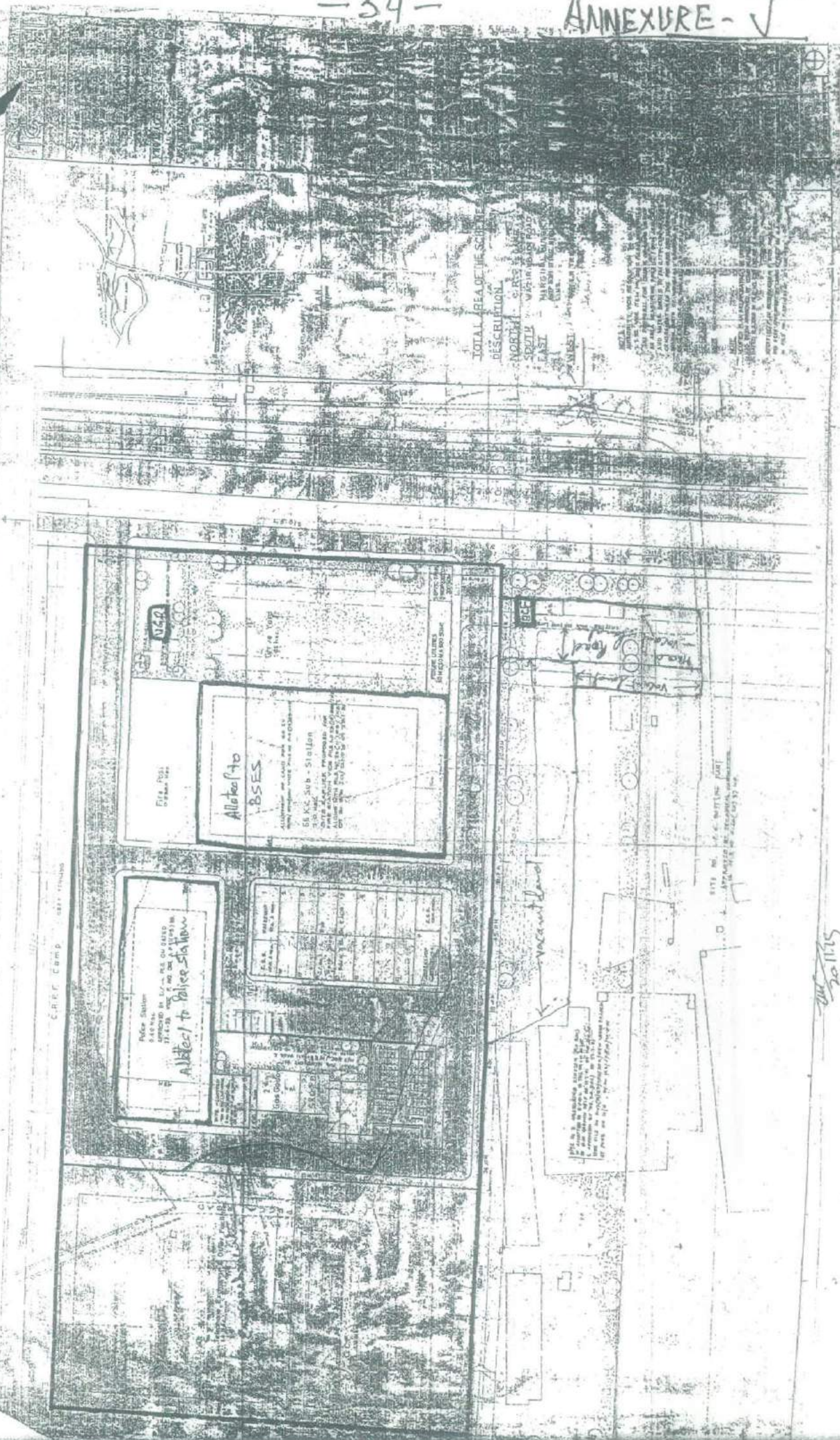
TOTAL PLOT AREA (A+B+C+D) = 21670.106 Sqm
OR = 5.35 Acres



DATE: 15/05/2023
REVISION: 1

 <p>DDA DISTRICT DEVELOPMENT AUTHORITY GOVT. OF INDIA</p>		<p>PHYSICAL SURVEY OF LAND OF VARIOUS SITES OF EAST TIRE UNDER GUZARA NO. 4/2019, DDA</p>
<p>EXECUTIVE ENGINEER</p>		<p>DD-2/1/10</p>
<p>PHYSICAL SURVEY OF LAND OF VARIOUS SITES OF EAST TIRE UNDER GUZARA NO. 4/2019, DDA</p>		
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TOTAL AREA OF THE SITE

DESCRIPTION	AREA (Sq. Meters)
NORTH	1,00,00,00
SOUTH	1,00,00,00
EAST	1,00,00,00
WEST	1,00,00,00
TOTAL	4,00,00,00

Police Station
Allottee to Police Station

Allottee to BSES
BSES
Allottee to BSES

vacant land

ANNEXURE-J

FILED 10/11/15

Minutes of the Technical Committee Meeting
Held on 13.01.2020

ITEM No. 05/TC/2020

File No: F.23(13)/2005/Bldg./Pt.

Sub: Allowing FAR of 400 for Group Housing on Industrial Plots (Ajudhiya Mills/ National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10th May 1996 and MPD 2021 provisions of Table 7.3 para (xii).

1.0 BACKGROUND: The Subject Land of 4.54 acres (18372.46 Sqm) used for Group Housing is a free hold land purchased by Negolice India Ltd. from Ajudhiya Mills/ National Textile Corporation at Azadpur. Out of Total 9.9 acres Land, 5.36 acres Land was surrendered to DDA by Ajudhiya Mills/ National Textile Corporation as per Hon'ble Supreme Court order dated 10/05/96 being a polluting Industry. As per the Hon'ble Supreme Court Order 1.5 times FAR is permitted on 4.54 acres residential Group Housing Plot.

- i) The Building Plans for Group Housing on plot area 4.54 acre (18372.46 Sqm) were sanctioned on 01/02/08 for 33.33% GC & 250.5 FAR (167 X 1.5) after depositing the additional FAR Charges. The Developer Entity submitted the revised Sanction Building Permit on 03/10/09 for 300 FAR (200X1.5) in accordance to the DC norms of MPD 2021 and building bye laws.

The Completion cum Occupancy Certificate for 338 General DU's (Housing Towers) except 132 EWS DU's has been issued on 18/02/15 after depositing the Compounding Fee and additional FAR Charges on 300 FAR & 33.33 GC (In this case 1.5 times of 200 FAR i.e. 300 is applicable, as per Supreme Court order).

The Completion cum Occupancy Certificate for 132 EWS Units were issued on 13/02/2017.

- ii) The DE has made a request to avail 400 FAR (Annexure "A") in this plot based on the Technical Committee decisions vide Item No 80/2014 held on 27.11.2014. The following was submitted by the DE in the letter:

"This has reference to the subject and the DDA Technical Committee Minutes F.1(14)/2014/MP/406 dated 27.11.2014, Item No.80/2014 vide which development control norms applicable to the land retained by the industrial units as per the orders of Hon'ble Supreme Court was notified by DDA. The said minutes along with the opinion given by legal department of DDA obtained under RTI, makes it clear that FAR of 400 for Group Housing in Industrial Plots, who have surrendered land as per Supreme Court Order dated 10.05.1996 has been allowed along with increase in density, ground coverage, and other development control norms on proportionate basis.

You are therefore requested to kindly confirm the same for our plot erstwhile Ajuthia Textile Mills/M2K Victoria Gardens purchased in auction/tender from National Textile Corporation (A Govt. of India Undertaking) wherein out of total 9.90 acres, 5.36 acres has already been surrendered to DDA in 2005, so that plans with 400 FAR for Group Housing sanction can be submitted".

- ii) Various Technical Committee meetings were held on the matter of Development Code applicable to land retained by the industrial Unit as per orders of the Hon'ble Supreme Court in the Technical Committee meeting held on 11.03.2003 vide item No. 7/2003, 03.09.2007, and 17.03.2008 vide Item No. 62/2008, vide No. 60/2009, vide item No 80/2014 – wherein 400 FAR was allowed. (Annexure B)

-316-

2.0 EXAMINATION

2.1 Legal Opinion of Chief Legal Advisor: The matter has been examined with reference to the available notings in file bearing no F 17(2) 97-MP/ wherein the following was mentioned:

DDA had taken up an exercise for working out the proposal or development norms to applicable to the land retained by the Industrial Unit in April vide file no.F.17(2)97/Mp/Pt./D-170. The then Dy. Director (Plg.) AP-II Suggested to refer the matter to Solicitor General of India whereupon the legal opinion has been given by Chief Legal Advisor which is re-produced below:

- - - - -

"I have perused the orders of Hon'ble SC, in relation to the issue raised. The court observations are not in respect of any particular Master plan. It has permitted FAR increase by 50% of the original and user as permitted by Master Plan. This obviously would as per Master Plan in force when the owner resorts to use of his own land. As of now, Master Plan 2021 would govern the development goals/norms. There is no occasion for referring the matter to Solicitor General of India. The matter in court is not on these aspects. The question agitated by the industry in the court is that govt. should pay compensation to them for the land surrendered by them. It is a debatable issue to be answered by the Court. At best, DDA can avail outcome on this aspect, before applying new development norms."

The then VC, DDA has also given observations: *"My understanding is that the enhanced FAR as per MPD-2021 can be availed only after payment of prescribed charges as notified".* Comm. (Plg.) may examine it further and give his comments.

Planning department prepared an agenda i.e. Development Code applicable to land retained by the industrial Unit as per orders of the Hon'ble Supreme Court. The proposal was considered by Technical Committee in its meeting held vide Item No. 62/2008, Decision of the Technical Committee is placed at Annexure C.

The Chief Legal Advisor (CLA) vide his note dated 20.10.2014 in the File bearing No. F. 17(2) 97-MP/ has given detailed observation including the opinion obtained of Mr.Arminder Saran, Sr. Advocate (former Addl. Solicitor General) the relevant part of his opinion is reproduced below:

" In addition to the opinion of the then CLA, the opinion of Mr. Amrinder Sharan, Sr. Advocate (Former Additional Solicitor General) was also obtained with respect to the applicability of the Master Plan 2021. A copy of hte his opinion is placed opposite and for the sake of convenience the relevant part of his opinion is quoted below.

Quote

The order dated 10-05-1996 passed by the Hon'ble Supreme Court clearly states that the land which is left with the owner is to be developed in accordance with the use permitted under the Master Plan. Thus the order clearly states that land surrendered by the owners has to be used for the development of green belt and open spaces. However, in respect of land which is retained by the owners, they may be developed in any manner provided they conform to the MPD 2021. Thus the only limitation/restriction on the said lands is that they have to be in Conformity with the Master Plan for Delhi.

It is also pertinent to mention here that the terms "Master Plan" as reflected in the judgment of the Hon'ble Supreme Court, would also include Master plan which is subsequently amended. Thus the judgment of the Hon'ble Supreme court dated 10-05-1996 would also extend to the amendment in Master plan which was carried out vide notification dated 13.05.2013, this would mean, that the owner of the land may use the land retained with him in any manner, provide it conforms to the use permitted under the Amended Master Plan for Delhi 2021.

The judgment dated 10.05.1996 passed by the Hon'ble Supreme Court clearly directs/states that the owner of the land is permitted to develop his land in any manner, in conformity with the user permitted under the Master plan. Thus there is no restriction on the Use of said land as long as it conforms to the use permitted under the Master plan.

As the Supreme Court order dated 10-05-1996 allows use permitted in the Master plan for Delhi, 2021 on the retained lands, the same will be applicable to the amendments of MPD 2021 as well. The amended Master Plan, in table 7.3 S.N. (xii) specifically states that the existing plots "shall be eligible for residential use (Group housing) thus in an event that the land is utilized for Residential Use (Group Housing), the same would be within the scope of the order of the Hon'ble Supreme court dated 10-05-1996".

In continuation, the Ld. CLA also opined as under:

"The permissible FAR for group Housing on all industrial plots of more than 3000sqm on 24m ROW is 300 as mentioned in the notification dated 13.05.2013 (irrespective of the fact whether portion of land has been surrendered or not) by them as per the Supreme Court Orders mentioned above. The industrial units which have not surrendered the land obviously can not have parity with those units which surrendered the land as per directions of the Hon'ble Supreme Court and in consideration of surrender of their land for community purposes have made them eligible for consideration and grant of one and half time of the permissible FAR. As per order of the Apex Court dated 25.03.2010 (page 961/C) FAR would stand increased to one and a half times of the admissible FAR under the Master Plan. In consideration of the land owners surrendering and dedicating a part of the land for community use Therefore those units which surrendered the land should be eligible for grant of 1.5 times of the permissible FAR as per the Supreme Court direction."

2.2 Modification in MPD- 2021 about permissibility of Residential Use in Industrial area: As per Gazette Notification S.O. No. 1215 (E) dt.13.05.2013 FAR of 1.5 times for Group Housing has been allowed on industrial plots located on 24 mt. ROW.

The MPD 2021 Chapter 7: Table 7.3 para (xii) states as under:

"In existing Industrial Units/ plots with an area of 3000 sq.mtrs. or above abutting road of 24mtr. ROW and above shall be eligible for Residential use (Group Housing) within development control norms of group housing along with incentive 1.5 times FAR of permissible FAR of Group Housing subject to payment of Conversion charges as prescribed by the Government from time to time for respective use..." (Annexure D).

2.3 The earlier Technical Committee of the DDA being a statutory committee under section 5 (A) of the DD Act, 1957 has been taking decision with respect to applicable FAR

38

keeping in view of the order of the Hon'ble Supreme Court, where land has been surrendered by the industrial units. The Legal Opinion of the Ld. CLA and the Former Additional Solicitor General also clarifies that the permissible FAR for Group Housing shall be governed by the provisions of amendments in MPD 2021 Table 7.3 (xii) and are within the scope of the order of the Hon'ble Supreme Court dt.10.05.96. The legal opinion also clarifies that the permissible FAR for Group Housing in the surrendered land is 300 FAR.

In this current case, the 1.5 times (as per Supreme Court order) on FAR of 200 has already been consumed/constructed and 1.5 times of 200 FAR {as per provisions of Table 7.3 (xii)}, i.e. 100 FAR is the balance FAR, which can be availed with the deposition of additional FAR charges.

3.0 PROPOSAL:

Based on the examination at para-2.0 above, the Group Housing on Industrial Plots (Ajudhiya Mills/ National Textile Corporation) at Azadpur which was given Occupancy - cum Completion Certificate for 300 FAR (one and half time on the FAR 200 as per Hon'ble Supreme Court's Order) can further avail 100 FAR as per provisions of Table 7.3 (xii) of MPD 2021.

The balance FAR of 100 shall also have the density, ground coverage, parking EWS component as per the prevailing norms of MPD 2021. The additional FAR charges as per prevailing norms shall be deposited. All the provisions and compliances of UBBL 2016 and RERA shall be adhered.

4.0 RECOMMENDATION

The above proposal at para-3 above is placed before the technical committee for consideration.

"DECISION"

03/2020	<p>Allowing FAR of 400 for Group Housing on Industrial plots (Ajudhiya mill/National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10th May, 1996 and MPD-2021 provisions of Table 7.3 Para (xii).</p> <p>F.23(13)2005/Bldg./Pt</p>	<p>The proposal was presented by Director (Building). It was explained that the applicant is asking for 400 FAR of redevelopment as provided to other land owners, who have surrendered land as per the direction of Hon'ble Supreme Court orders. In the instant case, the building has already been constructed at site and occupancy certificate has been issued in the year 2015 & 2017.</p> <p>Technical Committee enquired about the background of the case, as well as the cases in which the FAR for redevelopment has already been given. Chief Town Planner, North DMC informed that in two cases at Moti Nagar, the 400 FAR has been sanctioned.</p> <p>After detailed deliberation, the Technical Committee observed that a fresh legal opinion be obtained and after considering all aspects of the case, the revised proposal be placed before the Technical Committee.</p>
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
 This Proposal was Considered in the 1st Technical Committee Meeting held on 13.01.2020
 Vide item No. 03/TC/2020
05/02/2020
 Asst. Director Master Plan
 Dy. Director Master Plan

11th April 2019

Sh. Surajit Jaradhara
Director (Building)
Delhi Development Authority
Vikas Sadan, INA,
New Delhi 110023

Sub: Allowing FAR of 400 for Group Housing on Industrial Plots wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10 May 1996

Ref.: Technical Committee Minutes of Meeting St. 27.11.14, Item No. 80/2014

Sir,

This has reference to the subject and the DDA Technical Committee Minutes F.1(14)2014/MP/406 Dt. 27/11/2014, Item No. 80/2014 (Copy enclosed as Annexure 1) vide which development control norms applicable to the land retained by the industrial units as per the orders of Hon'ble Supreme Court was notified by DDA. The said minutes along with the opinion given by legal department of DDA (Copy enclosed as Annexure 2) obtained under RTI, makes it clear that FAR of 400 for Group Housing in Industrial plots who have surrendered land as per Supreme Court Order dt. 10/05/1996 has been allowed (Copy enclosed as Annexure 3) along with increase in density, ground coverage, and other development control norms on proportionate basis.

You are therefore requested to kindly confirm the same for our plot erstwhile Ajudhia Textile Mills / M2K Victoria Gardens purchased in auction / tender from National Textile Corporation (A Govt. Of India Undertaking) wherein out of total 9.90 Acres, 5.36 Acres has already been surrendered to DDA in 2005, so that plans with 400 FAR for Group Housing sanction can be submitted.

Sincerely,

for Negolice India Limited



Authorised Signatory

On 11/04/19
[Signature]
[Signature]

Negolice India Ltd.

Corp. Off.: M2K Corporate Park, 4th Floor, Sector 51, Gurugram, Haryana 122003, India.
Regd. Off.: E-34, 2nd Floor, Connaught Circus, New Delhi 110001, India.

Tel.: +91 124 4525000 | Fax: +91 124 4526060 | E-mail: info@m2kindia.com | www.m2kindia.com | CIN: U67120DL1983PLC016587



F.1 (14) 2014/MP/406

Date: 27.11.2014

Sub: Minutes of the 14th Technical Committee held on 17-11-2014

The 14th meeting of Technical Committee was held under the Chairmanship of VC, DDA on 17.11.2014.

The list of the participants is annexed at 'Annexure- A'

Item No. 77/2014

Confirmation of Minutes

The Minutes of the 13th Technical Committee meeting held on 21.10.2014 were circulated to all the members. As no observations have been received, the Minutes of the 13th Technical Committee meeting held on 21.10.2014 were confirmed.

Item No. 78/2014

Modification in the layout plan of Mohan Co-operative Industrial Estate (MCIE) at Okhla for amalgamation of plot No. H-6 (Block B-1) with H-6/1 (Block- 1)
F1(22)05/MP

The proposal was presented by Director (Plg) AP-I, after detailed deliberation Technical Committee approved the proposal of Amalgamation of plot No. H-6 (Block B-1) with H-6/1 (Block- 1) subject to the modification in the layout plan by the concern local body and issue necessary clearance / ownership documents by the lands department of DDA to MCD as per the policy.

Action: Chief Town Planner (SDMC)
Director (Lands)

Item No. 79/2014

In-situ redevelopment of Industrial cluster at Swaran Park Mundka as per MPD-2021.
F17(01) 2008/MP/

The proposal was presented by Director (Plg) MP. During the discussion Chief Town Planner (SDMC) has raised issue that 2%-3% Commercial area / Built-up area has not been given in the provisions as mentioned in Clause 7.6.2.1 of MPD for these non-confirming Clusters of Industrial Concentration for redevelopment. Therefore, the Commercial component can only be permitted after due modification in the Master Plan. It was clarified that the provision in the Regulations notified on 01.05.2012 has already given in Para vi. (i) & (vii) and on the basis of the same local body may consider 2% to 3% Commercial area / Built-up area. Technical Committee decided that the matter be put up on the file and after the approval, the necessary clarification may be sent to MCD.

Action: Director (Plg) MP&DC.

- 41 -

Item No. 80/2014 ✓

Development control norms applicable to the land retained by the industrial units as per the orders of Hon'ble Supreme Court
F17(02) 97/MP/

The proposal for allowing 1.5 times FAR over and above to the permissible FAR under the Supreme Court orders on the plots where land has been surrendered by the industrial units was deliberated and considering that the industrial units which have not surrendered the land obviously cannot have parity with these units which have surrendered the land. In MPD-2021 the max permissible FAR is 400 in case of redevelopment and considering the opinion given by legal department of DDA, the Technical Committee agreed for allowing max. FAR of 400 for group housing in such type of plots. The density, Ground Coverage and other development control norms shall also be increased on proportionate basis for which the decision has been taken by the Technical Committee in its meeting held on 11.03.2003 and 11.08.2009 vide Item No. 07/2003 and 60/2009 respectively.

Action: Director (MP)
Chief Town Planner (SDMC)
Chief Town Planner (NDMC)

Item No. 81/2014

Layout Plan of Police Station & Staff quarters at Badarpur, New Delhi.

F. 1(26)2005/MP

The proposal was presented by Director (Plg) Zone -F. After detailed deliberation Technical Committee recommended the proposal for relaxation in size of plot for construction of Police Station and Staff quarters at Badarpur New Delhi on the plot size 4332.45 sqmt (1.07 acres) as a special permission by the Authority under clause 8 (2) of DD Act 1957.

Action: Director (Plg) Zone F,
Sr. Town Planner (SDMC).

Item No. 82/2014

Ratification of already adopted procedure for interpretation and clarification of provisions of Master Plan of Delhi.

F. 3(28)63/MP/Pt.

The proposal was presented by Director (Plg) MPR&TC. After detailed deliberation it is agreed that Technical Committee be recognized under section 5 (A) of Delhi Development Act 1957 & further recommended for consideration by the Authority.

Action: Director (MPR&TC).

Item No. 83/2014

Change of land use of "MCD Staff" Quarter complex at Model Town for "Relocation and rehabilitation of project Affected persons" of the project of "construction of Grade Separator at Rani Jhansi Road"
F.3(63)2007/MP/Pt-III

The proposal was presented by Chief Town Planner (MCD). After detailed deliberation Technical Committee recommended the proposal of Change of land use of an area measuring 4.53 ha from 'Recreational' to 'Residential' & 0.90 hac from 'Transportation' to 'Residential' for further processing to the Authority.

Action: Director (Plg) C&G

Item No. 84/2014

Change of land use for the Additional land measuring 3.48 Ha (8.6 Acres) allotted to CAPFIMS from "Residential use" to "Public & Semi Public Use (PSI)" at village Maidangarhi.

F.20(28)2014/MP

The proposal was presented by Director (Plg) UC & Zone -J. After detailed deliberation Technical Committee recommended the proposal for change of land use of an area measuring 3.48 Hac (8.6 acre) from 'Residential' to 'Public & Semi Public' in the Revenue state of village Maidan Garhi for further processing to the Authority under section 11-A of DD Act 1957 with the condition that:

- CAPFIMS will submit the Layout Plan of entire land i.e 20.80 Hac (51.4 acres) to the local body.
- The Development control norms on the entire site shall be applicable as per MPD- 2021 for Public & Semi Public Facilities (Hospital with Medical College).
- The land pocket is utilized for the Institute shall have to make own arrangement for physical Infrastructure and other services till such time, these are extended to the site by the local body.
- The Institute shall have to develop the area as a zero discharge zone.

Action: Director (Plg) UC & Zone J
Member Secretary & Consultant CAPFIMS.

Item No. 85/2014

Regarding request of New Delhi Municipal Council (NDMC) for permitting 'Residential quarters (EWS Dwelling units) for the workers' in the 'Auto workshop' plot falling in 'Manufacturing (Service Centre)' land use, Sarai Kale Khan, Delhi, Falling In Planning Zone D. F.16(20)88/MP

The proposal was presented by Director (Plg) Zone -D. After detailed deliberation Technical Committee agreed to the proposal for construction of EWS dwelling units for workers in the Auto workshop plot as per development control norms of MPD-2021.

Action: Director (Plg) Zone D.

Item No. 86/2014

Change of status of the Zonal Plan Road up to a stretch from Desh Banhu Gupta Road and Link Road / land use of the same from Transportation to Residential.

F.20(01)83/MP/Pt-I

The proposal was explained by Director (Plg) Zone A&B. After detailed deliberation Technical Committee recommended the proposal for change of land use for an area measuring 8880 sqmt (approximate) from 'Transportation' to 'Residential' for further processing to the Authority under section 11 (A) of DD Act.

Action: Director (Plg) Zone A&B

-43-

Item No. 87/2014

Layout Plan for integrated scheme at Karkardooma on DDA land measuring approx., 30 Ha with norms and development code for Transit Oriented Development (TOD) as per Draft section 12.0 and 17.0 of MPD-2021 Review and implementation model for the project.

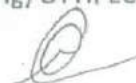
F.11(01)2010/UTTIPEC

The proposal was presented by Dy. Director (Plg.) UTTIPEC. After detailed deliberation the proposal containing the layout plan, circulation plan and the green area was approved in principle. The development control norms of Transit Oriented Development (TOD), which are part of Chapter on "Transportation" of MPD- 2021 shall be applicable. The transport chapter is under modification as part of review exercise for which a public notice is being issued under sanction 11 (A) of D.D. Act, 1957.

The proposed road in the scheme shall be integrated with the proposals of the Railways, Anand Vihar passenger terminal and other agencies. Further out of the 3 model, proposed by NBCC, Technical Committee in principle agreed for adopting the development model of the East Kidwai Nagar which already stands approved by the Govt. for taking the development in the area.

Action: Director (Plg.) UTTIPEC.

The meeting ended with vote of thanks to the Chair.



(S.B. Khodankar)

Director (Plg.) MP&TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg)
5. Commissioner (LD)
6. Commissioner (LM)
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. Chief Town Planner, MCD (SOUTH)
13. Chief Town Planner, MCD (NORTH)
14. Chief Town Planner, MCD (EAST)
15. Addl. Commr. (Landscape), DDA
16. Addl. Commr. (Plg.) TB&C, DDA
17. Addl. Commr. (Plg.) MP, UE&LP, DDA
18. Addl. Commr. (Plg.) AP & MPPR, DDA
19. Addl. Commr. (Plg.) UC & Infrastructure, DDA
20. Secretary, DUAC
21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
22. Dy. Commissioner of Police (Traffic) Delhi
23. Land & Development Officer (L&DO)

- 442 ANNEXURE (C)

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F1(3)2003-MP

DATED:

MINUTES OF THE 1ST TECHNICAL COMMITTEE FOR THE YEAR
2003 HELD ON 11.3.2003. LIST OF THE PARTICIPANTS ARE
ENCLOSED.

Sub: Confirmation of minutes of Technical Committee held on 28.11.2002

The draft minutes of the Technical Committee dated 28/11/2002 were confirmed excepting for item no. 29/2002 whose minutes were also confirmed with slight modification as given below:

"The proposed scheme was discussed.

It was pointed out that the proposal (phase II) approved by the DUAC consists of 4 cloverleaves at Four Corners of the intersection and slip roads. Under pass below the Railway line along road no. 13-A leading to Okhla falls in phase II.

The proposal is already approved by DUAC and Technical Committee. The construction of Cloverleaf and slip road be dovetailed in such away that construction of under pass is feasible at later stage".

Item No. 1/2003

Sub: Corridor Improvement plan for the stretch of Ring Road between Maya Puri & Punjabi Bagh Intersection F 5(4)2001-MP

The proposal has been approved by the Technical Committee subject to statutory conditions of approval from various agencies.

Item No. 2/2003

Sub: Regarding the Proposal of BSIES Rajdhani Power Ltd. for route approval of 66 KV Tower line from 220 KV Dwarka Grid Sub Station (P-3) to 66 KV Grid Sub station (G-6) Dwarka F1(63)DWK/2000

The proposal was explained in detail by Director (Plg.) Dwarka and the following was decided:

a) Keeping in view the fact that already high tension line is existing on part of the route, therefore, in this portion another HT line will not be desirable and in this stretch the proposed route alignment will continue to be underground as already decided and in the remaining part the route alignment could be overhead.

b) Since the road development has already been undertaken by DDA, any financial loss to the DDA due to erection of pylons will be made good by the electrical company under consideration before undertaking any overhead route in the length agreed to.

cm NO. 80/14

Shafiq

1.2.014

(M.P.) I

Shafiq

45
Item No. 3/2003

Sub: Construction of Bridge Across River Yamuna near Geeta Colony and Master Plan Road over Disused canal in East Delhi. F5(17)2000-MP

Part I: Proposed Master Plan road of 30 M R/W over the disused canal.

i) This matter was discussed earlier in the 6th Technical Committee on 28th November, 2002.

ii) The concerned disused canal in East Delhi is indeed an integral part of the drainage scheme of the influence area as has been informed by the Project Manager, PWD / CSE, MCD.

iii) Certain details including intersections, traffic circulation system etc. were submitted.

The modified proposal submitted by PWD has been recommended for approval to 30 mt. R/W road from Karkardooma intersection on road no. 57 upto marginal bund road, Geeta Colony by the Technical Committee subject to statutory conditions of approval from various agencies.

Part II: Proposed Bridge over River Yamuna near Geeta Colony.

(i) This issue was earlier discussed in the Technical Committee meeting held on 28.11.2002

(ii) The modified proposal was submitted by PWD. The Technical Committee recommended for approval of the proposal subject to stipulation that 3+3 lane carriageway with standard cross section may be incorporated in the proposal which should also be got approved from various agencies. A copy of the modified proposal alongwith report be also submitted to DDA by the PWD.

Sub: Change of land use of 56 hect. of land in Zone 'J' North of Mehrauli Mahipalpur Road F3(96)98-MP-Pl.

The Technical committee approved the recommendations of the Screening Board and decided that the change of land use for an area of 56 hect. in Zone 'J' South of Mehrauli Mahipalpur Road may be placed before the Authority.

Item No. 5/2003:

Sub: Proposed grade separator at the intersection of Vikas Marg & Marginal Bund Road (ITO Chungi Crossing) A part of corridor improvement proposal of Vikas Marg. F5(19)91-MP

The item submitted by the PWD was discussed in the meeting. It was opined that:

a) a comprehensive circulation system plan upto 1 km. / next intersection with Master Plan road shall be submitted by PWD.

b) PWD shall submit the clarification of DMRC with respect to the MRTS route through this intersection.

c) Necessary statutory clearances will be got obtained by them from various agencies and the proposal will be brought again before the sub committee for consideration.

M. K. S.

46
Item No. 6/2003

Sub: Provision of public and semi public facilities around village settlements in rural zone vis-a-vis provision of MPID 2001 F3(5)2001-MP

The Technical Committee noted the various stages as given in the agenda item and further recommended that the issue of public and semi public facility around rural settlements (villages) should be addressed as part of MPID 2021.

Item No. 7/2003

Sub: Development code applicable to land retained by the industrial units as per the order of the Hon'ble Supreme Court. F17(2)97-MP

Adml. Commr. (Plg.) II explained the background with various issues relating to surrender of land by industrial units in compliance of the Hon'ble Supreme Court orders. The Technical Committee agreed in principle with the proposals contained in para 3.0 of the agenda item. The decision / proposal as agreed may be communicated to the concerned agencies / Departments for further action.

uNo. 80/2014
11.2.2014.
D.(M.P.) I
Item No. 8/2003

Sub: Regularisation of roof projection / sun shades outside the plot for tiny size allotment category plots for EWS/LIG/MIG in Rohini. FJDA/IR/48/2001

Director (Hdg.) explained the entire background with various issues involved. It was also explained that smaller size of residential plots in Rohini are a specific case and there may be smaller size of the residential plots.


The Technical committee recommended for approval of the policy for allowing sun shades upto 45 cm. and balconies upto 90 cm. for the residential plots upto 60 sq.mt. and sun shades upto 45 cm located only in the corner plots upto 90 cm, after compounding the same subject to clearance from the Fire Deptt. and it was further desired that the issue be processed through Authority for concurrence of the Ministry of Urban Development.

The Technical committee desired that till the finalisation of the subject matter no action on ground may be initiated.

These minutes are issued with the approval of the Vice Chairman, IDDA.


DIRECTOR (Hdg.)

Copy to:

1. E.M. IDDA
 2. Commr. (Plg.) IDDA
 3. Commr. (I.M.) IDDA
 4. Commr. (I.M.) II IDDA
 5. Commr. (I.D.) IDDA
 6. Town Planner, KICD
-  M. S. K. K

Mtg 79

-47-

Annexure

ANNEXURE (D)
Arif Khan
file

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6th Floor, Vikas Minar, New Delhi.
Ph. No. 23370507

No. F.1(15)2009-MP / 237

Date: 19-8-09

Minutes of the 8th Technical Committee meeting held on 11.08.09.
List of the participants is annexed.

Item No. 57/09:

Sub.: Confirmation of minutes of 7th T.C. meeting held on 7.07.09 which were sent to all the members.
Minutes were confirmed.

Item No. 58/09:

Sub.: Review/Modification of list of Pre-1962 built up Residential and Rehabilitation Colonies under Mixed Use Regulation of MPD-2021.
F.3(40)05/MP/Pl.IV

Item No. 80/14
with letter
11.11.2014
D. (M.P.) I.

The proposal was presented by Director (MPPR). It was informed that Chief Town Planner, MCD has requested the name of Nimri Colony be included in Pre-1962 list of built up Residential and Rehabilitation Colony in MPD-2021. After detailed discussion, it was felt that since the list of such colonies was prepared at the time of finalization of MPD-2021, after taking a conscious view in consultation with MCD, DDA, NDMC & MoUD. It is not appropriate to include any other colony in the list.

Action: Director (Plg.)/MPPR.

Item No. 59/09:

Sub.: Establishment of 400/220 KV Sub-station at East of Loni Road.
F.6(4)2004/MP

The proposal was presented by Dir.(Plg.)/TYA. It was informed that Deputy Secretary, L.A. vide letter dated 16.4.09 has requested for issuance of NOC for acquiring land measuring 6.8 hact. in Village Mandoli for Transco Ltd. for a 400/200KV ESS at East of Loni Road. The exact location of the site and its route alignment has not been submitted by Delhi Transco Ltd. After detailed discussion it was decided that NOC for land acquisition be given subject to the following conditions:

1. Submission of a layout plan/location plan with description of the land under reference be submitted to ascertain the boundaries of the site.
 2. Justification for an area of 6.8 hact. against 2.96 hact. required for establishment of 200/400 KV ESS as per MPD 2021 norms.
 3. This is a Master Plan level utility for which change of land use will be processed after land is acquired.
- HLA*

-48-

4. Submission of transmission route alignment plan as the surrounding area is thickly populated.
5. The site shall not be used for any other purpose other than ESS.

Action.: Dir.(Plg.)TYA

Item No. 60/09

Sub.: Development Code applicable to land retained by the industrial units as per orders of the Hon'ble Supreme Court.
F.17(2)97/MP/Pt.

The proposal was explained by Director (Plg.)AP-II. As per orders of the Hon'ble Supreme Court regarding closure of noxious, hazardous and large scale industries in Delhi, a part of the land of the industrial units was to be surrendered to DDA for provision of recreational use (Green) and the other part was to be retained by the industry to be used as per the Master Plan provisions. On the retained land, 1.5 time of permissible FAR is allowed by Supreme Court. However, the Technical Committee in its meeting held on 6.6.2008 has allowed 1.5 time permissible FAR of MPD-2021.

Now, MCD has sought clarification on permissible density on the retained land of the industrial units. After detailed deliberations it was decided that the proportionate enhancement in the Density/DU's norms may also be allowed subject to the following:

- i) Density of EWS component shall remain as per MPD-2021 i.e. 500 DUs per hect.
- ii) 15% of FAR or 35% of the enhanced dwelling units (whichever is more) are to be constructed for community service personnel/EWA.
- iii) NOC/Clearance from local municipal body/authority for availability of services/infrastructure (such as water supply, sewerage, power etc.)
- iv) Adequate parking spaces as per prescribed norms of MPD-2021 are to be provided within the site area (i.e. retained land).
- v) Necessary utility/services are to be provided within the premises to meet additional dwelling units as per the norms.

Action.: Director (Plg.)AP-II

Item No. 61/09:

Sub.: Car parking requirement at Hospitality District of IGI, New Delhi -
Relaxation of Norms
F.1(04)67/MP/Pt.-II

The proposal was presented by Director (Plg.)MPPR and presentation was also made by the representatives of G.M.R. It was also informed that a letter was received from Chief Secretary, GNCTD forwarding the representation of DIAL/GMR regarding reduction of parking norms as prescribed in MPD-2021 in hospitality District of IGI Airport where 10 plots have been earmarked for hotels. The issue was discussed in detail and it was decided that since the

11/2/09

49

layout plan of IGI Airport has been approved by IAAI, the issue of parking may also be seen by IAAI, as per MPD-2021 provisions.

Item No.62/09:

Action.: Director (Plg.)/MPPR

Sub.: Clarification of Development Control Norms of Shops-cum-Residential plots designated as Local Shopping Centre - in MPD-2001/2021.

There are large number of colonies where shop-cum-residential plots were developed as per standard plan approved by local bodies to fulfill of local commercial needs of the residents. Some of these areas have been designated as LSC in the Zonal Development Plans, prepared under MPD-2001. As per MPD-2021 norms the maximum ground coverage of LSC is 40% & FAR is 100, maximum height 15 mt. & parking @ 2 ECS/100 sqm. of floor area. This can only be made applicable if the total shopping area is redeveloped. At present the building plans are not being passed by MCD due to non availability of clear policy of such areas:

After detailed deliberation, it was decided that all the activities permitted in LSC as per MPD-2021 may also be allowed on these plots subject to payment of conversion charges approved by Central Govt. However, development control norms for the building shall remain same as per already approved layout plans by the concerned local bodies. Taking into account the additional load of parking, plot for common parking be made available by the Local Body for parking facility preferably multi level parking.

Action.: Director (Plg.)/MPPR

The meeting ended with thanks to the Chair.

(H.S. Dhillon)
(H.S. Dhillon)
Jt. Director (MP)

No 84/14
2014
M.P.)I
Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(LM), DDA
5. Commissioner(LD), DDA
6. Sr. Town Planner, MCD
7. Chief Town Planner, TCPO
8. Chief Architect, NDMC
9. Chief Architect, HUPW, DDA
10. Chief Engineer/Planning, DMRC
11. Chief Engineer(Elect.), DDA
12. Additional Commissioner(Plg.)-I, DDA
13. Additional Commissioner(Plg.)-II, DDA
14. Additional Commissioner(Plg.)-III, DDA
15. Secretary, DUAC
16. Land & Development Officer, (L&DO)
17. Sr.Architect(H&TP), CPWD
18. Dy.Commissioner of Police(Traffic), Delhi
19. Director(Landscape), DDA

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F.1(08)2008-MP/212

Date: 23/6/08

Minutes of the 6th Technical Committee meeting held on 16.06.2008.
List of the participants is annexed.

Item No. 56/2008

Sub: Route clearance for 220 KV O/H Transmission Link between existing Maharani Bagh 400/220 KV s/stn. to Gazipur 220 KV S/stn. F6(02)2007/MP/Pt.

16.8.14 The proposal was presented by Jt. Dir. (Plg.) RYP and the route alignment proposal was explained. After detailed discussion the Technical Committee approved the proposal subject to that all statutory clearances be obtained by the Power Company from all concerned agencies.

1.1.1 Technical Committee further noted that as per MPD-2021 the drains, which include Gazipur drain are to be developed as Greenways and interconnected Parkways along with pollution control measures. Accordingly, this should be taken up for planning and development by the concerned Land Owning Agency.

Action OSD (Plg.)

Item No. 57/2008

Sub: Change of land use of site measuring 3923.0 sqm from 'Recreational' (Distt Park) to 'Public and semi Public' facilities (Burial Ground at Badaipur F20(13)2005-MP

The proposal was presented by Jt. Dir. (Plg.) AP-I After discussion the change in land use was approved for processing under section 11 A of DD Act 1957.

Action: Director (AP) I

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- 51 -

Item No. 58/2008

Sub: Proposed change of land use of plot no. 16-A Akbar Road (1.5215 ha) and plot no. 138 Ashoka Road (1.5380 ha) from 'Public and semi 'Public' 9Socio Cultural Institution) to Govt. Office in the Planning Zone-D
F.20(4)2008-MP

The proposal was explained by Jt. Director (Plg.) DC and representative of CPWD. The proposed was deferred for further examination.

Item No. 59/2008

Sub: Setting up of Heliport in Zone 'O'
F3(79)2007-MP

The proposal was presented by Jt. Dir. (Plg.) RYP and it was explained that a site measuring 3 ha has been identified for Heliport at proposed stadium complex in Zone 'O' (Yamuna river). The proposal was deferred since the draft Zonal Plan of Zone 'O' is before the Authority.

Action: OSD (Plg.)

Item No. 60/2008

Sub: Temporary Cinemas in Delhi
F11(6(74)MP/Pt.I

The proposal was presented by Jt. Dir. (Plg.) DC. The Technical Committee decided to constitute a Sub Committee with the representatives of MCD, DDA, Delhi Police, PWD, GNCTD. The Sub Committee will be headed by AC I (Plg.), DDA and shall submit its report within one month.

Action: OSD (Plg.)

Item No. 61/2008

Sub: Utilisation Plan of DDA land vacated from encroachments in Anand Parbat area
F3(85)2005-MP

The proposal was explained by Jt. Dir. (Plg.) AP-I. EM raised doubt about the feasibility of 24 M road and access to the proposed Hospital Site. It was decided that this may be jointly checked by Engineering and Planning Department and plan may be modified and put up for approval of the Technical Committee at an early date.

Action: Director (AP) I

Item No. 62/2008

Sub: Development code applicable to land retained by the Industrial Unit as per orders of the Hon'ble Supreme Court.
F.17(2)97-MP/Pt.

The proposal was presented by Director (AP)II, and it was informed that a public interest litigation was filed by Sh. M.C Mehta Vs UOI vide CWP No. 4677 of 1985 where it was ordered to close and shift Hazardous / noxious, large scale and heavy industry from Delhi:

The Industrial unit covered in category H(a) and H (b) as per MPD 2001 were to surrender a part of their land to DDA for maintaining as Recreational / green. The formula was worked out in which a portion of land was to be retained by the industrial units as per land use provisions of Master Plan for Delhi. At present Master Plan for Delhi 2021 has been notified on 7.2.2007. This proposal was put up previously in the Technical Committee meetings held on 3.9.2007 & 17.3.08 where it was decided that advise of CLA be taken. CLA has informed that the land retained by the industries should be developed as per provisions of MPD-2021.

The Technical Committee was informed that when the directions of the Hon'ble Supreme Court came in 1996, 1 1/2 times of permissible FAR (133) was allowed. Subsequently, with the notification in 1998, the FAR for Group housing was increased to 167 on which 1 1/2 times of this FAR was allowed for 'Residential' (GH). Therefore, following the same logic, the FAR provided for in the MPD-2021 should be based on 1 1/2 times of the present FAR, subject to payment of notified charges.

After detailed discussion it was decided:

- a) ✓ The local body will accept the proposals only when the industrial units surrender land to DDA free from financial and physical encumbrances within the framework of the orders of the Hon'ble Supreme Court.
- b) ✓ In the event of development of retained land as an individual plot, the FAR shall be increased by 50% (of the FAR envisaged in MPD-2021) as per the permissible land use of the plot.
- c) ✓ Appropriate levies for increased FAR over and above which was permissible in 1996 shall be charged from the beneficiaries by the competent Authority as per prevailing Orders.
- d) ✓ Wherever the land use is industrial, the same could be used for plotted development as per the norms of MPD-2021 or for flatted factories.

Action: Dir. (AP-II)

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		(100 बिस्तारों तक)					
21.	खण्ड 8: उप खण्ड 8(5) (ख)	(ख) बिल्डिंग लाइन से बाहर बना/बने हुए तहखाना (तहखाने) भूमि के तल के बराबर होगा/होगे तथा इसने/इनमें वातायन के यांत्रिक साधनों से वातायन की व्यवस्था की जाएगी, और					

[सं. के-12016/9/2012-डीडी-1]

सुनील कुमार, अवर सचिव

**MINISTRY OF URBAN DEVELOPMENT
(DELHI DIVISION)
NOTIFICATION**

New Delhi, the 13th May, 2013

S.O. 1215 (E). - Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as part of its review exercise which were published in the Gazette of India, Extraordinary, as Public Notice vide No. S.O. 2344 (E) dated 1st October, 2012 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within ninety days from the date of the said notice.

2. Whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.

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

CHAPTER-WISE MODIFICATIONS ARE AS UNDER:

Chapter/ S. No.	Para/Clause/ Table of MPD- 2021	Modifications								
1	2	3								
CHAPTER 1.0-INTRODUCTION										
1.	Para 20 (e)	<ul style="list-style-type: none">In order to prevent growth of slums, mandatory provision of EWS housing/slum rehabilitation in all group housing to the extent minimum 15% of the proposed FAR on the plot.								
CHAPTER 4.0-SHELTER										
2.	Para 4.2 HOUSING STRATEGY	<p>The following paragraph is to be replaced as per text highlighted in <i>'Bold italic'</i>:</p> <p>A fixed density could lead to under utilization of FAR of imposition of artificial limits to optimal use of land, which is a scarce commodity. Therefore, the following density norms, with corresponding category of dwelling unit (DU) sizes are proposed:</p> <table><tr><td>Slum/EWS housing (upto 30 sq.m.)</td><td>-600 DUs/Ha.</td></tr><tr><td>Category-I (above 30-upto 40 sq.m.)</td><td>-500 DUs/Ha.</td></tr><tr><td>Category-II (above 40-upto 80 sq.m.)</td><td>-250 DUs/Ha.</td></tr><tr><td>Category-III (above 80 sq.m.)</td><td>-175 DUs/Ha.</td></tr></table> <p><i>As the development of housing in new area or redevelopment of existing housing stock in built up area to be taken by the Public Agencies, Society or private developers the upper limit of density be taken as 200 DUs/hect. (900 pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. The density for Slum & JJ clusters (In-situ up-gradation/Rehabilitation/Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS Public Housing Schemes be 900 DUs/hect. (± 15% variation permissible).</i></p>	Slum/EWS housing (upto 30 sq.m.)	-600 DUs/Ha.	Category-I (above 30-upto 40 sq.m.)	-500 DUs/Ha.	Category-II (above 40-upto 80 sq.m.)	-250 DUs/Ha.	Category-III (above 80 sq.m.)	-175 DUs/Ha.
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3.	Para 4.2.3.3 New Housing for Urban Poor	<p>... The developers of group housing shall ensure that minimum 15% of proposed FAR to be constructed for Community-Service Personnel/EWS and lower income category. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or</p>								

-54-

CHAPTER 6.0-WHOLESALE TRADE		<i>original use i.e. shop-cum-residence and in such cases there will be no insistence for levy of any conversion charges.</i>																								
9.	Para 6.2 SUB-CITY LEVEL MARKETS	Most of the existing planned markets and warehousing were developed in early seventies for specific commodities. Due to their proximity to residential area, these markets need to be redeveloped to overcome the environmental and traffic problems. <i>To incentivize the redevelopment, a maximum overall FAR of 50% over and above the permissible FAR shall be given.</i> The traders associations shall share the responsibility of redevelopment to modern wholesale markets. The beneficiaries will have to pay the betterment charges to the implementing agency. Space for commodities that are not permissible in mixed use streets under para 15.6 shall be made available in wholesale city level market and sub-city level market to enable their relocation.																								
CHAPTER 7.0-INDUSTRY																										
10.	Table 7.2: Norms for Land Distribution in Industrial Areas	<table border="1"> <thead> <tr> <th>S. No.</th><th>Use Premises</th><th>Percentage</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Industrial Plots (Net Area)</td><td>45-50</td></tr> <tr> <td>2.</td><td>Residential*</td><td>20</td></tr> <tr> <td>3.</td><td>Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.</td><td>8-10</td></tr> <tr> <td>4.</td><td>Commercial: Shopping Centre, Petrol Pumps, Guest House/Budget hotels, Lodging and Boarding, Service and Repair Shops, Communication/ Telephone Exchange, etc.</td><td>2-3</td></tr> <tr> <td>5.</td><td>Facilities • Public and Semi Public: Fire Station/Fire Post, Police Station/Police Post, Hospital/Dispensary, ITI/ Polytechnic, Dharamshala, Night Shelter, Day Care Centre, etc. • Utilities: Electric Sub-station, CETPs, Pumping Stations, Underground Reservoirs/Fire Fighting Tanks and other utilities, etc.</td><td>6-8</td></tr> <tr> <td>6.</td><td>Transportation: Circulation, Loading/ Unloading Area, Parking, Ideal Truck Parking, Goods Vehicle Parking etc.</td><td>16-18</td></tr> <tr> <td></td><td>Total</td><td>100</td></tr> </tbody> </table> <p>Note: * Residential Use premise shall be carved out in the industrial area of urban extension. In case of residential use premises regulations for Group Housing shall apply. The land shall be reserved for facilities as per residential facilities. This housing would be for workers engaged in the industrial sector. These provisions to be applicable to New Industrial Area.</p>	S. No.	Use Premises	Percentage	1.	Industrial Plots (Net Area)	45-50	2.	Residential*	20	3.	Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.	8-10	4.	Commercial: Shopping Centre, Petrol Pumps, Guest House/Budget hotels, Lodging and Boarding, Service and Repair Shops, Communication/ Telephone Exchange, etc.	2-3	5.	Facilities • Public and Semi Public: Fire Station/Fire Post, Police Station/Police Post, Hospital/Dispensary, ITI/ Polytechnic, Dharamshala, Night Shelter, Day Care Centre, etc. • Utilities: Electric Sub-station, CETPs, Pumping Stations, Underground Reservoirs/Fire Fighting Tanks and other utilities, etc.	6-8	6.	Transportation: Circulation, Loading/ Unloading Area, Parking, Ideal Truck Parking, Goods Vehicle Parking etc.	16-18		Total	100
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11.	Definition for 'Industrial Plot' Use Premise in Table 7.3: Development Control Norms	<i>A premise for industrial activity with non-hazardous, non-polluting performance.</i>																								
12.	Definition for 'Flatted Group Industry' Use Premise in Table 7.3: Development Control Norms	<i>A premise having a group of small industrial units with common services and facilities of non-polluting nature.</i>																								
13.	Notes below Table 7.3	vi) Industrial units/plots abutting roads of 24m ROW and above shall be eligible for conversion to commercial use within the existing development control norms, subject to payment of conversion charges computed on current market value of commercial area and cost of parking as decided by Government from time to time. The activities permissible in Community Centre will be permitted in such plots. In addition, multilevel parking shall be permissible activity. However, this shall not be permitted on																								

		non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any way.
14.	Under the Notes given below Table 7.3, S. No. (vii) added after S. No. (vi)	vii) Industrial plots abutting roads of 24m ROW and above shall be eligible for conversion to Hospitals (up to 100 beds) within the existing development control norms, subject to the conditions (a) the number of beds to be accommodated on a plot shall be worked out @ 100 sqm of gross floor area per bed and (b) payment of conversion charges as prescribed by the Government from time to time. The activities permissible in Hospital (Table 13.20) shall be permitted in such plots. However, this shall not be permitted on non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any manner.
15.	Notes to be added below Table 7.3 after S. No. (vii)	<p>viii) In the redevelopment of industrial plots, 1.5 times of permissible FAR has already been notified in Notification S.O. 683 (E) dated 01.04.2011 regarding Regulations and Guidelines for Existing Planned Industrial Area, therefore, the incentive of 1.5 times of permissible FAR shall be allowed on all permissible uses on industrial plot.</p> <p>ix) Banquet Hall, Restaurant, Recreational Club, Hostel & Old age home, Community and Recreational hall, Nursing Home & Health Centre are permitted as part of modification in layout plan of industrial area where also enhanced FAR 1.5 times of permissible FAR of respective Use shall be allowed.</p> <p>x) As per the Notification S.O. 683 (E) dated 01.04.2011, minimum plot size eligible for redevelopment is given 1000 Sqm. whereas some of the plots are less than 50-100 Sq.mts. from area limit of 1000 Sq.mts. In such redevelopment relaxation in area upto 5% in lower limit of plot size shall be permitted.</p> <p>xi) The development control norms i.e. Ground Coverage, FAR etc. of respective use premises while allowing redevelopment/reconstruction on the individual industrial plots shall be adhered to and there shall be no height restriction. The height shall be as per requirement of AAI/Fire Department. In case of addition, alteration or change of use within permissible category in existing building to achieve permissible FAR, already sanctioned ground coverage shall continue, if parking requirement or sufficient open space around building is made available.</p> <p>xii) In existing Industrial Units / plots with an area of 3000 sq. mtrs. or above abutting road of 24 mtr. ROW and above shall be eligible for Residential use (Group Housing) within development control norms of group housing along with incentive 1.5 times FAR of permissible FAR of Group Housing subject to payment of Conversion charges as prescribed by the Government from time to time for respective use. Required Commercial preferably and PSP activity for residential population, and working space up to 15% of Permissible FAR shall also be allowed. Sub-division of larger Industrial plot or amalgamation of smaller Industrial plots will be allowed in existing areas as well as approved schemes/layouts/building plans on these Industrial Plots. Rain water harvesting preferably with Rain water storage for re-use & STP, Dual piping system use of solar electricity shall be provided to minimize the additional burden on infrastructure services. This provision shall not affect any Court Orders.</p>
16.	7.6.2.1 Norms for Redevelopment of clusters of Industrial Concentration in Non-Conforming Areas	<p>vi) Other stipulations shall include --</p> <p>a) About 10% area is to be reserved for circulation/roads/service lanes.</p> <p>b) About 10% of semi-permeable surface for parking and loading/unloading areas.</p>

Minutes of The Technical Committee Meeting

Held on 13.01.2020

ITEM No. 04/TC/2020

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject : Proposal regarding proposed change of Land Use of an area measuring 10.17 Acres 48 bighas, 17 biswas (Kh. No.1579/474, 475, 465, 467, 468 & 469) at village Bahapur situated along the Maa Anandmai Marg, Kalkaji from "Recreational (City Park, District Park, Community Park) to 'Institutional' in planning Zone-F

File No : Reference is invited to the E.E (B)/GZ/SDMC dated 23.8.2019 and City No. D/539/AE (B)/CNZ/2019 dt. 18.12.2019 from Bng. Deptt, C. Zone, SDMC. (Annexure - G)

- 1.0 Background: Bng. Deptt, C. Zone, SDMC. (Annexure - G)
- 1.1 The request for change of land use has been received from Competent Authority, South Delhi Municipal Corporation
- 1.2 There is a piece of land measuring 48 bighas, 17 biswas (Kh. No.1579/474, 475, 465, 467, 468 & 469) total 10.17 acres village Bahapur situated along the Maa Anandmai Marg, Kalkaji, New Delhi. Banarsi Dass Chandiwala Sewa Samarak Trust Society (hereinafter called the Applicant) claims the ownership of said land whereupon following structures were raised at the instance of said trust without getting the building plan sanctioned from competent authority.
 - B.D. Chandiwala Institute of Hotel Management & Catering Technology
 - B.D. Chandiwala Ayurvedic Dispensary in main hospital building constructed by Government of India.
 - B.D. Chandiwala Institute of Medical Science - a multi hospital in the main building constructed by the Government of India.
 - B.D. Chandiwala Institute of Information Technology (MCA) in main hospital building constructed by Government of India.
 - B.D. Chandiwala Institute of Physiotherapy (BPT) in main hospital building constructed by the Government of India.
 - B.D. Chandiwala Sports Center
 - Food Court and commercial offices
 - 8+9 Huge commercial complex in a separate building rented out to Corporation Offices.
- 1.3 The building plans submitted by the applicant with DDA on 01/06/1987 stands rejected primarily owing to (i) Non-submission of ownership documents (ii) Clearance of land use and (ii) NOC from Land Department.
- 1.4 South DMC in the wake of direction of Hon'ble Supreme Court's appointed Monitoring Committee, sealed aforesaid structures on account of misuse. Consequently, the applicant preferred appeal before Appellate Tribunal against sealing of structures by filing appeal bearing No.29/2013 title "Banarsi Dass Chandiwala Sewa Samarak Trust Society Vs South DMC".
- 1.5 In the aforesaid appeal, DDA had also filed status report inter-alia informed that a Public Notice was published by DDA in the leading newspapers on 01/05/2008 in which applications from bona-fide institutions rendering cultural and religious (including spiritual) healthcare and educational services were invited for regularization which were in existence prior to 01/01/2006.
- 1.6 The record received from DDA revealed that a meeting was held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006. The minutes of said meeting further reveal that the cases which are not in conformity to the land use of approved ZDP/MPD-2021 i.e. cases where change of Land Use is required, such cases shall be referred by the concerned local body to DDA for processing their change of Land Use as per provision of DDA Act 1957 and DDA, after receiving all such proposals for change of land use from local bodies, shall make one consolidated proposal and bring the same before the Authority for decision. Further, as

per decisions, while examining regularization, the local bodies shall also keep in mind the information regarding whether the institution under reference is on public land / forest / ridge land or on heritage zone, being very critical. The copy of minutes of the meeting dated 14/10/2015 is annexed herewith as Annexure-A.

1.7 The Tribunal in its order dated 27/11/2017 and 21/05/2018 observed that application submitted by applicant in the light of above public notice has not so far been decided. Accordingly, Tribunal directed that Commissioner, SDMC and the Vice Chairman DDA will hold the meeting to decide the said application. The copies of aforesaid orders are annexed herewith as Annexure-B.

1.8 In compliance of aforesaid orders of Tribunal a meeting between Commissioner, South DMC and Chairman, DDA was held on 15/06/2018. The copy of minutes of the said meeting is annexed herewith as Annexure-C. As per deliberations held and decisions taken, the applicant was required to submit following document for proper examination of the proposal of change of land use:

- (i) Detailed layout plan of the area
- (ii) Existing land use plan of the entire area
- (iii) Proposed change of land use plan
- (iv) Total Station Survey of the entire area
- (v) On receipt the above documents a field survey will be carried out by the staff of SDMC and DDA and the agenda will be put up by the SDMC in the Technical Committee for consideration. After consideration of the matter by the Technical Committee, the final proposal will be submitted to the DDA Authority for approval.

2.0 Examination :

2.1 The land use of area under reference as per the MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park).

2.2 In pursuance of decisions taken in the meeting held 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA, the officials of SDMC & DDA inspected the site.

2.3 As per record, there is no court case. However, applicant has claimed ownership of land by virtue of following documents:

- Copy of Jama Bandi
- Copy of Judgment dated 12/07/1979 passed by the Hon'ble High Court of Delhi in IA No. 1695 of 1979 & Suit No. 501 of 1979 title "Union of India V/s Shri Banarsi Dass Chandiwala & Others" pertaining to transfer of aforesaid land to Banarsi Dass Chandiwala Sewa Samarak Trust Society.

The applicant has submitted an undertaking in the shape of affidavit, aforesaid judgment dated 12/07/1979 has not been challenged in any court of law. The copy of submitted ownership documents are annexed herewith as Annexure D & E.

2.4 The site does not fall in Natural Conservation Zone (NCZ), Natural features such as water bodies etc.

2.5 The land use of site, in question, as per the MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park).

The proposed change in land use is not a requirement of South DMC. The proposed change of land use is being examined in the light of orders of Appellate Tribunal and subsequent decisions taken in the meeting held on 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA.

- 58 -

Information required as per the MoUD, Govt letters dated : 07.04.2015/ 0409.2015:

S. No	Information required	Explanatory background
A.	As per MoUD letter 04.09.2015	
i.	Background Note indicating the current Situation/provisions	The background note given at para 1.0 is self-explanatory.
ii.	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	No
iii.	What were the specific recommendations of the Authority with regard to the proposal;	Needs no comment in view of above.
iv.	How and why the proposal was initiated;	As Above
v.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	<p>The stage of examination of pros and cons had departed long ago. The structures on the land, in question, had already been come up long ago. It is case of regularization of existing structures, which cannot be considered till the change of land use is approved by the competent authority.</p> <p>DDA had invited applications through PUBLIC NOTICE for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.</p> <p>Further, the proposed change in land use is not a requirement of South DMC. It is a proposal of a private party being processed by the South DMC in the light of orders of Appellate Tribunal and subsequent decisions taken in the meeting held on 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA and as per decision as had been taken in the meeting held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.</p>
vi.	What are the expected short term and long term outcomes if the proposal is approved and implemented;	-As Above-
vii.	How the proposal will benefit in the development and economic growth of the city;	-As Above-
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;	<p>No such study has been conducted for the apparent reason that change in land use is being sought for regularization of project / structures already existed at site.</p> <p>To regularize such structures, DDA had invited applications through PUBLIC NOTICE for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.</p> <p>Moreover, it is case of regularization of existing structures, which needs change in land use as existing use is not in accordance with MPD-2021 and ZDP of Zone-F.</p>

ix.	What will be the public purpose served by the proposed modifications;	No such study has been conducted since it is case of regularization of existing structures, which needs change in land use as existing use is not in accordance with MPD-2021 and ZDP of Zone-F.
x.	What is the number of people/families/ households likely to be affected by the proposed policy;	The proposed change of land use would not affect people/families/ households being a private land.
xi.	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.	<p>The proposal is in accordance with the decision taken in the meeting held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006 and PUBLIC NOTICE issued by DDA.</p> <p>The status of existing structures in terms of laws, bye-laws, rules, etc. would be determined once the decision on proposed change in land use is taken and approval of lay out plan.</p>
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;	<p>The land use of site, in question, as per the MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park).</p> <p>Therefore, it requires amendment in Zonal Development Plan.</p> <p>The proposed change in land use is being sought in the light of PUBLIC NOTICE issued by DDA for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.</p>
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;	No
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	No
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.	<p>Shri B.S. Yadav, Executive Engineer, Building-I, Central Zone, South DMC.</p> <p>Office Address: SDMC Zonal Office, Jal Vihar, adjoining Delhi Jal Board Office, Lajpat Nagar-II, New Delhi-110024.</p> <p>Contact No : 8588888828</p>

B. As per MoUD letter dated 07.04.2015

a.	Whether the land is government or private and who is the land owning agency?	As, per submitted documents by the applicant, it is a private land.
b.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	The proposed change in land use is being processed on the application of Banarsi Dass Chandiwalla Sewa Samarak Trust Society, which had been filed with DDA in pursuance of PUBLIC NOTICE issued by DDA for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.

-60-

c.	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 officials of North & South DMC in compliance of decision taken in the meeting held on 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA.
d.	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	No such study has been conducted since it is case of regularization of existing structures, which needs change in land use as existing use is not in accordance with MPD-2021 and ZDP of Zone-F.
e.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/policies?	The stage of examination of impact had departed long ago for the evident reason that structures on the land, in question, had already been come up. The existing use is not in accordance with MPD-2021 and ZDP of Zone-F. Therefore, change in land use is being sought by the applicant in pursuance of PUBLIC NOTICE issued by DDA. The South DMC is being processed the case in the light of decision taken in the meeting held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.
f.	What will be proposals impact/implications on general public eg. Law & order etc.?	No such study has been conducted in view of facts detailed out at (e) above.
g.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	As per undertaking in the shape of affidavit of applicant, there is no ongoing court case on the land, in question.


1.0 Proposals:

In view of the above, the land use in respect of an area measuring 10.17 Acre located at Village Bahapur situated along the Maa Anandmai Marg, Kalkaji, New Delhi. (Banarsi Dass Chandiwala Sewa Samarak Trust Society), New Delhi, falling in Planning Zone-F may be changed from (Recreational (City Park, District Park, Community Park) to (Institutional) under Section 11A of DD Act, 1957. The boundary descriptions of the same are as follows:

Location	Area (Acre)	Land Use (As per MPD & ZDP of Zone-F)	Proposed Land Use	Boundaries	
Village Bahapur situated along the Maa Anandmai Marg, Kalkaji, New Delhi. (Banarsi Dass Chandiwala Sewa Samarak Trust Society)	10.17 Acre	MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park).	Institutional	North	Pant Polytechnic
				South	DDA Land
				East	DDA Land
				West	DDA Land

Recommendations:

The proposal at para 4.0 above is placed before the Technical Committee for consideration under Section 11A of DD Act for inviting objections/ suggestions from public by issue of Public Notice.


 Executive Engineer
 Building-I/Central Zone

"DECISION"

04/2020	Proposal regarding proposed change of land use of an area measuring (10.17 Acres 48 bighas, 17 biswas (Kh. No 1579/474, 475, 465, 467, 468 & 469) at village Bahapur situated along the Maa Anandmai Marg, Kalkaji from 'Recreational' (City Park, District Park, Community Park) to 'Institutional' in Planning Zone-F. F.3(64)2006-MP/Pt. III	The matter could not be deliberated and was deferred, as no representatives from SDMC were present to explain.
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DELHI DEVELOPMENT AUTHORITY

Master Plan Unit
6th Floor, Vikas Minar, I. P Estate
New Delhi-110002
Ph: 23370507

164 6/20/15
6-11-15

F.20 (19/96-MP/Vol.III/353

Date: 05/11/2015

Sub: Minutes of the meeting regarding pre-existing Institutions (Health Care, Cultural, & Religious (including spiritual) and Educational Institutions) existing prior to 01.01.2006 held on 14.10.2015 at Raj Niwas.

1. A meeting was held under the chairmanship of Hon'ble LG, Delhi on 14.10.2015 on status of the policy for regularisation of pre-existing Institutions (Health Care, Cultural, & Religious (including spiritual) and Educational Institutions) existing prior to 01.01.2006. The list of participating officers is annexed. At the outset, a presentation was made and the salient features of the presentation as discussed are as under:
 - Policy approved by Authority in April, 2008, Public Notice dated 01.05.2008.
 - Zone wise number and type of institutions.
 - Authority decision regarding role of DDA planning department (restricted only to land use issues and not on ownership of land).
 - Number of institutes where provisional planning permissions has been granted.
 - Standards as per MPD-2021 and GNCTD norms.
 - Decision of Hon'ble High Court dated 07.05.2015 w.r.t provision of schools
 - Action required on the applications received after cut-off date i.e 30.06.2008

2. After detailed deliberations/ discussions, the following decisions were taken:

1. It was *inter alia* decided that since education and health are among the prime concerns for any society, applications received only from educational and health institutions should be considered first for the proposed regularization. As the building plan approval/sanctioning powers vest with the concerned local bodies, all the applications received from educational and health institutions within due date in response to public notice dt. 01.05.2008 shall be referred to the concerned local body by DDA. The concerned local body shall examine the individual cases as per provisions of applicable building bylaws, statutory requirements for fire safety, structural safety/stability and norms laid down by GNCTD. Further, while examining their regularization, the local bodies shall also keep in mind the information regarding whether the institution under reference is on public/forest/ridge land or on heritage zone, being very critical.

The cases which are in conformity to the above requirements but not in conformity to the land use of approved ZDP/MPD 2021 i.e cases where change of Land Use is required, such cases shall be referred by the concerned local body to DDA for processing their change of Land Use as per provisions of DD Act 1957. And DDA, after receiving all such proposals for change of land use from local bodies, shall make one consolidated proposal and bring the same before the Authority for decision.

P.No. 29/13

01.01.2006, it was decided that cases which are not in conformity to the land use of approved cases where change of Land Use is required, such case shall be referred by the concerned local body to DDA for processing their change of land use as per the DDA Act 1957.

It is therefore, stated that the submitted application for regularization of the existing construction needs to go through following stages:

Stage 1 - Change of Land Use from DDA.

Stage 2 - Approval of layout plan.

Stage 3 - Regularization of existing structures.

Respondent / SDMC vide letter dated 28.02.2018 has referred the case to DDA for consideration and approval of land use. Copy of the letter written to DDA is Annexure B.

Ld. Counsel for DDA submitted that DDA has not received copy of the said letter. It is stated by ld.counsel for respondent that said letter has been send to the DDA by post.

The sending of such an important letter / important documents by the SDMC vide post and the present status report shows that the respondent is not serious to carry out the directions dated 27.11.2017 issued by this Tribunal.

The respondent SDMC is directed to deposit the entire material / copy of order before the DDA within a week and file the proof on next date of hearing.

It is further stated that respondent / SDMC will proceed the case as per law as soon as decision of land use of DDA received.

Ld. Counsel for appellant pointed out that in order dated 16.01.2018 this Tribunal directed the Commissioner to take disciplinary action against the officials who have initiated the proceedings at such a later stage after one and half months of the last date of order of this Tribunal and no status report has been filed by the ld. Counsel for

- 62 -
Annexure - B

- 63 - Annexure

Minutes of Meeting dated 15.06.2018 between VC, DDA and Commissioner (SDMC).

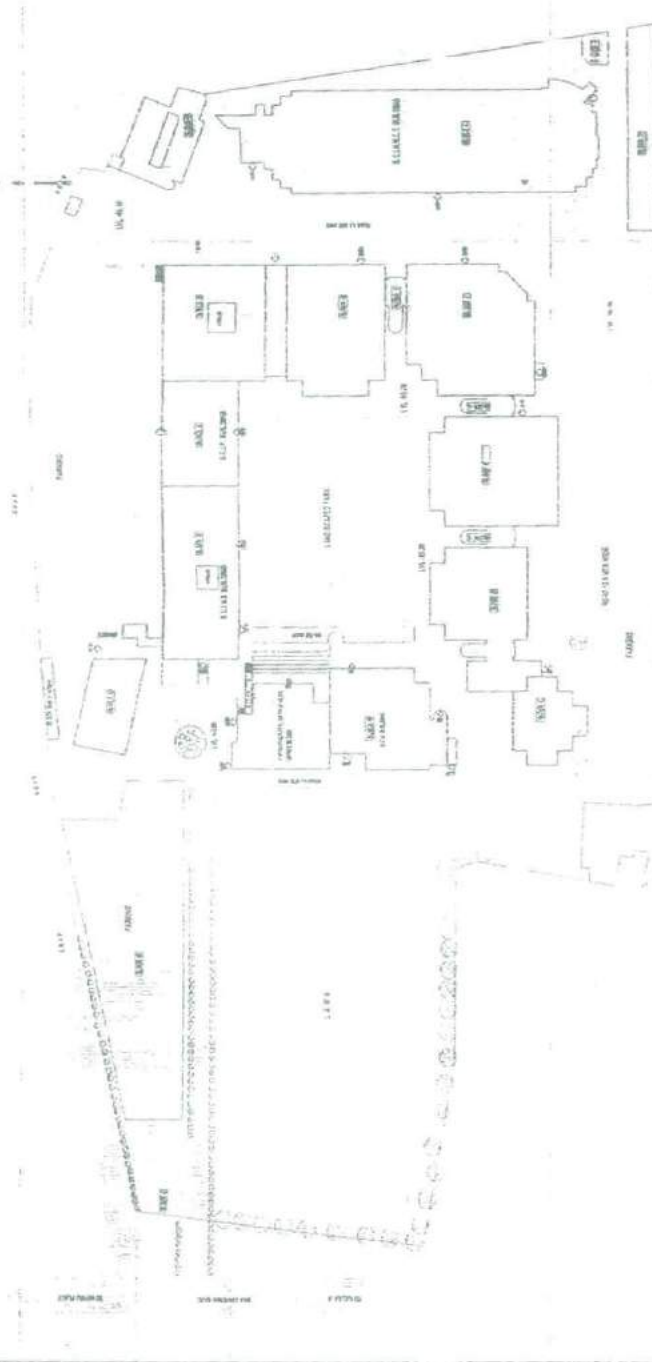
- Commissioner (SDMC) invited attention on the orders of the Appellate Tribunal MCD (ATMCD) dated 27.11.2017 and 21.05.2018 in P. No.29/2013. The Hon'ble ATMCD vide its order dated 27.11.2017 directed that if no decision has been taken on the application for regularization submitted by Banarsi Das Chandi Wala Sewa Samarak Trust Society, Main Anandnagar Marg, New Delhi then the Commissioner (SDMC) and VC, DDA will hold a meeting to decide the said application as already a year has passed.
- On 21.05.2018, the Hon'ble ATMCD noted that no action has been taken subsequent to its directions dated 27.11.2017 and directed Commissioner (SDMC) and VC, DDA to take up this matter seriously and to comply the order dated 27.11.2017.
- In compliance of the order dated 27.11.2017 and 21.05.2018, this meeting was convened on 15.06.2018 and it was noted that DDA had formulated a policy for regularization pre-existing institution providing cultural and religious (including spiritual), health care and educational services prior to 1st Jan, 2006 which are existing on privately owned land but not in accordance with the provisions of the Master Plan. Later MoUD conveyed its approval for regularization of such institutes as existed as on 1st Jan, 2006 and listed in the Annexure of the Zonal Development Plan or those cases recommended by DDA to Govt. on or before 08.03.2010 subject to certain conditions and payment of penalty and other applicable charges.
- In a meeting at Raj Niwas under the Chairmanship of Hon'ble L.G., it was decided that :
"It was inter alia decided that since education and health are among the prime concerns for any society, applications received only from educational and health institutions should be considered first for the proposed regularization. As the building plan approval/sanctioning powers vest with the concerned local bodies, all the applications received from educational and health institutions within due date in response to public notice dated 01.05.2008 shall be referred to the concerned local body by DDA. The concerned local body shall examine the individual cases as per provisions of applicable building bylaws, statutory requirements for fire safety, structural safety/stability and norms laid down by GNCTD. Further, while examining their regularization, the local bodies shall also keep in mind the information regarding whether the institution under reference is on public/forest/ridge land or on heritage zone, being very critical.

[illegible]



PROPOSED CHANGE OF
LANDUSE FROM GREEN TO
INSTITUTIONAL/P.S.P FOR
CHANDIWALA ESTATE

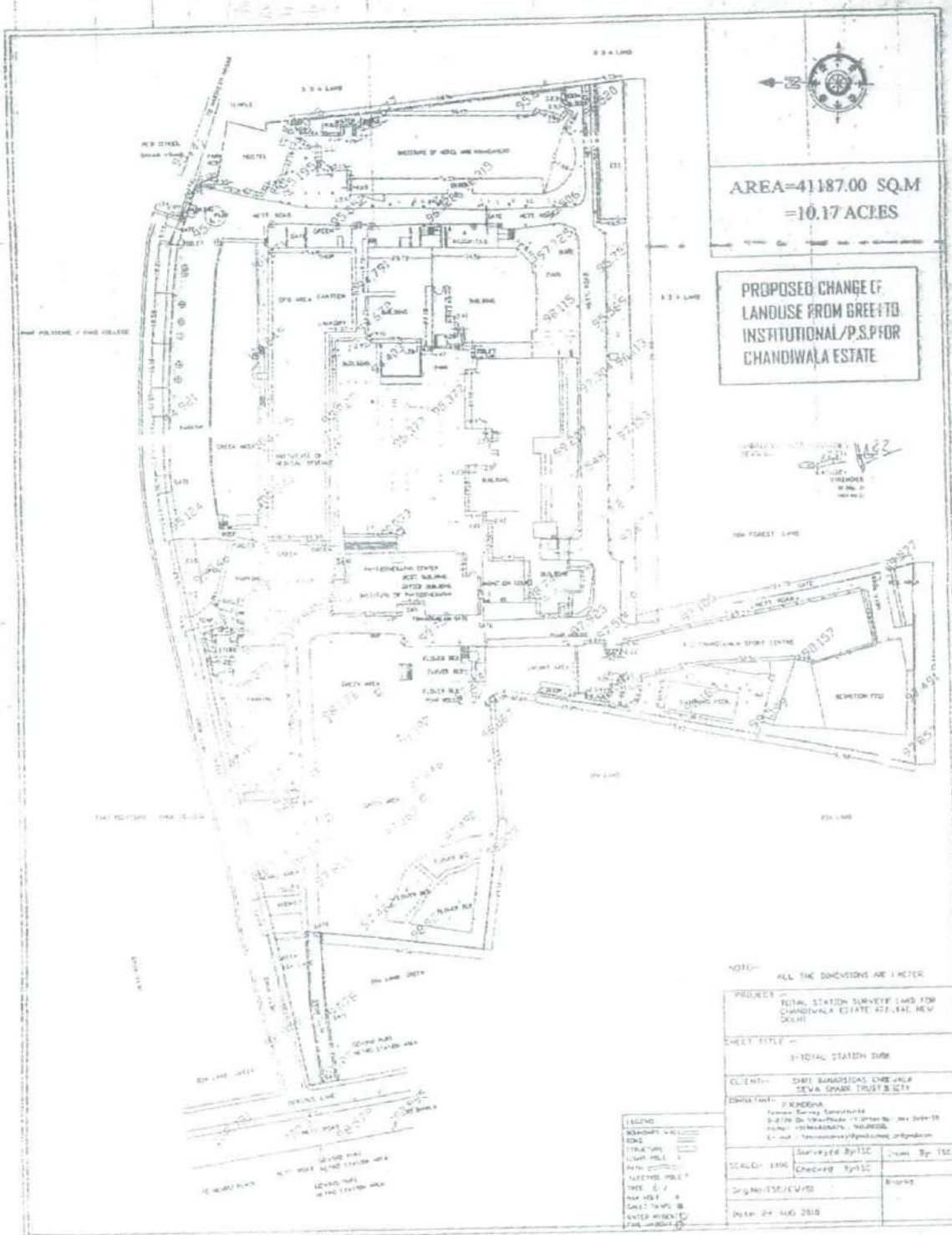
66-



LAYOUT PLAN

[illegible]

PROPERTY		UNIT		PRICE		DATE		REMARKS	
NO.	NAME	NO.	NAME	NO.	NAME	NO.	NAME	NO.	NAME
1	...	2	...	3	...	4	...	5	...
6	...	7	...	8	...	9	...	10	...
11	...	12	...	13	...	14	...	15	...
16	...	17	...	18	...	19	...	20	...
21	...	22	...	23	...	24	...	25	...
26	...	27	...	28	...	29	...	30	...
31	...	32	...	33	...	34	...	35	...
36	...	37	...	38	...	39	...	40	...
41	...	42	...	43	...	44	...	45	...
46	...	47	...	48	...	49	...	50	...
51	...	52	...	53	...	54	...	55	...
56	...	57	...	58	...	59	...	60	...
61	...	62	...	63	...	64	...	65	...
66	...	67	...	68	...	69	...	70	...
71	...	72	...	73	...	74	...	75	...
76	...	77	...	78	...	79	...	80	...
81	...	82	...	83	...	84	...	85	...
86	...	87	...	88	...	89	...	90	...
91	...	92	...	93	...	94	...	95	...
96	...	97	...	98	...	99	...	100	...



Annexure - F

No. 117214-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047

iv

EE(B)- / Central Zone/SDMC



SOUTH DELHI MUNICIPAL CORPORATION
BUILDING DEPARTMENT: CENTRAL ZONE:
LAJPAT NAGAR : NEW DELHI

No. D 539 / AE/BI/II / CN2/2019

Dated: 18/12/19

✓ The Asstt. Director (Planning) Zone-F (Pt)
 Delhi Development Authority,
 Area Planning-I, Zone-F,
 4th Floor, Vikas Minar,
 New Delhi 02

Subject:- Proposal regarding proposed change of Land use of an area measuring 10.17 Acres (48 Bighas, 17 Biswas), (Kh. No. 1578/474, 475, 465, 467, 468 & 409) at Village Bahapur situated along the Maa Anandmai Marg, Kalkaji from 'Recreational' (City Park, District Park, Community Park) to 'Institutional' in Planning Zone-'F'.

Reference:- F.3(64)/2003-MPD/D-180 dated 11.11.2019.

Sir,

This refers to your letter bearing No. F.(3)64/2006-MP/D-180 dated 11.11.2019 vide which following information has been provided :-

"As per the minutes of the meeting dated 14.10.2015 held under the chairmanship of Hon'ble LG on the status of the policy for regularization of Pre-Existing institutions (Health Care, Cultural and Religious (including spiritual) and Educational Institutional institutes) existing prior to 01.01.2006, reveal that the cases which are not in conformity to the land use of approved ZDP/ MPD-2021 i.e. cases where change of land use is required, such cases shall be referred by the concerned local body to DDA for processing their change of land use as per provision of Delhi Development Act, 1957. And DDA, after receiving all such proposals for change of land use from local bodies, shall make one consolidated proposal and bring the same before the Authority for decision, and the same has been intimated vide office letter dated 21.11.2015. In this case, isolated proposal has been received. The reasons if any/ any exigencies by which, why the proposal has been singled out and referred to DDA for CLU may kindly be brought out on record."

In this regard, it is submitted that the issue of change of land use of the subject premises is not a requirement of the South Delhi Municipal Corporation, but the matter was placed before the DDA, in compliance of the orders of Hon'ble ATMCDD passed on 27.11.2017 and 21.05.2018 in appeal No. 29/2013, vide which it was directed that application submitted by the applicant in the light of public notice has not so far been decided accordingly, Tribunal directed that the Commissioner, SDMC and Vice Chairman, DDA will hold a meeting to decide the application. This fact was also informed/ mentioned in the forwarded agenda dated 23.08.2019 at S. No. (V). Further, as the query related to submission of isolated proposal of change of Land Use being submitted to DDA for CLU is that as of now only one case is available with the Building Department, Central Zone, SDMC.

In view of above, it is once again requested to place the issue before the Technical Committee for necessary action please.

Asstt. Engineer (Bldg.)
 Central Zone

F.4(5)/2006-MP/Pt. III

subject: Proposal for sanctioning of layout for Daulat Ram College (University of Delhi) which needs relaxation in setback by the Technical committee, DDA for existing Sports building block built during Common Wealth Games by the University of Delhi in planning zone 'C'

Reference is invited to the S.T.P. MCD(North) letter No. TP/G/4038/2019 dt. 28.8.2019. (Annexure-A1 A-2)

1. Background

During Common Wealth Games in 2010, University of Delhi College's playground has been used as training centers for various Common Wealth Games, such is a case with Daulat Ram College which has been a training playground for Rugby game.

The University of Delhi has approved of construction of Sports block in most of the colleges including Daulat Ram College under the supervision of 'Engineering Department' of University of Delhi under the guidance of both Govt. of NCT Delhi and Central government.

During this process, College has been in correspondence with University of Delhi and was not involved in getting prior approval from authorities for construction.

The revised layout plan of the college is under process of North DMC for approval O/S 313 of DMC Act. The North DMC vide letter no. TP/G/3710/NDMC dated 10/7/18 has communicated the decision of LOSC in its meeting held on 28/06/19 that "For relaxation in setback, the applicant be advised to submit his proposal to TC, DDA for consideration.

2. Examination

A block has been built for sports facilities in the year 2010 during Common Wealth Games.

As per Resolution No. 218 dated 26-07-1973 states that 0.35 acres area has to be deducted from total plot area for road widening.

The block has been built in the playground area and at a side adjacent to the main road. Setback provided for the block is 7.37meters from the adjacent College boundary.

The road widening is proposed on two adjacent roads, one on the Southern Side (Sant Kripal Singh Marg) where boundary has to be taken aback by 3.63m and second on the front side i.e. on East side (Guru Tegh Bahadur Marg) where the boundary has to be taken aback by 1.5m.

Hence, setback left for Sports block (South Side) after road widening is 3.74m.

3. Proposal

In view of the above, Daulat Ram College in an area measuring 13.27 Acres located in Delhi, falling in the Planning zone-'C', the existing sports complex setback i.e. 3.74m after road widening be permitted as fait accompli.

Table: Setback Details

Setback	As approved earlier vide Reso. No. 218 dated 26.07.1973	Present Proposal (new block)	As per MPD-2021
1. E - Front (Guru Tegh Bahadur)	14.31 m	15 m	15 m
2. N - RHS (Towards service lane)	7.62 m	12 m	12 m
3. S - LHS (Towards Sant Kripal Marg)	4.8 m	3.74 m	12 m
4. W - Rear	5.89 m	12 m	12 m

4. Recommendations

The existing Sports complex built during Common Wealth Games having setback of 3.74m after road widening be taken in order and regularized. "DECISION"

05/2020

DELHI

Asstt. Director

Proposals for sanctioning of layout for Daulat Ram College (University of Delhi) which needs relaxation in setback by the Technical Committee, DDA for existing Sports building block built during Common Wealth Games by the University of Delhi in Planning Zone-C.

F.4(5)/2006-MP/Pt. III

The proposal was presented by Chief Town Planner, North DMC. It was explained that a sports complex building constructed as Training centre for Rugby for Commonwealth Games and to accommodate this existing building, the relaxation in setback is required.

After detailed deliberation the Technical Committee approved the relaxation in setback as available on the south side of the plot (towards Sant Kripal Marg) after leaving the land for proposed road widening.



NORTH DELHI MUNICIPAL CORPORATION

Town Planning Department

E-Block, 13th Floor Civic Centre Minto Road,
Jawaharlal Nehru Marg Delhi-02. Tel: 23226328

ANNEXURE - 'A' (A-1 & A-2)
निदेशक (योजना) सी. एवं ज.
उत्तरी सं. 1022
दिनांक 28-08-2019
निदेशक (योजना) सी.
उत्तरी नं. 1598
दिनांक 28/8/19

No. TP/G/4038/2019

Dated 28/8/2019

To,

✓ The Dy. Director (Plg.) Zone-C,
Delhi Development Authority,
Vikas Minar, I. P. Estate,
New Delhi-02.

Sub: Agenda for Technical Committee Meeting of DDA regarding Daulat Ram College, University of Delhi, Delhi -07 for relaxation of setback.

Sir,

Sh. Vineet Khanna, Architect on behalf of Governing body of Daulat Ram College vide letter dated 22.08.2019 has submitted the agenda for Technical Committee consideration in respect of the above subject. The applicant has sought relaxation in setback in South side (towards Sant Kripal Singh Marg) of the plot u/r.

The copy of aforesaid agenda is being forwarded to the DDA with the request to place it before the Technical Committee for consideration.

This issue with the approval of the Chief Town Planner.

Encl: As above

Yours Faithfully,

Senior Town Planner

Copy to:-

1. The Principal, Daulat Ram College, University of Delhi, Delhi-07
2. Architect Vinit Khanna, Architect, Space Ace, V-50A/5, DLF, City III Gurgaon, Haryana

Please see all the stage

Disc. (Plg.) AP/III

by Mr. (Plg.) CAG
AD/Plg. CAG

29.8.19 The up was on medical leave from 30.08.19 till 08.09.19. Recd. today. An exemption of 1st up

28/08/19

दौलत राम कॉलेज
(दिल्ली विश्वविद्यालय)

4, पटेल मार्ग, मौरिस नगर, दिल्ली-110007
फोन: 27667863 फैक्स: 27666990
ईमेल: daulatramcollegedu@gmail.com
वेबसाइट: www.dr.du.ac.in



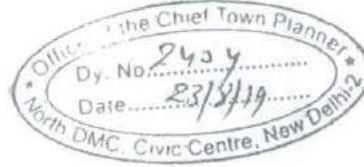
A Star Status by G.O.I & NAAC Accredited 'A' Grade College

ANNEXURE-A-I

Daulat Ram College
(UNIVERSITY OF DELHI)

4, PATEL MARG, MAURICE NAGAR,
DELHI-110007
PHONE: 27667863 FAX: 27666990
Email: daulatramcollegedu@gmail.com,
Website: www.dr.du.ac.in

DRC/11-Repairs & Renovation/571



August 22, 2019

The Chief Town Planner
North Delhi Municipal Corporation
MCD Civic Center
J.L. Nehru Marg
New Delhi-110002

Refer: TP/G/3710/NDMC dated 10/07/2019

Subject: Submission of agenda to NDMC for obtaining relaxation in setback of existing sports building block for the sanctioning of revised master plan at Daulat Ram College, University of Delhi, Delhi-110007.

Sir,

As per direction of LO3C meeting held on 23/06/2019 please find agenda duly signed by myself as a capacity of 'Principal', Daulat Ram College and College architect (Mr. Vinit Khanna) to be sent to 'Technical Committee', DDA for relaxation in setback of existing sports block for the sanctioning of revised master plan at Daulat Ram College.

Thanking You,

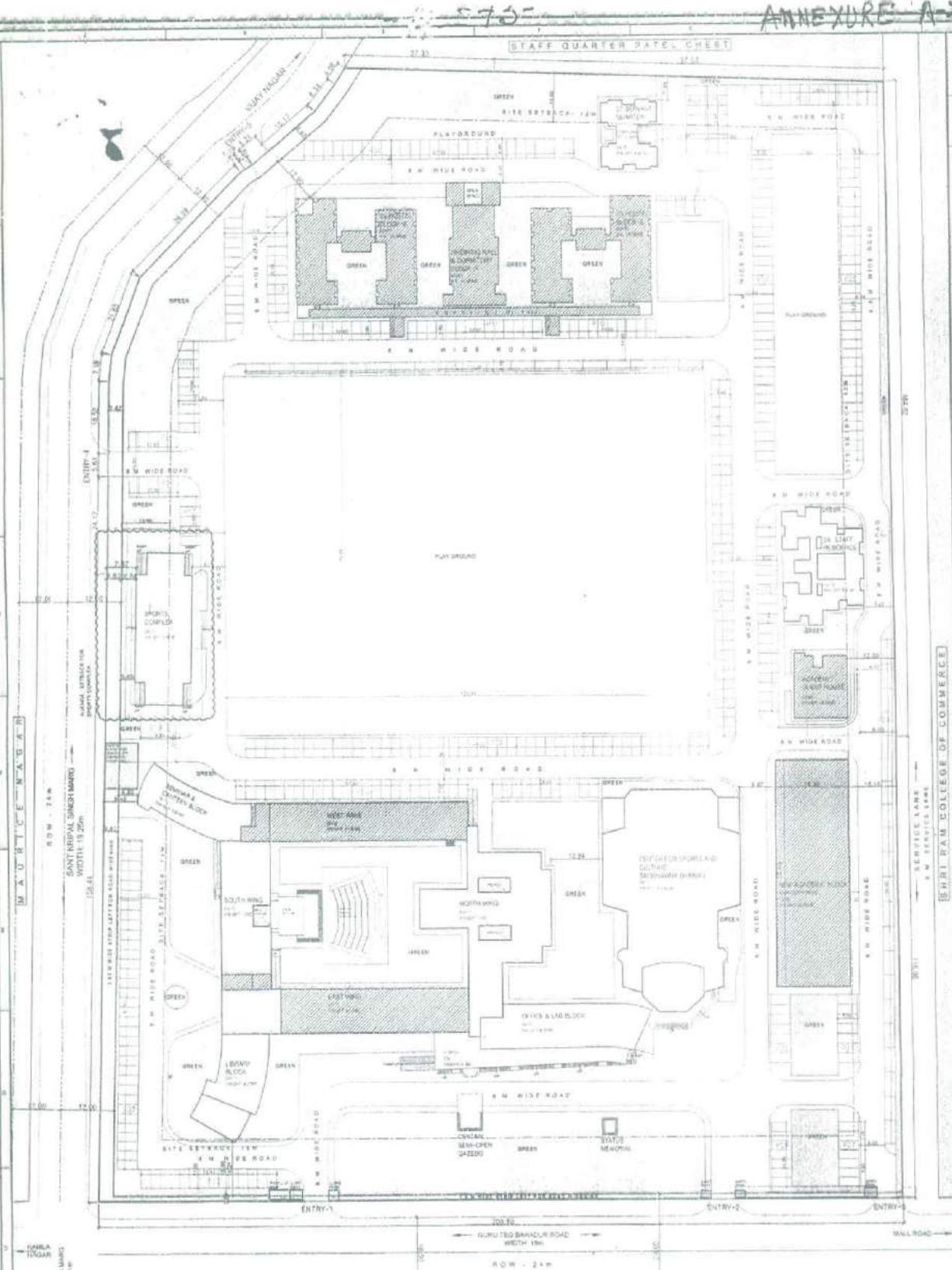
Dr. Savita Roy

Principal
Daulat Ram College

None Receipt
Redamur

578
ATP-L

23/8/19



THE DRAWING IS THE PROPERTY OF SPACE ACE & NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SPACE ACE

NOTE:
1. ALL DIMENSIONS ARE IN METERS

KEY PLAN (ZONE C)
SCALE 1:1000

ZONING OF SITE
SITE AREA = 53701.70 SQ. MT. / 13.27 ACRE
100% BUILT

LEGEND

- 1. EXISTING COVERED AREA
- 2. PROPOSED COVERED AREA
- 3. DEMARCATION AREA

1. ADOPTED ZONE (H & R) (M)

2. ADOPTED ZONE (H & R) (M)

3. ADOPTED ZONE (H & R) (M)

4. ADOPTED ZONE (H & R) (M)

5. ADOPTED ZONE (H & R) (M)

REVISION

R0: 19.03.2016
R1: 31.05.2016
R2: 20.11.2016
R3: 26.04.2019
R4:

SHEET TITLE

PROPOSED LAYOUT PLAN
SHOWING ADDITION &
ALTERATION OF INDIVIDUAL
BLOCKS

PROJECT TITLE

REVISION OF LAYOUT PLAN
FOR DAULAT RAM COLLEGE AT
UNIVERSITY ENCLAVE,
DELHI-110007

ARCHITECT'S SIGNATURE

AUTHORIZED SIGNATORY OF DAULAT
RAM COLLEGE

CLIENT

DAULAT RAM COLLEGE

SCALE

1: 500 (A1 SIZE)

DATE

19.03.2016

NORTH

SHEET NO

01

SPACE ACE
ARCHITECTS, ENGINEERS &
PLANNERS

V-35A/3
D-17 DTY
BUDAPEST, HUNGARY - 10003
PH: 0036-1-2881818 FAX: 0036-1-2881819
E-MAIL: info@spaceace.com

1. TOTAL COVERED AREA OF PROPOSED BLOCKS	
Block Name	Area (sq. m)
Block 1	1000
Block 2	2000
Block 3	3000
Block 4	4000
Block 5	5000
Block 6	6000
Block 7	7000
Block 8	8000
Block 9	9000
Block 10	10000
Block 11	11000
Block 12	12000
Block 13	13000
Block 14	14000
Block 15	15000
Block 16	16000
Block 17	17000
Block 18	18000
Block 19	19000
Block 20	20000
Block 21	21000
Block 22	22000
Block 23	23000
Block 24	24000
Block 25	25000
Block 26	26000
Block 27	27000
Block 28	28000
Block 29	29000
Block 30	30000
Block 31	31000
Block 32	32000
Block 33	33000
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Block 96	96000
Block 97	97000
Block 98	98000
Block 99	99000
Block 100	100000



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

F.1 (1)/2020/MP/63

Date: 04.02.2020

Subject: Minutes of the 1st Technical Committee meeting of DDA for the year 2020 held on 13.01.2020.

The 1st Technical Committee meeting of DDA for the year 2020 was held under the Chairmanship of V.C. DDA on 13.01.2020. 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.

(K. Srirangan)

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

Agenda Item No.	Issue	Discussion / Recommendations
01/2020	Confirmation of the minutes of 11 th Technical Committee meeting held on 23.12.2019. F.1(14)/2019/MP	Since no observations/ comments were received, the minutes of the 11th Technical Committee meeting held on 23.12.2019 were confirmed as circulated
02/2020	Proposal for change of land use from "Public and Semi Public (PSP)" to "Recreational" of an area measuring 1.98 Ha. Adjacent to C.R.P.F. camp in the layout plan titled "Modified layout plan of the area on the west of Marginal bund & North of Wazirabad road for Facilities, Gas Godowns & Workshop" 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'. F20(8)/2019-MP	The proposal was presented by Asst. Director (Plg.), Zone- E & O. It was explained that there is no vacant land under Public & Semi Public use available in Zone E for swapping from Public & Semi-public to Recreational use. The equivalent area has been identified in Zone O for change of landuse. After detailed deliberations, the Technical Committee agreed to the proposal with the direction that the roads as provided in the plan should be made clear for through traffic, as it will be required in future expansions also.
03/2020	Allowing FAR of 400 for Group Housing on Industrial plots (Ajudhiya mill/National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10 th May, 1996 and MPD-2021 provisions of Table 7.3 Para (xii). F.23(13)2005/Bldg./Pt	The proposal was presented by Director (Building). It was explained that the applicant is asking for 400 FAR of redevelopment as provided to other land owners, who have surrendered land as per the direction of Hon'ble Supreme Court orders. In the instant case, the building has already been constructed at site and occupancy certificate has been issued in the year 2015 & 2017. Technical Committee enquired about the background of the case, as well as the cases in which the FAR for redevelopment has already been given. Chief Town Planner, North DMC informed that in two cases at Moti Nagar, the 400 FAR has been sanctioned. After detailed deliberation, the Technical Committee observed that a fresh legal opinion be obtained and after considering all aspects of the case, the revised proposal be placed before the Technical Committee.
04/2020	Proposal regarding proposed change of land use of an area measuring (10.17 Acres 48 bighas, 17 biswas (Kh. No 1579/474, 475, 465, 467, 468 & 469) at village Bahapur situated along the Maa Anandmai Marg, Kalkaji from 'Recreational' (City Park, District Park, Community Park) to 'Institutional' in Planning Zone-F. F.3(64)2006-MP/Pt. III	The matter could not be deliberated and was deferred, as no representatives from SDMC were present to explain.

Agenda Item No.	Issue	Discussion / Recommendations
05/2020	<p>Proposals for sanctioning of layout for Daulat Ram College (University of Delhi) which needs relaxation in setback by the Technical Committee, DDA for existing Sports building block built during Commonwealth Games by the University of Delhi in Planning Zone-C.</p> <p>F.4(5)/2006-MP/Pt. III</p>	<p>The proposal was presented by Chief Town Planner, North DMC. It was explained that a sports complex building constructed as Training centre for Rugby for Commonwealth Games and to accommodate this existing building, the relaxation in setback is required.</p> <p>After detailed deliberation the Technical Committee approved the relaxation in setback as available on the south side of the plot (towards Sant Kripal Marg) after leaving the land for proposed road widening.</p>
06/2020	<p><i>(Laid on Table)</i></p> <p>Applicability of Development Control norms on Plot No. 3 and Plot No 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. Respectively in layout plan of Facility Corridor (F.C) – 1</p> <p>F.26(8)2019-MP</p>	<p>The matter could not be deliberated and was deferred, as no representatives from SDMC was present. Regarding conversion charges and other levies, it was discussed that charges may be fixed as per the policy in coordination with Land Costing.</p>

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

ANNEXURE-I

List of participants of 1st meeting for the year 2020 of Technical Committee on 13.01.2020

DELHI DEVELOPMENT AUTHORITY

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

OTHER ORGANIZATIONS

1. Town Planner, T.P. Deptt., EDMC
2. Asstt. Architect. O/o SA(HQ)CPWD
3. Town & Country Planner, TCPO
4. Architect, DUAC
5. Principal, Daulat Ram College, Delhi University



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

F.1 (14)/2019/MP/

Date: 24.01.2020

Subject: Minutes of the 1st Technical Committee meeting of DDA for the year 2020 held on 13.01.2020.

The 1st Technical Committee meeting of DDA for the year 2020 was held under the Chairmanship of V.C. DDA on 13.01.2020. 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.

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

Agenda Item No.	Issue	Discussion / Recommendations
01/2020	Confirmation of the minutes of 11 th Technical Committee meeting held on 23.12.2019. F.1(14)/2019/MP	Since no observations/ comments were received, the minutes of the 11th Technical Committee meeting held on 23.12.2019 were confirmed as circulated
02/2020	Proposal for change of land use from "Public and Semi Public (PSP)" to "Recreational" of an area measuring 1.98 Ha. Adjacent to C.R.P.F. camp in the layout plan titled "Modified layout plan of the area on the west of Marginal bund & North of Wazirabad road for Facilities, Gas Godowns & Workshop" 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'. F20(8)/2019-MP	The proposal was presented by Asst. Director (Plg.), Zone- E & O. It was explained that there is no vacant land under Public & Semi Public use available in Zone E for swapping from Public & Semi-public to Recreational use. The equivalent area has been identified in Zone O for change of landuse. After detailed deliberations, the Technical Committee agreed to the proposal with the direction that the roads as provided in the plan should be made clear for through traffic, as it will be required in future expansions also.
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Agenda Item No.	Issue	Discussion / Recommendations
05/2020	<p>Proposals for sanctioning of layout for Daulat Ram College (University of Delhi) which needs relaxation in setback by the Technical Committee, DDA for existing Sports building block built during Commonwealth Games by the University of Delhi in Planning Zone-C.</p> <p>F.4(5)/2006-MP/Pt. III</p>	<p>The proposal was presented by Chief Town Planner, North DMC. It was explained that a sports complex building constructed as Training centre for Rugby for Commonwealth Games and to accommodate this existing building, the relaxation in setback is required.</p> <p>After detailed deliberation the Technical Committee approved the relaxation in setback as available on the south side of the plot (towards Sant Kripal Marg) after leaving the land for proposed road widening.</p>
06/2020	<p><i>(Laid on Table)</i></p> <p>Applicability of Development Control norms on Plot No. 3 and Plot No 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. Respectively in layout plan of Facility Corridor (F.C) - 1</p> <p>F.26(8)2019-MP</p>	<p>The matter could not be deliberated and was deferred, as no representatives from SDMC was present. Regarding conversion charges and other levies, it was discussed that charges may be fixed as per the policy in coordination with Land Costing.</p>

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

ANNEXURE-I

List of participants of 1st meeting for the year 2020 of Technical Committee on 13.01.2020

DELHI DEVELOPMENT AUTHORITY

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

OTHER ORGANIZATIONS

1. Town Planner, T.P. Deptt., EDMC
2. Asstt. Architect. O/o SA(HQ)CPWD
3. Town & Country Planner, TCPO
4. Architect, DUAC
5. Principal, Daulat Ram College, Delhi University

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

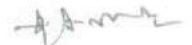
F.1 (1)/2020/MP/24

Date: 10.01.2020

MEETING NOTICE

The 1st Technical Committee meeting of DDA for the year 2020 will be held under the Chairmanship of Vice Chairman, DDA on **Monday, 13.01.2020 at 4.00 P.M.** in the Conference Hall at B-Block, 1st Floor, Vikas Sadan INA, New Delhi 110023.

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



(Dr. K. Srirangan)
Addl. Commr. (Plg.) I/III

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing), DDA
4. Pr. Commissioner (LM), DDA
5. Pr. Commissioner (LD), DDA
6. Commissioner (Plg.), DDA
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 & IV, 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, GNCITD

INDEX

1st Technical Committee Meeting to be held on 13.01.2020

Sr. No.	ITEM NO.	SUBJECT	PAGE NO.
1.	01/2020	Confirmation of the minutes of 11 th Technical Committee meeting held on 23.12.2019 F.1(14)/2019/MP	1-5
2.	02/2020	Proposal for change of land use from "Public and Semi Public" (PSP) to "Recreational" of an area measuring 1.98 Ha. Adjacent to C.R.P.F. Camp in the layout plan titled "Modified Layout Plan of the area on the West of marginal bund & North of Wazirabad road for Facilities, Gas Godowns & Workshop" 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	6-34
3.	03/2020	Allowing FAR of 400 for Group Housing on Industrial Plots (Ajudhiya Mills/National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10 th May 1996 and MPD-2021 provisions of Table 7.3 para (xii) F.23(13)2005/Bldg/Pt.	35-55
4.	04/2020	Proposal regarding proposed change of land use of an area measuring (10.17 Acres 48 bighas, 17 biswas (Kh. No. 1579/474, 475, 465, 467, 468 & 469) at village Bahapur situated along the Maa Anandmai Marg, Kalkaji from "Recreational (City Park, District Park, Community Park) to 'institutional' in Planning Zone-F F.3 (64)2003-MP.	56-69
5.	05/2020	Proposals for sanctioning of layout for Daulat Ram College (University of Delhi) which needs relaxation in setback by the Technical Committee, DDA for existing Sports building block built during Common Wealth Games by the University of Delhi in Planning Zone-C F.4(5)/2006-MP/Pt.III	70-73



ITEM NO. 01/TC/2020

DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION

6th Floor, VikasMinar

I.P. Estate, New Delhi - 110002

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

Date:-10.01.2020

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

The 11th Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 23.12.2019. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

[Signature]
10/1/2020

(Rajesh Kumar Jain)

Director (Plg.) Master Plan

To:

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

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

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

The following footnotes to be added regarding various definitions:

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

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

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

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

47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan
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Agenda Item No.	Issue	Discussion / Recommendations
	<p>land in the approval layout plan of SFS Housing at Sector - B, Pkt. - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4th July - 2018.</p>	<p>was approved in the 368th Screening Committee held on 22.04.2019.</p> <p>Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified.</p> <ol style="list-style-type: none"> 1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP. 2. The said plot u/r is part of existing integrated layout plan. 3. The same has already been clarified in point no.1. 4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda. 5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies. 6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD. <p>It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.</p>
48/2019	<p>Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC - 43.</p>	<p>The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC.</p> <p>The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.</p>

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

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

-5-

ANNEXURE-I

List of participants of 11th meeting for the year 2019 of Technical Committee on 23.12.2019

DELHI DEVELOPMENT AUTHORITY

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

OTHER ORGANIZATIONS

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

No. F.20(8)2019/MP

Subject: -Proposal for Change of Land Use from "Public and Semi Public" (PSP) to "Recreational" of an area measuring 1.98 Ha. adjacent to C.R.P.F. Camp in the layout plan titled "Modified Layout Plan of the area on the West of marginal bund & North of Wazirabad road for Facilities, Gas Godowns & Workshop" 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:

- (1) As per the minutes of the meeting chaired by V.C. DDA on 03.07.2019, it was 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 Land Use of land measuring 1.98 Ha. from "Recreational" to "Public and Semi Public" (PSP) for the proposed Community Sports Centre at Shastri Park in Zone- 'E' has already been approved by the Authority in the meeting held on 13.08.2019.

- (2) In lieu of the above, proposal for Change of Land Use from "Public and Semi Public" (PSP) to "Recreational" on land at backside of Akshardham Metro Station in Zone-'O' measuring 1.98 Ha. was put up in Technical Committee meeting held on 29.08.2019 vide item 26/2019. The decision of the Technical Committee is as under (Refer Annexure- 'B'):-

- i. Commr.-cum-Secy. informed that the land proposed for change of landuse forms part of sports complex at CWG and would be required for further expansion.
- ii. Any change in land use will restrict the expansion of this sports facility, which is not desirable.
- iii. The proposal for change of landuse of the site under reference was dropped.
- iv. 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.

2.0 Examination:

- a. The vacant land inventory of Planning Zone-E was searched for land parcel with land use as 'Public and Semi-Public' which can be converted into 'Recreational' in lieu of site located at Shastri Park proposed for Community Sports Center. No such vacant land with same area as the proposed Community Sports Centre at Shastri Park is available in Zone-E. Hence, it was decided that vacant land with land use as 'Public and Semi-Public' available in Zone-O will be proposed for Change in Landuse.

- b. The said Change of Landuse from 'Public and Semi-Public' to 'Recreational' will also stand in accordance with Hon'ble NGT orders on conservation and restoration of River Zone (Refer Annexure-'C').
- c. Three land pockets, which in totality is measured 1.98 Ha. within the Facility Centre at Khajuri Khas has been identified and is adjacent to C.R.P.F. Camp in the layout plan titled "Modified Layout Plan of the area on the West of marginal bund & North of Wazirabad road for Facilities, Gas Godowns & Workshop" in Zone-'O'. It is to be swapped in lieu of site located at Shastri Park proposed for Community Sports Center, in accordance with decision taken in the meeting held on 03.07.2019(Refer Annexure-'D').
- d. As per MPD-2021 and Zonal Development Plan of Zone-O, the Land Use of the proposed site under reference is "Public and Semi Public" (PSP) (Refer Annexure-'E').
- e. A joint site inspection of the site u/r was conducted on 05.11.2019 and as per the report (Refer Annexure-'F'), the site comes under the control and management of Executive Engineer Eastern Division-2 of DDA. As per the report received from ED-2, LM(EZ) and NL-I, the specific site is free from any kind of litigation (Refer Annexure-'G'). Accordingly, TSS was provided by the concerned Engineering wing.(Refer Annexure-'H1' & H2).
- f. Area of the three land pockets A,B and C as per the TSS received in this unit is as below:-

S.No	Land Pocket	Area as per TSS received
1	A	1.3488 ha
2	B	0.3138 ha
3	C	0.3173 ha
	Total Area	1.98 ha

- g. As per the information provided by ED-2, three land Pockets within the Facility Centre had already been allotted to 1. Police Station 2. BSES for 66 KV Substation and 3. Under Ground Reservoir respectively and rest of the land is vacant (Refer Annexure-'J').

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/Officials from Planning Deptt, Engineering Deptt. and Land Department of DDA inspected the site and the report of joint site inspection was submitted.
4	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	Green areas will be conserved. Percentage of Recreational areas in Delhi will be kept intact as Change of Landuse was done from 'Recreational'

		to 'Public and Semi Public' so in lieu of that the specific land is swapped from 'Public and Semi Public' to 'Recreational'.
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 ED-2 of D.D.A., and there is no litigation in this land.
8	Background note indicating the current situation/provision	<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 already been approved by the Authority in the meeting held on 13.08.2019. In lieu of that, Change of Landuse from 'Public and Semi Public' to 'Recreational' is proposed at the specific location.</p>
9	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how.	<p>As per the record, swapping of Landuse from 'Public and Semi Public' to 'Recreational' has not been done so far.</p> <p>In general, case related to Change of Landuse from 'Public and Semi Public' to 'Recreational' has been considered earlier by DDA as follows.</p> <p>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).</p>
10	What were the specific recommendations of the Authority with regard to the proposal	Not Applicable

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. In lieu of that, Change of Landuse from 'Public and Semi Public' to 'Recreational' is proposed at the specific location.</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 and environment. On the other hand the Recreational Area will increase 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	Different State policies guide their respective Metropolitan Cities for Change of Landuse.
16	What will be the public purpose served by the proposed modification.	It will improve the environment and conserve green areas in Delhi.
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	<p>Yes</p> <p>Action shall be taken after the said land is</p>

	if yes, what action has been taken to bring about such changes.	converted into green.
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.	Dy. Director (Plg.) Zone 'E' & 'O' Holding additional charge of Director (Plg) Zone E & O under FR 49 (i) Delhi Development Authority 3rd Floor, Vikas Minar, New Delhi-110002

4.0 Proposal:

Three land pockets within the Facility Centre have been identified and marked as A, B and C Their Corresponding areas in accordance with the TSS provided by the concerned Engineering Division are mentioned below:

Pocket A= 1.3488 ha Pocket B= 0.3138 ha Pocket C= 0.31732 ha
Total area (A+B+C) = 1.98 ha


Change of Land use of the above mentioned land pockets, total 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.

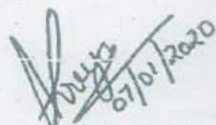
Location	Area (Ha.)	Land use as per MPD-2021	Land use as per ZDP of Zone-'O'	Land use Changed to	Boundaries
Facility Centre at Khajuri Khas adjacent to CRPF Camp	1.98 Ha (19800.0 sq.m)	Public & Semi Public	Public & Semi Public	Recreational	North: CRPF Camp South: Unauthorised Colony Shri Ram Colony East: Marginal Bund Road 60.0 m R/W West: Unauthorised Colony Sonia Vihar

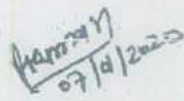
5.0 Recommendation:

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 Land Use.

Addl. Commr. (Plg.) - II


Dy. Director (Plg.) Zone- 'E' & 'O'
Holding additional charge of Director
(Plg) Zone- 'E' & 'O' under FR 49 (i)


Asstt. Dir. (Plg.)
Zone-O


Plg. Asstt
Zone-O

अतिरिक्त मुख्यालय विवरण
कागजी नं. 385
दिनांक 16-7-18
ORITY

आयुक्त (योजना) कार्यालय
 कार्य सं. १७-११५२-
 दिनांक २ जून २०१९

No. F-1(B1)/QGC/Redevelopment/14-15/Pag-11/145

Dated: 12.07.2019.

Sub: Minutes of the meeting chaired by Vice Chairman, DDA on 3.7.2019 for reviewing ongoing works at Outab 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

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(vi)(ix) drugs to be given by 22/7/19. more expedite preparation of drugs per adhering to timeline.

to
27. (19) E 80
P.S.
29/7/19
Candi
29/7/2017
A.D (19) / (Kane - 1)
A.D (19) / (Kane - 0)
26/7/19

Pl. See the instruction to
RSCA-B (S) & comply

Engelbrecht
22.7.19

DD-ARCH(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

-14-

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

15-
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, the use of these plots

be changed and equal quantity of land is swapped and converted to green areas.

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. 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 27.8.2019.

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:

- 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	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.

-20-

11	How and why the proposal was initiated	In minutes of the meeting chaired by V.C. DDA on 03.07.2019, it is instructed that "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." Accordingly, the change of Landuse of Shastri Park has been already approved by the Authority in the meeting held on 13.08.2019.
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?	Short term- Recreational / Green cover to counter air pollution. Long term- Improve the Environment, which leads to pure oxygen, ground stability, ambient temperature.
14	How the proposal will benefit in the development and economic growth of the city.	Recreational / Green cover to counter air pollution Improve the Environment, which leads to pure oxygen, ground stability, ambient temperature.
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	Yes Action shall be taken after the said land is converted into green.

4-21

	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.

Chander Shekhar
Addl. Commr. (Plg.) - II

Binod
Director (Plg.)
Zone E&O

Kamaljeet Kaur
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&O.</p> <ol style="list-style-type: none">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.2. Any change in land use will restrict the expansion of this sports facility, which is not desirable.3. The proposal for change of land use of the site under reference was dropped.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.
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
RECEIVED
This Proposal was Considered in
the 7th Technical Committee
Meeting held on 19.8.2019
Vice Chair No. 26/19
Asst. Master Plan 12/9/19
Dy. Director
Master Plan 16/9/2019

BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH
NEW DELHI

Original Application No. 6 of 2012

And

M.A. Nos. 967/2013 & 275/2014

In the matter of :

1. Manoj Misra
178-F, Pocket, Mayur Vihar,
Phase-1,
Delhi - 110091.

..... Applicant

Versus

1. Union of India
Through the Secretary
Ministry of Environment and Forests
Paryavaran Bhawan, CGO Complex
Lodhi Road, New Delhi - 110003
2. National Capital Territory of Delhi
Through the Chief Secretary,
Delhi Secretariat, I.P. Estate,
New Delhi - 110002
3. Delhi Development Authority
Union Ministry of Urban Development
Through its Vice Chairman,
Vikas Sadan,
New Delhi - 110023
4. Delhi Pollution Control Committee
Through its Member Secretary
4th Floor, ISBT Building, Kashmere Gate
New Delhi - 110006
5. Yamuna River Development Authority
Through its Chairman,
Hon'ble Lt. Governor of Delhi,
Raj Niwas, GNCT,
New Delhi - 110054
6. Irrigation Department of Uttar Pradesh
Government of Uttar Pradesh

- 5/801 -

100 Comm

100 Plan

conservation, wherever feasible and inter-connectedness between wetlands for water movement and exchange should be promoted. The Expert Committee, for the reasons stated in its Report, suggested that the YRFD plan of DDA is untenable and should be stopped. It has already been placed on record that the DDA itself admits in their proposed re-delineation of 'O Zone', in terms of the public notice issued by it on 28th September, 2013, that the 'River Front' refers to an area that lies outside the embankments of a river, but the area of the proposed YRFD plan is within the active floodplain. Thus, it is recommended that this YRFD scheme should be replaced by another plan for restoration of the river and its floodplain, as suggested by the Expert Committee and accepted by the High Powered Committee. We direct that all the recommendations of the Expert Committee, including the above, should be implemented without any further delay.

58. This report has been examined by the Tribunal and we are of the considered view that the DDA should not proceed further with its YRFD scheme and the recommendations of the Expert Committee as accepted by the High Powered Committee should be implemented. We order accordingly. Preservation, restoration and beautification of River Yamuna and its banks would not achieve the desired results, unless effective steps were taken to ensure that the riverbed is neither encroached nor any kind of waste (construction debris, municipal waste or any other waste) is dumped at the banks of River Yamuna. The Expert Committee's recommendations, as accepted by the High Powered Committee, were that the 'O' Zone as

defined in the MPD, 2021 and as delineated in the report dated 19th April, 2014, together with the corresponding part of the River and its active floodplain, within the embankments on the UP side on the east, should be designated as the River Zone. The river zone so designated should be preserved and protected for the conservation and restoration of the river and no development activity should be permitted within the river zone that encroaches upon the active floodplain, obstructs the flow or pollutes the river.

59. Having considered all aspects and the Expert Committee Report before the Tribunal, the Tribunal is of the considered view that till Yamuna is rejuvenated and is restored to its wholesomeness, agricultural activities on the flood plain/ 'O' Zone should be strictly prohibited. The concerned authorities should ensure that the vegetables grown on this belt are not permitted to be sold in the market. The Association of such vegetable market should be informed of this prohibition and the MoEF should issue directions forthwith, prohibiting the production and sale of vegetables from this area with immediate effect.

60. Some of the Municipal Corporations on their own have taken steps to concretize the drains as well as to cover them. In some parts of Delhi, particularly, in relation to the drain in Defence Colony and other parts of South Delhi, drains have been covered to some extent. In other places, the work has just started while in other places, a very meagre part of the work has been executed. According to the report of the Expert Committee, covering of drains in Delhi would have very serious adverse impacts upon the

upon some collected data or any other specific information in that regard .

(b) We direct and prohibit carrying on of any construction activity in the demarcated flood plain henceforth. We further direct the Principal Committee to identify or cause to be identified, all existing structures as of today which fall on the so identified and demarcated flood plain. Upon identification, the Principal Committee shall make its recommendations as to which of the structures ought or ought not to be demolished, in the interest of environment and ecology, particularly, if such structures have been raised in an unauthorised and illegal manner.

(c) The Principal Committee may keep in mind that certain structures need to be protected, amongst other reasons, for their historical, mythological and heritage importance and/or are protected structures. The Committee shall clearly spell out the regulatory regime that should be provided for dealing with such existing structure in the flood plain.

(d) We direct all the concerned authorities including the DDA, Municipal Corporations and the NCT of Delhi, to take immediate and effective steps for repossessing the Flood Plain area under the unauthorised and illegal occupation of any person and/or any other body.

This direction is also necessitated for the reason that as per the records before the Tribunal, out of total area of 9700 hectares for River Front Development ('O' Zone), only 1452



THE END

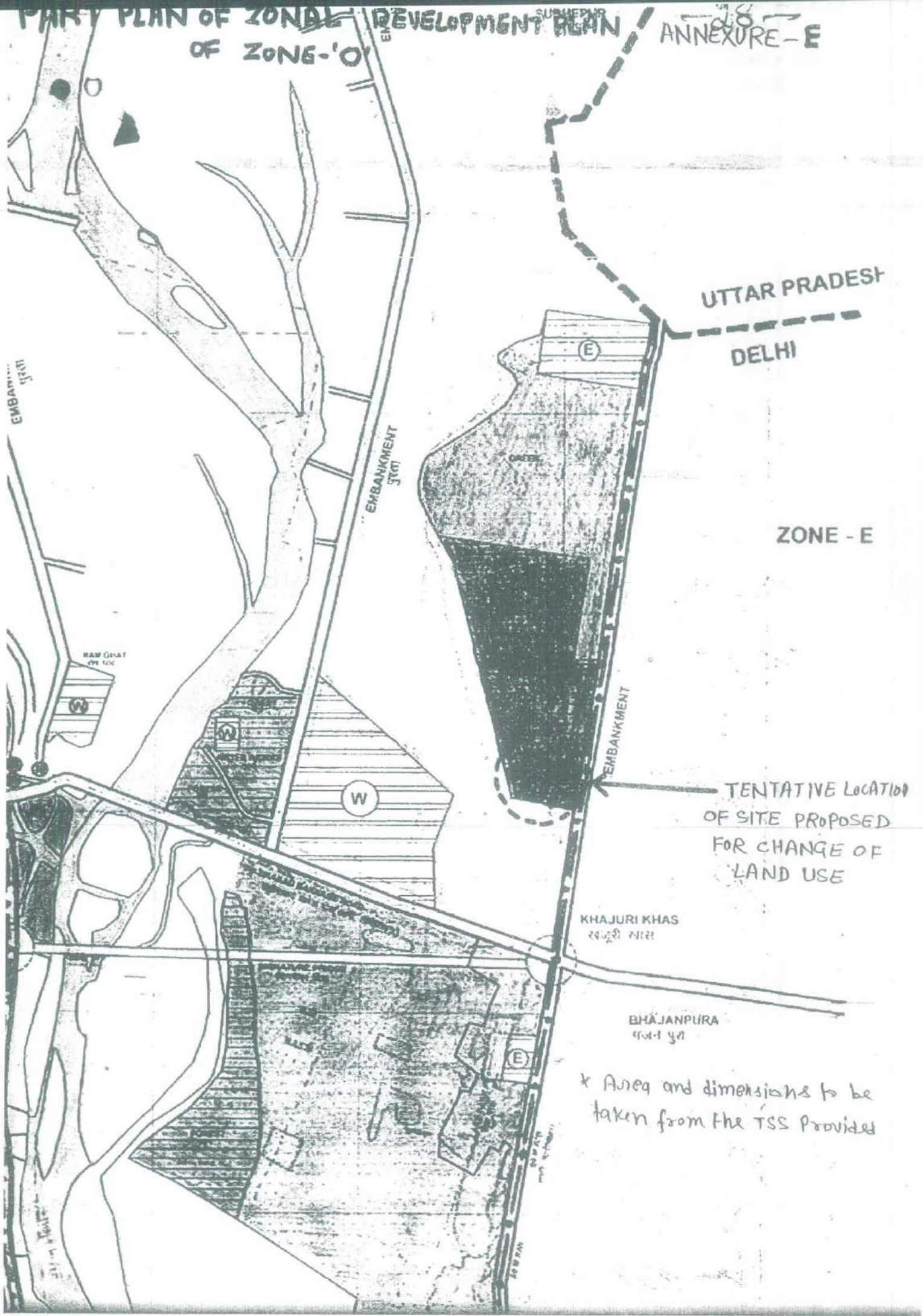
THE END



NOTE: THE AREA IS IN ACCORDANCE WITH THE TSS PROVIDED BY THE CONCERNED ENGINEERING DIVISION.

PART PLAN OF ZONAL DEVELOPMENT PLAN OF ZONE-'O'

ANNEXURE - E



UTTAR PRADESH
DELHI

ZONE - E

TENTATIVE LOCATION
OF SITE PROPOSED
FOR CHANGE OF
LAND USE

KHAJURI KHAS
खजुरी खास

BHAJANPURA
भजनपुरा

* Area and dimensions to be
taken from the TSS Provided

JOINT SITE INSPECTION REPORT

REG:- Joint site inspection report in respect of proposal for change of land use from PSP to Recreational, land adjacent to CRPF & police firing range in Zone 'O'.

The said site inspection has been carried out ~~and~~ in the presence of AD (survey) LD, DDA, LM (EZ), ~~Asst~~ Engineer (ED-2) and Plg. Deptt. Zone 'O'. The official from DD (NL-1) and DD Horticulture Division-9 were not present at site.

The observation of the present Deptts. are as under: -

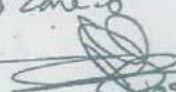
1. A.D. (survey) LD :- His submission that the whole Area is to be required P.T. Survey / TSS Survey to determine the ~~some~~ encroachment on site and verification of dimension as shown in Plan/Dwg. Provided by Asst Dir (Plg) Zone 'O' vide letter No. F. 20(2)2019/IMP/D-414 dt. 04-10-2019.
2. AE (ED-2) : AE ED-2 has stated that no litigation exists on the part of ED-2 and there is no record of allotment of vacant plots. The information to be obtained from DD-IL.
3. LM (EZ) :- Kanoongo ~~EZ~~ LM (EZ) has stated that there is no any litigation pertaining to said facility centre exists on the part of LM (EZ). This facility centre comes under control and management of ED-2. Regarding court cases under section u/s. 24/2 may be obtained from DD (NL-1)
4. Planning Deptt. :- There is no graveyard exists at site and is low lying area. Fire post area lying vacant and used for store of DDA contractor permitted by

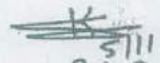
-30-

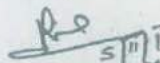
ED-2 . Plotted area proposed for Truck &


Bus workshop is lying vacant and could
with. Boundary wall of DDA. For exist
area which is lying vacant a, T.S.S. is
required which is also recommended by
AD. (survey) LD.

Kamaljeet Kaur
05/11/19
(KAWALJEET KAUR)
A.D. (P.S.) Zone-0
Ph. 9893058299


05/11/2019
(SA. Rameesh Kr. Tomar)
AD/Survey LD, DDA
Mob 9311023211


05/11/19
(Kamun Bat Singh)
AE/ED-2
Mob - 9718705214


05/11/19
(Rajpal Singh)
P.S. / LM / ED
Mob : 9813202880


05/11/19
(Manoj Kumar Joshi)
Ply. Asstt. Zone-0
Tel 1067084/8510005044

निका (फोन)
 वॉन ई एंड जो 1404
 डाकरी संख्या
 दिनांक 22/11/19



संलग्न पत्र एवं तलान File No. F. 20 (8)/2019/PPP/

0-485 dt. 14.11.19 अक्ष. पत्र (P.L.) Zone-0 के By
 Head डाल (हुआ है) जिसके विषय में Lm/12 के मातृमति
 उ-होने बताया की पैटेली हेंटर में ग्राम खजुरी खाँस
 के खसरा नम्बर 247/1 (8-14), 275/1/2 (0-11), 248/1
 (5-3), 249/1-2-11 (6-10), 8 (0-16), 9 (0-13), 10 (0-17)
 244/11-12 (1-18), 13 (4-16), पड़ते थे। यह भूमि माली
 नम्बर 113/86-87 के एकमात्र एम कब्जा की भूमि है जिसका
 नोटिफिकेशन U/S 22(1) F 9 (4)/86-LPB dt. 15.10.86
 हो चुका है।

उपरोक्त भूमि/खसरा नम्बरों पर मुलाविक कोट के 6 रजिस्ट्रार
 ग्राम ~~खजुरी~~ खजुरी खाँस में U/S 24(2) का कोई के स
 दर्ज नहीं है। अग्रिम कार्रवाई हेतु विनियम 51 द्वारा है।
 उक्त ईके तलानों/विभागों को निराकरण जाना चाहिए।

B. B. Sharma

22/11/19

Tch/NL/12.2

DD/25-1

Dir/25/12/10

A.D. (Plg.)/Zone-0

22/11/19
 22/11/19

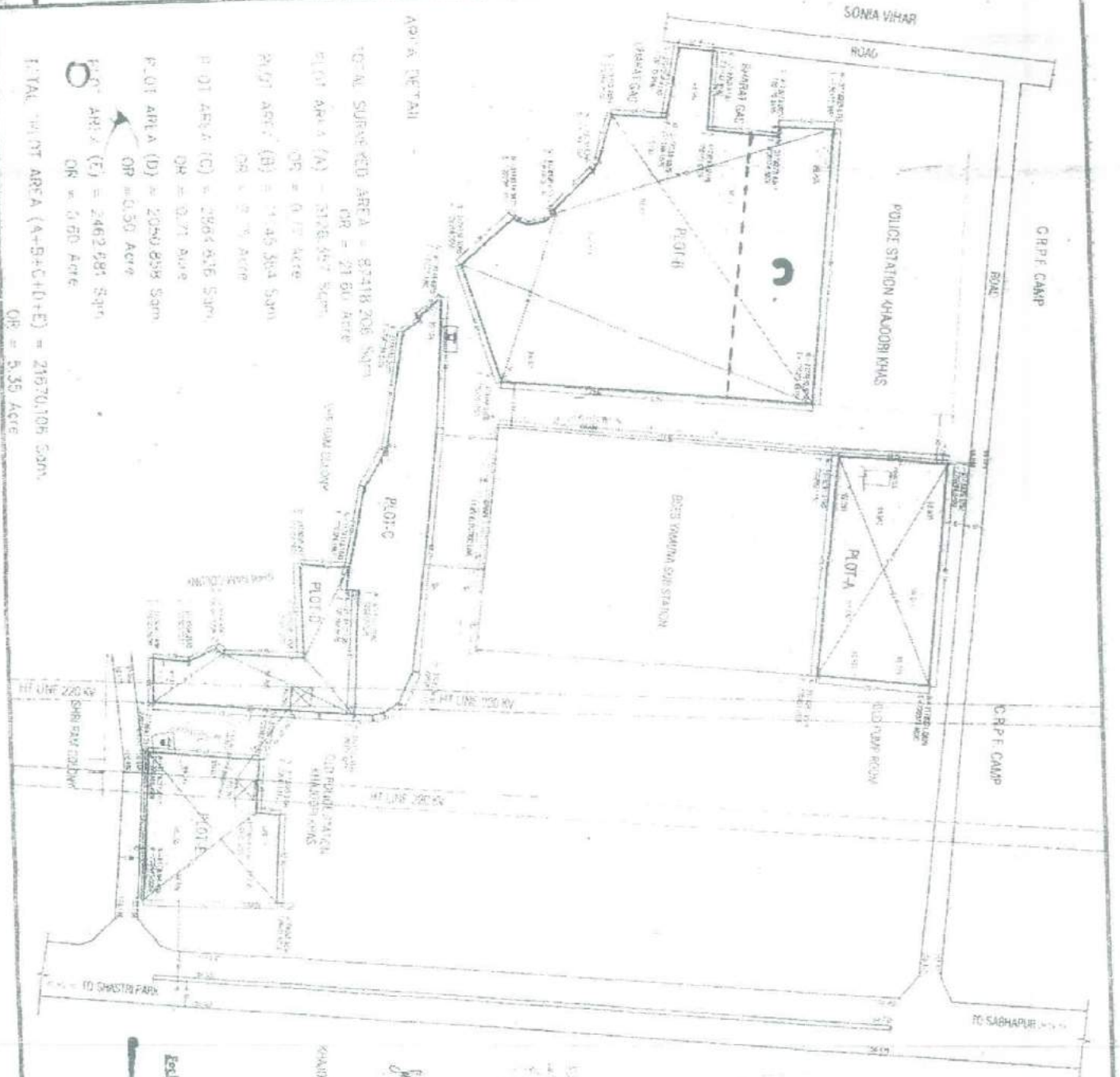


AREA = 17832.07 SQ.M
= 4.406 ACRES

AE-17 ED-2
08/12/19

0





Apostrophe Use Table

Overall Surface Area = 87418.206 Sqm
 CR = 21.60 Area

$$e(\lambda) \approx \lambda \ln \lambda = 2.16 \times 10^{-2} \text{ kg/m}^3$$
$$2\pi \int_0^1 \delta \psi \delta \psi^* (y) dy = -4\pi \int_0^1 \delta \psi \delta \psi^* (y) dy$$

and \mathcal{L}_2 is the

1. *Phragmites australis* (Cav.) Trin. ex Steud.

$$F_{-01} \text{ AREA (B)} = 20290.600 \text{ sq ft}$$

FOR ALL U.S. AGENTS

$$E^{\text{HSC}}_{\text{AH}} \times (E) = 2462.981 \pm 29.0$$

OK = 0.50 Acute

$$\text{TOTAL WEIGHT APFA (A+B+C+D+E)} = 21570.195 \text{ Gm}$$

CR = 5.35 acre

DATE

2014/11/14
AE-11/ED-2

KHAUDUN KHON

KATHLEEN M. KELLY

FOR INTECH BROCHURE

Proprietary

ACKNOWLEDGMENTS

EXPLANATION

[illegible]

46

1. *Journal of Management Education*, 2000, 24(1), 10-19.

	• ELEVINE	
	• ROAD/PATU	
	• HOV/NAI - G&A	
	• BUILDINGS	
	• SHOPS/MARK	
	• LECTURE HALL	
	• TRANSFORM	
	• TRAIN	

PHYSICAL SURVEY OF AND OF VARIOUS SITES
OF EAST ZONE UNDER HANZUA AND V. (CZ), DDA
IND-12-0111

EXECUTIVE ENGINEER

60-2, 10A

INTERLOCK
The Interlock Group is a group of people who are interested in the development of the Internet and the World Wide Web. The group is made up of people who are interested in the development of the Internet and the World Wide Web. The group is made up of people who are interested in the development of the Internet and the World Wide Web.

11. K. O. O. O. O.	12. K. O. O. O. O.	13. K. O. O. O. O.
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DATE	10/15/15	BY	...
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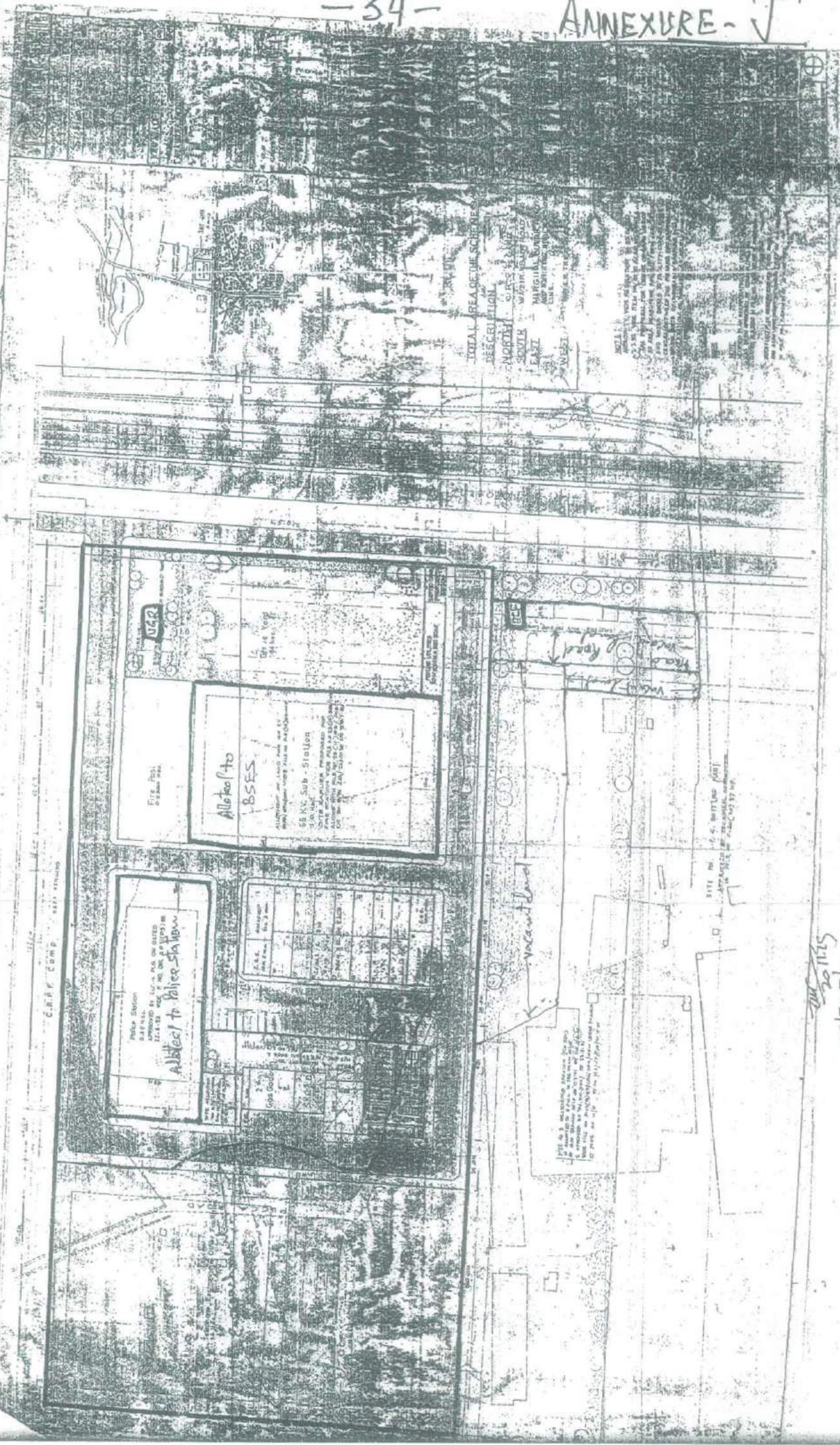
DATE	TIME	LOCATION	WIND	WAVE	SEA	TEMP	WIND	WAVE	SEA	TEMP
10/10/00	10:00	1000000000								

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W. 11/13
AEI/ED/DOA

W. 11/13
AEI/ED/DOA

File No: F.23(13)/2005/Bldg./Pt.

Sub: Allowing FAR of 400 for Group Housing on Industrial Plots (Ajudhiya Mills/ National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10th May 1996 and MPD 2021 provisions of Table 7.3 para (xii).

1.0 BACKGROUND: The Subject Land of 4.54 acres (18372.46 Sqm) used for Group Housing is a free hold land purchased by Negolice India Ltd. from Ajudhiya Mills/ National Textile Corporation at Azadpur. Out of Total 9.9 acres Land, 5.36 acres Land was surrendered to DDA by Ajudhiya Mills/ National Textile Corporation as per Hon'ble Supreme Court order dated 10/05/96 being a polluting Industry. As per the Hon'ble Supreme Court Order 1.5 times FAR is permitted on 4.54 acres residential Group Housing Plot.

- i) The Building Plans for Group Housing on plot area 4.54 acre (18372.46 Sqm) were sanctioned on 01/02/08 for 33.33% GC & 250.5 FAR (167 X 1.5) after depositing the additional FAR Charges. The Developer Entity submitted the revised Sanction Building Permit on 03/10/09 for 300 FAR (200X1.5) in accordance to the DC norms of MPD 2021 and building bye laws.
The Completion cum Occupancy Certificate for 338 General DU's (Housing Towers) except 132 EWS DU's has been issued on 18/02/15 after depositing the Compounding Fee and additional FAR Charges on 300 FAR & 33.33 GC (In this case 1.5 times of 200 FAR i.e. 300 is applicable, as per Supreme Court order). The Completion cum Occupancy Certificate for 132 EWS Units were issued on 13/02/2017.
- ii) The DE has made a request to avail 400 FAR (Annexure "A") in this plot based on the Technical Committee decisions vide Item No 80/2014 held on 27.11.2014. The following was submitted by the DE in the letter:
"This has reference to the subject and the DDA Technical Committee Minutes F.1(14)/2014/MP/406 dated 27.11.2014, Item No.80/2014 vide which development control norms applicable to the land retained by the industrial units as per the orders of Hon'ble Supreme Court was notified by DDA. The said minutes along with the opinion given by legal department of DDA obtained under RTI, makes it clear that FAR of 400 for Group Housing in Industrial Plots, who have surrendered land as per Supreme Court Order dated 10.05.1996 has been allowed along with increase in density, ground coverage, and other development control norms on proportionate basis. You are therefore requested to kindly confirm the same for our plot erstwhile Ajuthia Textile Mills/M2K Victoria Gardens purchased in auction/tender from National Textile Corporation (A Govt. of India Undertaking) wherein out of total 9.90 acres, 5.36 acres has already been surrendered to DDA in 2005, so that plans with 400 FAR for Group Housing sanction can be submitted".
- ii) Various Technical Committee meetings were held on the matter of Development Code applicable to land retained by the industrial Unit as per orders of the Hon'ble Supreme Court in the Technical Committee meeting held on 11.03.2003 vide item No. 7/2003, 03.09.2007, and 17.03.2008 vide Item No. 62/2008, vide No. 60/2009, vide item No 80/2014 - wherein 400 FAR was allowed. (Annexure B)

36.

2.0 EXAMINATION

2.1 Legal Opinion of Chief Legal Advisor: The matter has been examined with reference to the available notings in file bearing no F 17(2) 97-MP/ wherein the following was mentioned:

DDA had taken up an exercise for working out the proposal or development norms to applicable to the land retained by the Industrial Unit in April vide file no.F.17(2)97/Mp/Pt./D-170. The then Dy. Director (Plg.) AP-II Suggested to refer the matter to Solicitor General of India whereupon the legal opinion has been given by Chief Legal Advisor which is re-produced below:

"I have perused the orders of Hon'ble SC, in relation to the issue raised. The court observations are not in respect of any particular Master plan. It has permitted FAR increase by 50% of the original and user as permitted by Master Plan. This obviously would as per Master Plan in force when the owner resorts to use of his own land. As of now, Master Plan 2021 would govern the development goals/norms. There is no occasion for referring the matter to Solicitor General of India. The matter in court is not on these aspects. The question agitated by the industry in the court is that govt. should pay compensation to them for the land surrendered by them. It is a debatable issue to be answered by the Court. At best, DDA can avail outcome on this aspect, before applying new development norms."

The then VC, DDA has also given observations: *"My understanding is that the enhanced FAR as per MPD-2021 can be availed only after payment of prescribed charges as notified"*. Comm. (Plg.) may examine it further and give his comments.

Planning department prepared an agenda i.e. Development Code applicable to land retained by the industrial Unit as per orders of the Hon'ble Supreme Court. The proposal was considered by Technical Committee in its meeting held vide Item No. 62/2008, Decision of the Technical Committee is placed at Annexure C.

The Chief Legal Advisor (CLA) vide his note dated 20.10.2014 in the File bearing No. F. 17(2) 97-MP/ has given detailed observation including the opinion obtained of Mr.Arminder Saran, Sr. Advocate (former Addl. Solicitor General) the relevant part of his opinion is reproduced below:

" In addition to the opinion of the then CLA, the opinion of Mr. Amrinder Sharan, Sr. Advocate (Former Additional Solicitor General) was also obtained with respect to the applicability of the Master Plan 2021. A copy of hte his opinion is placed opposite and for the sake of convenience the relevant part of his opinion is quoted below.

Quote

The order dated 10-05-1996 passed by the Hon'ble Supreme Court clearly states that the land which is left with the owner is to be developed in accordance with the use permitted under the Master Plan. Thus the order clearly states that land surrendered by the owners has to be used for the development of green belt and open spaces. However, in respect of land which is retained by the owners, they may be developed in any manner provided they conform to the MPD 2021. Thus the only limitation/restriction on the said lands is that they have to be in Conformity with the Master Plan for Delhi.

It is also pertinent to mention here that the terms "Master Plan" as reflected in the judgment of the Hon'ble Supreme Court, would also include Master plan which is subsequently amended. Thus the judgment of the Hon'ble Supreme court dated 10-05-1996 would also extend to the amendment in Master plan which was carried out vide notification dated 13.05.2013, this would mean, that the owner of the land may use the land retained with him in any manner, provide it conforms to the use permitted under the Amended Master Plan for Delhi 2021.

The judgment dated 10.05.1996 passed by the Hon'ble Supreme Court clearly directs/states that the owner of the land is permitted to develop his land in any manner, in conformity with the user permitted under the Master plan. Thus there is no restriction on the Use of said land as long as it conforms to the use permitted under the Master plan.

As the Supreme Court order dated 10-05-1996 allows use permitted in the Master plan for Delhi, 2021 on the retained lands, the same will be applicable to the amendments of MPD 2021 as well. The amended Master Plan, in table 7.3 S.N. (xii) specifically states that the existing plots "shall be eligible for residential use (Group housing) thus in an event that the land is utilized for Residential Use (Group Housing), the same would be within the scope of the order of the Hon'ble Supreme court dated 10-05-1996".

In continuation, the Ld. CLA also opined as under:

"The permissible FAR for group Housing on all industrial plots of more than 3000sqm on 24m ROW is 300 as mentioned in the notification dated 13.05.2013 (irrespective of the fact whether portion of land has been surrendered or not) by them as per the Supreme Court Orders mentioned above. The industrial units which have not surrendered the land obviously can not have parity with those units which surrendered the land as per directions of the Hon'ble Supreme Court and in consideration of surrender of their land for community purposes have made them eligible for consideration and grant of one and half time of the permissible FAR. As per order of the Apex Court dated 25.03.2010 (page-961C) FAR would stand increased to one and a half times of the admissible FAR under the Master Plan. In consideration of the land owners surrendering and dedicating a part of the land for community use Therefore those units which surrendered the land should be eligible for grant of 1.5 times of the permissible FAR as per the Supreme Court direction."

2.2 Modification in MPD- 2021 about permissibility of Residential Use in Industrial area: As per Gazette Notification S.O. No. 1215 (E) dt.13.05.2013 FAR of 1.5 times for Group Housing has been allowed on industrial plots located on 24 mt. ROW.

The MPD 2021 Chapter 7: Table 7.3 para (xii) states as under:

"In existing Industrial Units/ plots with an area of 3000 sq.mtrs. or above abutting road of 24mtr. ROW and above shall be eligible for Residential use (Group Housing) within development control norms of group housing along with incentive 1.5 times FAR of permissible FAR of Group Housing subject to payment of Conversion charges as prescribed by the Government from time to time for respective use..." (Annexure D).

2.3 The earlier Technical Committee of the DDA being a statutory committee under section 5 (A) of the DD Act, 1957 has been taking decision with respect to applicable FAR

-38-

keeping in view of the order of the Hon'ble Supreme Court, where land has been surrendered by the industrial units. The Legal Opinion of the Ld. CLA and the Former Additional Solicitor General also clarifies that the permissible FAR for Group Housing shall be governed by the provisions of amendments in MPD 2021 Table 7.3 (xii) and are within the scope of the order of the Hon'ble Supreme Court dt.10.05.96. The legal opinion also clarifies that the permissible FAR for Group Housing in the surrendered land is 300 FAR.

In this current case, the 1.5 times (as per Supreme Court order) on FAR of 200 has already been consumed/constructed and 1.5 times of 200 FAR (as per provisions of Table 7.3 (xii)), i.e. 100 FAR is the balance FAR, which can be availed with the deposition of additional FAR charges. - - -

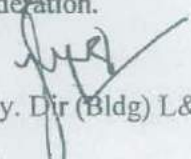
3.0 PROPOSAL:

Based on the examination at para-2.0 above, the Group Housing on Industrial Plots (Ajudhiya Mills/ National Textile Corporation) at Azadpur which was given Occupancy - cum Completion Certificate for 300 FAR (one and half time on the FAR 200 as per Hon'ble Supreme Court's Order) can further avail 100 FAR as per provisions of Table 7.3 (xii) of MPD 2021.

The balance FAR of 100 shall also have the density, ground coverage, parking EWS component as per the prevailing norms of MPD 2021. The additional FAR charges as per prevailing norms shall be deposited. All the provisions and compliances of UBBL 2016 and RERA shall be adhered.

4.0 RECOMMENDATION

The above proposal at para-3 above is placed before the technical committee for consideration.


Dy. Dir (Bldg) L&I


Director (Bldg)

11th April 2019

Sh. Surajit Jaradhara
Director (Building)
Deihi Development Authority
Vikas Sadan, INA,
New Delhi 110023

Sub: Allowing FAR of 400 for Group Housing on Industrial Plots wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10 May 1996

Ref.: Technical Committee Minutes of Meeting St. 27.11.14, Item No. 80/2014


Sir,

This has reference to the subject and the DDA Technical Committee Minutes F.1(14)2014/MP/406 Dt. 27/11/2014, Item No. 80/2014 (Copy enclosed as Annexure 1) vide which development control norms applicable to the land retained by the industrial units as per the orders of Hon'ble Supreme Court was notified by DDA. The said minutes along with the opinion given by legal department of DDA (Copy enclosed as Annexure 2) obtained under RTI, makes it clear that FAR of 400 for Group Housing in Industrial plots who have surrendered land as per Supreme Court Order dt. 10/05/1996 has been allowed (Copy enclosed as Annexure 3) along with increase in density, ground coverage, and other development control norms on proportionate basis.

You are therefore requested to kindly confirm the same for our plot erstwhile Ajudhia Textile Mills / M2K Victoria Gardens purchased in auction / tender from National Textile Corporation (A Govt. Of India Undertaking) wherein out of total 9.90 Acres, 5.36 Acres has already been surrendered to DDA in 2005, so that plans with 400 FAR for Group Housing sanction can be submitted.

Sincerely,

for Negolice India Limited


Authorised Signatory

On 11/04/19
[Signature]
u/s 19

Negolice India Ltd.

Corp. Off.: M2K Corporate Park, 4th Floor, Sector 51, Gurugram, Haryana 122003, India.

Regd. Off.: E-34, 2nd Floor, Connaught Circus, New Delhi 110001, India.

Tel.: +91 124 4525000 | Fax: +91 124 4526060 | E-mail: info@m2kindia.com | www.m2kindia.com | CIN: U67120DL1983PLC016587



F.1 (14) 2014/MP/406

Date: 27.11.2014

Sub: Minutes of the 14th Technical Committee held on 17-11-2014

The 14th meeting of Technical Committee was held under the Chairmanship of VC, DDA on 17.11.2014.

The List of the participants is annexed at 'Annexure-A'

Item No. 77/2014

Confirmation of Minutes

The Minutes of the 13th Technical Committee meeting held on 21.10.2014 were circulated to all the members. As no observations have been received, the Minutes of the 13th Technical Committee meeting held on 21.10.2014 were confirmed.

Item No. 78/2014

Modification in the layout plan of Mohan Co-operative Industrial Estate (MCIE) at Okhla for amalgamation of plot No. H-6 (Block B-1) with H-6/1 (Block-1)
F1(22)05/MP

The proposal was presented by Director (Plg) AP-I, after detailed deliberation Technical Committee approved the proposal of Amalgamation of plot No. H-6 (Block B-1) with H-6/1 (Block-1) subject to the modification in the layout plan by the concern local body and issue necessary clearance / ownership documents by the lands department of DDA to MCD as per the policy.

Action: Chief Town Planner (SDMC)
Director (Lands)

Item No. 79/2014

In-situ redevelopment of Industrial cluster at Swaran Park Mundka as per MPD-2021.
F17(01) 2008/MP/

The proposal was presented by Director (Plg) MP. During the discussion Chief Town Planner (SDMC) has raised issue that 2%-3% Commercial area / Built-up area has not been given in the provisions as mentioned in Clause 7.6.2.1 of MPD for these non-confirming Clusters of Industrial Concentration for redevelopment. Therefore, the Commercial component can only be permitted after due modification in the Master Plan. It was clarified that the provision in the Regulations notified on 01.05.2012 has already given in Para vi. (i) & (vii) and on the basis of the same local body may consider 2% to 3% Commercial area / Built-up area. Technical Committee decided that the matter be put up on the file and after the approval, the necessary clarification may be sent to MCD.

Action: Director (Plg) MP&DC.

- 4 -

Item No. 80/2014

Development control norms applicable to the land retained by the industrial units as per the orders of Hon'ble Supreme Court F17(02) 97/MP/

The proposal for allowing 1.5 times FAR over and above the permissible FAR under the Supreme Court orders on the plots where land has been surrendered by the industrial units was deliberated and considering that the industrial units which have not surrendered the land obviously cannot have parity with these units which have surrendered the land. In MPD-2021 the max permissible FAR is 400 in case of redevelopment and considering the opinion given by legal department of DDA, the Technical Committee agreed for allowing max. FAR of 400 for group housing in such type of plots. The density Ground Coverage and other development control norms shall also be increased on proportionate basis for which the decision has been taken by the Technical Committee in its meeting held on 11.03.2003 and 11.08.2009 vide Item No. 07/2003 and 60/2009 respectively.

Action: Director (MP)
Chief Town Planner (SDMC)
Chief Town Planner (NDMC)

Item No. 81/2014

Layout Plan of Police Station & Staff quarters at Badarpur, New Delhi.

F. 1(26)2005/MP

The proposal was presented by Director (Plg) Zone -F. After detailed deliberation Technical Committee recommended the proposal for relaxation in size of plot for construction of Police Station and Staff quarters at Badarpur New Delhi on the plot size 4332.45 sqmt (1.07 acres) as a special permission by the Authority under clause 8 (2) of DD Act 1957.

Action: Director (Plg) Zone F,
Sr. Town Planner (SDMC).

Item No. 82/2014

Ratification of already adopted procedure for interpretation and clarification of provisions of Master Plan of Delhi.

F. 3(28)63/MP/Pt.

The proposal was presented by Director (Plg) MPR&TC. After detailed deliberation it is agreed that Technical Committee be recognized under section 5 (A) of Delhi Development Act 1957 & further recommended for consideration by the Authority.

Action: Director (MPR&TC).

Item No. 83/2014

Change of land use of "MCD Staff" Quarter complex at Model Town for "Relocation and rehabilitation of project Affected persons" of the project of "construction of Grade Separator at Rani Jhansi Road"

F.3(63)2007/MP/Pt-III

The proposal was presented by Chief Town Planner (MCD). After detailed deliberation Technical Committee recommended the proposal of Change of land use of an area measuring 4.53 ha from 'Recreational' to 'Residential' & 0.90 hac from 'Transportation' to 'Residential' for further processing to the Authority.

Action: Director (Plg) C&G

Item No. 84/2014

Change of land use for the Additional land measuring 3.48 Ha (8.6 Acres) allotted to CAPFIMS from "Residential use" to "Public & Semi Public Use (PSI)" at village Maidangarhi:

F.20(28)2014/MP

The proposal was presented by Director (Plg) UC & Zone -J. After detailed deliberation Technical Committee recommended the proposal for change of land use of an area measuring 3.48 Hac (8.6 acre) from 'Residential' to 'Public & Semi Public' in the Revenue state of village Maidan Garhi for further processing to the Authority under section 11-A of DD Act 1957 with the condition that:

- CAPFIMS will submit the Layout Plan of entire land i.e 20.80 Hac (51.4 acres) to the local body.
- The Development control norms on the entire site shall be applicable as per MPD- 2021 for Public & Semi Public Facilities (Hospital with Medical College).
- The land pocket is utilized for the Institute shall have to make own arrangement for physical Infrastructure and other services till such time, these are extended to the site by the local body.
- The Institute shall have to develop the area as a zero discharge zone.

Action: Director (Plg) UC & Zone J
Member Secretary & Consultant CAPFIMS.

Item No. 85/2014

Regarding request of New Delhi Municipal Council (NDMC) for permitting 'Residential quarters (EWS Dwelling units) for the workers' in the 'Auto workshop' plot falling in 'Manufacturing (Service Centre)' land use, Sarai Kale Khan, Delhi, Falling In Planning Zone D. F.16(20)88/MP

The proposal was presented by Director (Plg) Zone -D. After detailed deliberation Technical Committee agreed to the proposal for construction of EWS dwelling units for workers in the Auto workshop plot as per development control norms of MPD-2021.

Action: Director (Plg) Zone D.

Item No. 86/2014

Change of status of the Zonal Plan Road up to a stretch from Desh Banhu Gupta Road and Link Road / land use of the same from Transportation to Residential.

F.20(01)83/MP/Pt-I

The proposal was explained by Director (Plg) Zone A&B. After detailed deliberation Technical Committee recommended the proposal for change of land use for an area measuring 8880 sqmt (approximate) from 'Transportation' to 'Residential' for further processing to the Authority under section 11 (A) of DD Act.

Action: Director (Plg) Zone A&B

-43-

Item No. 87/2014

Layout Plan for integrated scheme at Karkardooma on DDA land measuring approx., 30 Ha with norms and development code for Transit Oriented Development (TOD) as per Draft section 12.0 and 17.0 of MPD-2021 Review and implementation model for the project.

F.11(01)2010/UTTIPEC

The proposal was presented by Dy. Director (Plg.) UTTIPEC. After detailed deliberation the proposal containing the layout plan, circulation plan and the green area was approved in principle. The development control norms of Transit Oriented Development (TOD), which are part of Chapter on 'Transportation' of MPD- 2021 shall be applicable. The transport chapter is under modification as part of review exercise for which a public notice is being issued under sanction 11 (A) of D.D. Act, 1957.

The proposed road in the scheme shall be integrated with the proposals of the Railways, Anand Vihar passenger terminal and other agencies. Further out of the 3 model, proposed by NBCC, Technical Committee in principle agreed for adopting the development model of the East Kidwai Nagar which already stands approved by the Govt. for taking the development in the area.

Action: Director (Plg.) UTTIPEC.

The meeting ended with vote of thanks to the Chair.



(S.B. Khodankar)
Director (Plg.) MP&TC

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg.)
5. Commissioner (LD)
6. Commissioner (LM)
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. Chief Town Planner, MCD (SOUTH)
13. Chief Town Planner, MCD (NORTH)
14. Chief Town Planner, MCD (EAST)
15. Addl. Commr. (Landscape), DDA
16. Addl. Commr. (Plg.) TB&C, DDA
17. Addl. Commr. (Plg.) MP, UE&LP, DDA
18. Addl. Commr. (Plg.) AP & MPPR, DDA
19. Addl. Commr. (Plg.) UC & Infrastructure, DDA
20. Secretary, DUAC
21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
22. Dy. Commissioner of Police (Traffic) Delhi
23. Land & Development Officer (L&DO)

ANNEXURE (C)

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F1(3)2003-MP

DATED:

MINUTES OF THE 1ST TECHNICAL COMMITTEE FOR THE YEAR
2003 HELD ON 11.3.2003. LIST OF THE PARTICIPANTS ARE
ENCLOSED.

Subj: Confirmation of minutes of Technical Committee held on 28.11.2002

The draft minutes of the Technical Committee dated 28/11/2002
were confirmed excepting for item no. 29/2002 whose minutes
were also confirmed with slight modification as given below:

"The proposed scheme was discussed.

It was pointed out that the proposal (phase I) approved by the DUAC
consists of 4 cloverleaves at Four Corners of the intersection and slip
roads. Under pass below the Railway line along road no. 13-A leading to
Okhla falls in phase II.

The proposal is already approved by DUAC and Technical Committee.
The construction of Cloverleaf and slip road be dovetailed in such a way
that construction of under pass is feasible at later stage.

Item No. 1/2003

Subj: Corridor Improvement plan for the stretch of Ring Road between
Maya Puri & Punjabi Bagh Intersection F 5(4)2001-MP

The proposal has been approved by the Technical Committee subject
to statutory conditions of approval from various agencies.

Item No. 2/2003

Subj: Regarding the Proposal of DSES Rajdhani Power Ltd. for route
approval of 66 KV Tower line from 220 KV Dwarka Grid Sub Station (P-3)
to 66 KV Grid Sub station (G-6) Dwarka F11(63)DWK/2000

The proposal was explained in detail by Director (Plg.) Dwarka and
the following was decided:

a) Keeping in view the fact that already high tension line is existing
on part of the route, therefore, in this portion another HT line will not be
desirable and in this stretch the proposed route alignment will continue to
be underground as already decided and in the remaining part the route
alignment could be overhead.

b) Since the road development has already been undertaken by DDA,
any financial loss to the DDA due to erection of pylons will be made
good by the electrical company under consideration before undertaking any
overhead route in the length agreed to.

em NO-80/14

1/2014

(M.P.) I

3/11/2003

45
Item No. 3/2003

Sub: Construction of Bridge Across River Yamuna near Geeta Colony and Master Plan Road over Disused canal in East Delhi. F5(17)2000-MP

Part I: Proposed Master Plan road of 30 M R/W over the disused canal.

i) This matter was discussed earlier in the 6th Technical Committee on 28th November, 2002.

ii) The concerned disused canal in East Delhi is indeed an integral part of the drainage scheme of the influence area as has been informed by the Project Manager, PWD / CSE, MCD.

iii) Certain details including intersections, traffic circulation system etc. were submitted.

The modified proposal submitted by PWD has been recommended for approval to 30 mt. R/W road from Karkardooma intersection on road no. 57 upto marginal bund road, Geeta Colony by the Technical Committee subject to statutory conditions of approval from various agencies.

Part II: Proposed Bridge over River Yamuna near Geeta Colony.

(i) This issue was earlier discussed in the Technical Committee meeting held on 28.11.2002

(ii) The modified proposal was submitted by PWD. The Technical Committee recommended for approval of the proposal subject to stipulation that 3+3 lane carriageway with standard cross section may be incorporated in the proposal which should also be got approved from various agencies. A copy of the modified proposal alongwith report be also submitted to DDA by the PWD.

Sub: Change of land use of 56 hect. of land in Zone 'J' North of Mehrauli Mahipalpur Road F3(96)98-MP-Pl.

The Technical committee approved the recommendations of the Screening Board and decided that the change of land use for an area of 56 hect. in Zone 'J', South of Mehrauli Mahipalpur Road may be placed before the Authority.

Item No. 5/2003:

Sub: Proposed grade separator at the intersection of Vikas Marg & Marginal Bund Road (ITO Chungi Crossing) A part of corridor improvement proposal of Vikas Marg. F-5(19)91-MP

The item submitted by the PWD was discussed in the meeting. It was opined that:

a) a comprehensive circulation system plan upto 1 km. / next intersection with Master Plan road shall be submitted by PWD.

b) PWD shall submit the clarification of DMRC with respect to the MRTS route through this intersection.

c) Necessary statutory clearances will be got obtained by them from various agencies and the proposal will be brought again before the sub committee for consideration.

Item No. 80/14

Sudhakar

1.11.2014

J.D. (M.P.) I

496
Item No. 6/2003

Sub: Provision of public and semi public facilities around village settlements in rural zone vis-a-vis provision of MPD 2001 F3(5)2001-MP

The Technical Committee noted the various stages as given in the agenda item and further recommended that the issue of public and semi public facility around rural settlements (villages) should be addressed as part of MPD 2021.

Item No. 7/2003

Sub: Development code applicable to land retained by the Industrial units as per the order of the Hon'ble Supreme Court. F17(2)97-MP

Adtl. Commr. (Plg.) II explained the background with various issues relating to surrender of land by industrial units in compliance of the Hon'ble Supreme Court orders. The Technical Committee agreed in principle with the proposals contained in para 3.0 of the agenda item. The decision / proposal as agreed may be communicated to the concerned agencies / Departments for further action.

uNo: 80/204
dkt
11.2014.
D.(M.P.) I
Item No. 8/2003

Sub: Regularisation of roof projection / sun shades out side the plot for tiny size allotment category plots for EWS / LIG / MIG in Rohini. FJD/11/R/48/2001

Director (Bldg.) explained the entire background with various issues involved. It was also explained that smaller size of residential plots in Rohini are a specific case and there may be smaller size of the residential plots.

The Technical committee recommended for approval of the policy for allowing sun shades upto 45 cm. and balconies upto 90 cm. for the residential plots upto 60 sq.m. and sun shades upto 45 cm located only in the corner plots upto 90 cm, after compounding the same subject to clearance from the Fire Deptt. and it was further desired that the issue be processed through Authority for concurrence of the Ministry of Urban Development.

The Technical committee desired that till the finalisation of the subject matter no action on ground may be initiated.

These minutes are issued with the approval of the Vice Chairman, DDA.

[Signature]
DIRECTOR (DC)

Copy to:

1. E.M. DDA
2. Commr. (Plg.) DDA
3. Commr. (EM) DDA
4. Commr. (EM) DDA
5. Commr. (I.D) DDA
6. Town Planner, MCD

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47
Annexure
DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
6th Floor, Vikas Minar, New Delhi,
Ph. No. 23370507

ANNEXURE (D)

No. F.1(15)2009-MP

237

Date: 19-8-09

Minutes of the 8th Technical Committee meeting held on 11.08.09.
List of the participants is annexed.

Item No.57/09:

Sub.: Confirmation of minutes of 7th T.C. meeting held on 7.07.09 which were sent to all the members.
Minutes were confirmed.

Item No.58/09:

Sub.: Review/Modification of list of Pre-1962 built up Residential and Rehabilitation Colonies under Mixed Use Regulation of MPD-2021.
F.3(40)05/MP/Pt.IV

The proposal was presented by Director (MPPR). It was informed that Chief Town Planner, MCD has requested the name of Nimri Colony be included in Pre-1962 list of built up Residential and Rehabilitation Colony in MPD-2021. After detailed discussion, it was felt that since the list of such colonies was prepared at the time of finalization of MPD-2021, after taking a conscious view in consultation with MCD, DDA, NDMC & MoUD. It is not appropriate to include any other colony in the list.

Action: Director. (Plg.)/MPPR.

Item No.59/09:

Sub.: Establishment of 400/220 KV Sub-station at East of Loni Road.
F.6(4)2004/MP

The proposal was presented by Dir.(Plg.)/TYA. It was informed that Deputy Secretary, L.A. vide letter dated 16.4.09 has requested for issuance of NOC for acquiring land measuring 6.8 hact. in Village Mandoli for Transco Ltd. for a 400/200KV ESS at East of Loni Road. The exact location of the site and its route alignment has not been submitted by Delhi Transco Ltd. After detailed discussion it was decided that NOC for land acquisition be given subject to the following conditions:

1. Submission of a layout plan/location plan with description of the land under reference be submitted to ascertain the boundaries of the site.
2. Justification for an area of 6.8 hact. against 2.96 hact. required for establishment of 200/400 KV ESS as per MPD 2021 norms.
3. This is a Master Plan level utility for which change of land use will be processed after land is acquired.

HLA

-48-

4. Submission of transmission route alignment plan as the surrounding area is thickly populated.
5. The site shall not be used for any other purpose other than ESS.

Action.: Dir.(Plg.)/TYA

Item No.60/09

Sub: Development Code applicable to land retained by the industrial units as per orders of the Hon'ble Supreme Court.
F.17(2)97/MP/Pt.

The proposal was explained by Director (Plg.)AP-II. As per orders of the Hon'ble Supreme Court regarding closure of noxious, hazardous and large scale industries in Delhi, a part of the land of the industrial units was to be surrendered to DDA for provision of recreational use (Green) and the other part was to be retained by the industry to be used as per the Master Plan provisions. On the retained land, 1.5 time of permissible FAR is allowed by Supreme Court. However, the Technical Committee in its meeting held on 6.6.2008 has allowed 1.5 time permissible FAR of MPD-2021.

Now, MCD has sought clarification on permissible density on the retained land of the industrial units. After detailed deliberations it was decided that the proportionate enhancement in the Density/DU's norms may also be allowed subject to the following:

- i) Density of EWS component shall remain as per MPD-2021 i.e. 500 DUs per hect.
- ii) 15% of FAR or 35% of the enhanced dwelling units (whichever is more) are to be constructed for community service personnel/EWA.
- iii) NOC/Clearance from local municipal body/authority for availability of services/infrastructure (such as water supply, sewerage, power etc.)
- iv) Adequate parking spaces as per prescribed norms of MPD-2021 are to be provided within the site area (i.e. retained land).
- v) Necessary utility/services are to be provided within the premises to meet additional dwelling units as per the norms.

Action.: Director (Plg.)AP-II

Item No.61/09:

Sub.: Car parking requirement at Hospitality District of IGI, New Delhi -
Relaxation of Norms
F.1(04)67/MP/Pt.-II

The proposal was presented by Director (Plg.)M.PPR and presentation was also made by the representatives of G.M.R. It was also informed that a letter was received from Chief Secretary, GNCTD forwarding the representation of DIAL/GMR regarding reduction of parking norms as prescribed in MPD-2021 in hospitality District of IGI Airport where 10 plots have been earmarked for hotels. The issue was discussed in detail and it was decided that since the

428

49

layout plan of IGI Airport has been approved by IAAI, the issue of parking may also be seen by IAAI, as per MPD-2021 provisions.

Item No.62/09:

Action.: Director (Plg.)/MPPR

Sub.: Clarification of Development Control Norms of Shops-cum-Residential plots designated as Local Shopping Centre - in MPD-2001/2021.

There are large number of colonies where shop-cum-residential plots were developed as per standard plan approved by local bodies to fulfill of local commercial needs of the residents. Some of these areas have been designated as LSC in the Zonal Development Plans, prepared under MPD-2001. As per MPD-2021 norms the maximum ground coverage of LSC is 40% & FAR is 100, maximum height 15 mt. & parking @ 2 ECS/100 sqm. of floor area. This can only be made applicable if the total shopping area is redeveloped. At present the building plans are not being passed by MCD due to non availability of clear policy of such areas.

After detailed deliberation, it was decided that all the activities permitted in LSC as per MPD-2021 may also be allowed on these plots subject to payment of conversion charges approved by Central Govt. However, development control norms for the building shall remain same as per already approved layout plans by the concerned local bodies. Taking into account the additional load of parking, plot for common parking be made available by the Local Body for parking facility preferably multi level parking.

Action.: Director (Plg.)/MPPR

The meeting ended with thanks to the Chair.

(H.S. Dhillon)
(H.S. Dhillon)
Jt. Director (MP)

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(LM), DDA
5. Commissioner(LD), DDA
6. Sr. Town Planner, MCD
7. Chief Town Planner, TCPO
8. Chief Architect, NDMC
9. Chief Architect, HUPW, DDA
10. Chief Engineer/Planning, DMRC
11. Chief Engineer(Elect.), DDA
12. Additional Commissioner(Plg.)-I, DDA
13. Additional Commissioner(Plg.)-II, DDA
14. Additional Commissioner(Plg.)-III, DDA
15. Secretary, DUAC
16. Land & Development Officer, (L&DO)
17. Sr. Architect(H&TP), CPWD
18. Dy. Commissioner of Police(Traffic), Delhi
19. Director(Landscape), DDA

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F.1(08)2008-MP/212

Date: 23/6/08

Minutes of the 6th Technical Committee meeting held on 16.06.2008.
List of the participants is annexed.

Item No. 56/2008

Sub: Route clearance for 220 KV O/H Transmission Link between existing Maharani Bagh 400/220 KV s/stn. to Gazipur 220 KV S/stn. F6(02)2007/MP/Pt.

The proposal was presented by Jt. Dir. (Plg.) RYP and the route alignment proposal was explained. After detailed discussion the Technical Committee approved the proposal subject to that all statutory clearances be obtained by the Power Company from all concerned agencies.

Technical Committee further noted that as per MPD-2021 the drains, which include Gazipur drain are to be developed as Greenways and interconnected Parkways along with pollution control measures. Accordingly, this should be taken up for planning and development by the concerned Land Owning Agency.

Action OSD (Plg.)

Item No. 57/2008

Sub: Change of land use of site measuring 3923.0 sqm from 'Recreational' (Distt Park) to 'Public and semi Public' facilities (Burial Ground at Badarpur F20(13)2005-MP

The proposal was presented by Jt. Dir. (Plg.) AP-I After discussion the change in land use was approved for processing under section 11 A of DD Act 1957.

Action: Director (AP) I

mali

- 51 -

Item No. 58/2008

Sub: Proposed change of land use of plot no. 16-A Akbar Road (1.5215 ha) and plot no. 138 Ashoka Road (1.5380 ha) from 'Public and semi Public' 9Socio Cultural Institution) to Govt. Office in the Planning Zone-D
F.20(4)2008-MP

The proposal was explained by Jt. Director (Plg.) DC and representative of CPWD. The proposed was deferred for further examination.

Item No. 59/2008

Sub: Setting up of Heliport in Zone 'O'
F3(79)2007-MP

The proposal was presented by Jt. Dir. (Plg.) RYP and it was explained that a site measuring 3 ha has been identified for Heliport at proposed stadium complex in Zone 'O' (Yamuna river). The proposal was deferred since the draft Zonal Plan of Zone 'O' is before the Authority.

Action: OSD (Plg.)

Item No. 60/2008

Sub: Temporary Cinemas in Delhi
F11(6(74)MP/Pt.I

The proposal was presented by Jt. Dir. (Plg.) DC. The Technical Committee decided to constitute a Sub Committee with the representatives of MCD, DDA, Delhi Police, PWD, GNCTD. The Sub Committee will be headed by AC I (Plg.), DDA and shall submit its report within one month.

Action: OSD (Plg.)

Item No. 61/2008

Sub: Utilisation Plan of DDA land vacated from encroachments in Anand Parbat area
F3(85)2005-MP

The proposal was explained by Jt. Dir. (Plg.) AP-I. EM raised doubt about the feasibility of 24 M road and access to the proposed Hospital Site. It was decided that this may be jointly checked by Engineering and Planning Department and plan may be modified and put up for approval of the Technical Committee at an early date.

Action: Director (AP) I

Item No. 62/2008

Sub: Development code applicable to land retained by the Industrial Unit as per orders of the Hon'ble Supreme Court.
F.17(2)97-MP/Pt.

The proposal was presented by Director (AP)II, and it was informed that a public interest litigation was filed by Sh. M.C Mehta Vs UOI vide CWP No. 4677 of 1985 where it was ordered to close and shift Hazardous / noxious, large scale and heavy industry from Delhi.

The Industrial unit covered in category H(a) and H(b) as per MPD 2001 were to surrender a part of their land to DDA for maintaining as Recreational / green. The formula was worked out in which a portion of land was to be retained by the industrial units as per land use provisions of Master Plan for Delhi. At present Master Plan for Delhi 2021 has been notified on 7.2.2007. This proposal was put up previously in the Technical Committee meetings held on 3.9.2007 & 17.3.08 where it was decided that advise of CLA be taken. CLA has informed that the land retained by the industries should be developed as per provisions of MPD-2021.

The Technical Committee was informed that when the directions of the Hon'ble Supreme Court came in 1996, 1 1/2 times of permissible FAR (133) was allowed. Subsequently, with the notification in 1998, the FAR for Group housing was increased to 167 on which 1 1/2 times of this FAR was allowed for 'Residential' (GH). Therefore, following the same logic, the FAR provided for in the MPD-2021 should be based on 1 1/2 times of the present FAR, subject to payment of notified charges.

After detailed discussion it was decided :

- ✓ a) The local body will accept the proposals only when the industrial units surrender land to DDA free from financial and physical encumbrances within the framework of the orders of the Hon'ble Supreme Court.
- ✓ b) In the event of development of retained land as an individual plot, the FAR shall be increased by 50% (of the FAR envisaged in MPD-2021) as per the permissible land use of the plot.
- ✓ c) Appropriate levies for increased FAR over and above which was permissible in 1996 shall be charged from the beneficiaries by the competent Authority as per prevailing Orders.
- ✓ d) Wherever the land use is industrial, the same could be used for plotted development as per the norms of MPD-2021 or for flatted factories.

Action: Dir. (AP-II)

mtw

		(100 बिस्तारों तक)					
21.	खण्ड 8: उप खण्ड 8(5) (ख)	(ख) बिल्डिंग लाइन से बाहर बना/बने हुए तहखाना (तहखाने) भूमि के तल के बराबर होगा/होंगे तथा इसमें/इनमें वातायन के यांत्रिक साधनों से वातायन की व्यवस्था की जाएगी, और					

[सं. के-12016/9/2012-डीडी-1]

सुनील कुमार अवर सचिव

**MINISTRY OF URBAN DEVELOPMENT
(DELHI DIVISION)
NOTIFICATION**

New Delhi, the 13th May, 2013

S.O. 1215 (E). - Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as part of its review exercise which were published in the Gazette of India, 'Extraordinary, as Public Notice vide No. S.O. 2344 (E) dated 1st October, 2012 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within ninety days from the date of the said notice.

2. Whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.

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

CHAPTER-WISE MODIFICATIONS ARE AS UNDER:

Chapter/ S. No.	Para/Clause/ Table of MPD- 2021	Modifications								
1	2	3								
CHAPTER 1.0-INTRODUCTION										
1.	Para 20 (c)	<ul style="list-style-type: none">In order to prevent growth of slums, mandatory provision of EWS housing/slum rehabilitation in all group housing to the extent <i>minimum 15% of the proposed FAR</i> on the plot.								
CHAPTER 4.0-SHELTER										
2.	Para 4.2 HOUSING STRATEGY	<p>The following paragraph is to be replaced as per text highlighted in '<i>Bold Italic</i>':</p> <p>A fixed density could lead to under utilization of FAR of imposition of artificial limits to optimal use of land, which is a scarce commodity. Therefore, the following density norms, with corresponding category of dwelling unit (DU) sizes are proposed:</p> <table><tr><td>Slum/EWS housing (upto 30 sq.m.)</td><td>-600 DUs/Ha.</td></tr><tr><td>Category-I (above 30-upto 40 sq.m.)</td><td>-500 DUs/Ha.</td></tr><tr><td>Category-II (above 40-upto 80 sq.m.)</td><td>-250 DUs/Ha.</td></tr><tr><td>Category-III (above 80 sq.m.)</td><td>-175 DUs/Ha.</td></tr></table> <p><i>As the development of housing in new area or redevelopment of existing housing stock in built up area to be taken by the Public Agencies, Society or private developers the upper limit of density be taken as 200 DUs/hect. (900 pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. The density for Slum & JJ clusters (In-situ up-gradation/Rehabilitation/Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS Public Housing Schemes be 900 DUs/hect. (± 15% variation permissible).</i></p>	Slum/EWS housing (upto 30 sq.m.)	-600 DUs/Ha.	Category-I (above 30-upto 40 sq.m.)	-500 DUs/Ha.	Category-II (above 40-upto 80 sq.m.)	-250 DUs/Ha.	Category-III (above 80 sq.m.)	-175 DUs/Ha.
Slum/EWS housing (upto 30 sq.m.)	-600 DUs/Ha.									
Category-I (above 30-upto 40 sq.m.)	-500 DUs/Ha.									
Category-II (above 40-upto 80 sq.m.)	-250 DUs/Ha.									
Category-III (above 80 sq.m.)	-175 DUs/Ha.									
3.	Para 4.2.3.3 New Housing for Urban Poor	<p>... The developers of group housing shall ensure that minimum 15% of <i>proposed FAR</i> to be constructed for Community-Service Personnel/EWS and lower income category. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or</p>								

-54-

CHAPTER 6.0-WHOLESALE TRADE

original use i.e. shop-cum-residence and in such cases there will be no insistence for levy of any conversion charges.

9.

Para 6.2 SUB-CITY LEVEL MARKETS

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

CHAPTER 7.0-INDUSTRY

10.

Table 7.2: Norms for Land Distribution in Industrial Areas

S. No.	Use Premises	Percentage
1.	Industrial Plots (Net Area)	45-50
2.	Residential *	20
3.	Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.	8-10
4.	Commercial: Shopping Centre, Petrol Pumps, Guest House/Budget hotels, Lodging and Boarding, Service and Repair Shops, Communication/ Telephone Exchange, etc.	2-3
5.	Facilities • Public and Semi Public: Fire Station/Fire Post, Police Station/Police Post, Hospital/Dispensary, ITI/ Polytechnic, Dharamshala, Night Shelter, Day Care Centre, etc. • Utilities: Electric Sub-station, CETPs, Pumping Stations, Underground Reservoirs/Fire Fighting Tanks and other utilities, etc.	6-8
6.	Transportation: Circulation, Loading/ Unloading Area, Parking, Ideal Truck Parking, Goods Vehicle Parking etc.	16-18
	Total	100

Note:

* Residential Use premise shall be carved out in the industrial area of urban extension. In case of residential use premises regulations for Group Housing shall apply. The land shall be reserved for facilities as per residential facilities. This housing would be for workers engaged in the industrial sector. These provisions to be applicable to New Industrial Area.

11.

Definition for 'Industrial Plot' Use Premise in Table 7.3: Development Control Norms

A premise for industrial activity with non-hazardous, non-polluting performance.

12.

Definition for 'Platted Group Industry' Use Premise in Table 7.3: Development Control Norms

A premise having a group of small industrial units with common services and facilities of non-polluting nature.

13.

Notes below Table 7.3

vi) Industrial units/plots abutting roads of 24m ROW and above shall be eligible for conversion to commercial use within the existing development control norms, subject to payment of conversion charges computed on current market value of commercial area and cost of parking as decided by Government from time to time. The activities permissible in Community Centre will be permitted in such plots. In addition, multilevel parking shall be permissible activity. However, this shall not be permitted on

		non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any way.
14.	Under the Notes given below Table 7.3, S. No. (vii) added after S. No. (vi)	vii) Industrial plots abutting roads of 24m ROW and above shall be eligible for conversion to Hospitals (up to 100 beds) within the existing development control norms, subject to the conditions (a) the number of beds to be accommodated on a plot shall be worked out @ 100 sqm of gross floor area per bed and (b) payment of conversion charges as prescribed by the Government from time to time. The activities permissible in Hospital (Table 13.20) shall be permitted in such plots. However, this shall not be permitted on non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any manner.
15.	Notes to be added below Table 7.3 after S. No. (vii)	<p>viii) In the redevelopment of industrial plots, 1.5 times of permissible FAR has already been notified in Notification S.O. 683 (E) dated 01.04.2011 regarding Regulations and Guidelines for Existing Planned Industrial Area, therefore, the incentive of 1.5 times of permissible FAR shall be allowed on all permissible uses on industrial plot.</p> <p>ix) Banquet Hall, Restaurant, Recreational Club, Hostel & Old age home, Community and Recreational hall, Nursing Home & Health Centre are permitted as part of modification in layout plan of industrial area where also enhanced FAR 1.5 times of permissible FAR of respective Use shall be allowed.</p> <p>x) As per the Notification S.O. 683 (E) dated 01.04.2011, minimum plot size eligible for redevelopment is given 1000 Sqm. whereas some of the plots are less than 50-100 Sq.mts. from area limit of 1000 Sq.mts. In such redevelopment relaxation in area upto 5% in lower limit of plot size shall be permitted.</p> <p>xi) The development control norms i.e. Ground Coverage, FAR etc. of respective use premises while allowing redevelopment/reconstruction on the individual industrial plots shall be adhered to and there shall be no height restriction. The height shall be as per requirement of AAI/Fire Department. In case of addition, alteration or change of use within permissible category in existing building to achieve permissible FAR, already sanctioned ground coverage shall continue, if parking requirement or sufficient open space around building is made available.</p> <p>xii) In existing Industrial Units / plots with an area of 3000 sq. mtrs. or above abutting road of 24 mtr. ROW and above shall be eligible for Residential use (Group Housing) within development control norms of group housing along with incentive 1.5 times FAR of permissible FAR of Group Housing subject to payment of Conversion charges as prescribed by the Government from time to time for respective use. Required Commercial preferably and PSP activity for residential population, and working space up to 15% of Permissible FAR shall also be allowed. Sub-division of larger Industrial plot or amalgamation of smaller Industrial plots will be allowed in existing areas as well as approved schemes/layouts/building plans on these Industrial Plots. Rain water harvesting preferably with Rain water storage for re-use & STP, Dual piping system use of solar electricity shall be provided to minimize the additional burden on infrastructure services. This provision shall not affect any Court Orders.</p>
16.	7.6.2.1 Norms for Redevelopment of clusters of Industrial Concentration in Non-Conforming Areas	<p>vi) Other stipulations shall include --</p> <p>a) About 10% area is to be reserved for circulation/roads/service lanes.</p> <p>b) About 10% of semi-permeable surface for parking and loading/unloading areas.</p>

-56-

ITEM No. 04/TC/2020

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject : Proposal regarding proposed change of Land Use of an area measuring 10.17 Acres 48 bighas, 17 biswas (Kh. No.1579/474, 475, 465, 467, 468 & 469) at village Bahapur situated along the Maa Anandmai Marg, Kalkaji from "Recreational (City Park, District Park, Community Park) to 'Institutional' in planning Zone-F

File No :

1.0

Background :

- P-3 (64) 2003-MP*
Reference is invited to the E.E (B)/CZ/SDMC dated 23.8.2019 and Ltr No. D/539/AE (B)/CNZ/2019 dt. 18.12.2019 from Sd/- Deptt. C.Zone, SDMC. (Annexure - G)
- 1.1. The request for change of land use has been received from Competent Authority, South Delhi Municipal Corporation
 - 1.2. There is a piece of land measuring 48 bighas, 17 biswas (Kh. No.1579/474, 475, 465, 467, 468 & 469) total 10.17 acres village Bahapur situated along the Maa Anandmai Marg, Kalkaji, New Delhi. Banarsi Dass Chandiwala Sewa Samarak Trust Society (hereinafter called the Applicant) claims the ownership of said land whereupon following structures were raised at the instance of said trust without getting the building plan sanctioned from competent authority.
 - B.D. Chandiwala Institute of Hotel Management & Catering Technology
 - B.D. Chandiwala Ayurvedic Dispensary in main hospital building constructed by Government of India.
 - B.D. Chandiwala Institute of Medical Science - a multi hospital in the main building constructed by the Government of India.
 - B.D. Chandiwala Institute of Information Technology (MCA) in main hospital building constructed by Government of India.
 - B.D. Chandiwala Institute of Physiotherapy (BPT) in main hospital building constructed by the Government of India.
 - B.D. Chandiwala Sports Center
 - Food Court and commercial offices
 - B+9. Huge commercial complex in a separate building, rented out to Corporation Offices.
 - 1.3. The building plans submitted by the applicant with DDA on 01/06/1987 stands rejected primarily owing to (i) Non-submission of ownership documents (ii) Clearance of land use and (ii) NOC from Land Department.
 - 1.4. South DMC in the wake of direction of Hon'ble Supreme Court's appointed Monitoring Committee, sealed aforesaid structures on account of misuse. Consequently, the applicant preferred appeal before Appellate Tribunal against sealing of structures by filing appeal bearing No.29/2013 title "Banarsi Dass Chandiwala Sewa Samarak Trust Society Vs South DMC".
 - 1.5. In the aforesaid appeal, DDA had also filed status report inter-alia informed that a Public Notice was published by DDA in the leading newspapers on 01/05/2008 in which applications from bona-fide institutions rendering cultural and religious (including spiritual) healthcare and educational services were invited for regularization which were in existence prior to 01/01/2006.
 - 1.6. The record received from DDA revealed that a meeting was held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006. The minutes of said meeting further reveal that the cases which are not in conformity to the land use of approved ZDP/MPD-2021 i.e. cases where change of Land Use is required, such cases shall be referred by the concerned local body to DDA for processing their change of Land Use as per provision of DDA Act 1957 and DDA, after receiving all such proposals for change of land use from local bodies, shall make one consolidated proposal and bring the same before the Authority for decision. Further, as

per decisions, while examining regularization, the local bodies shall also keep in mind the information regarding whether the institution under reference is on public land / forest / ridge land or on heritage zone, being very critical. The copy of minutes of the meeting dated 14/10/2015 is annexed herewith as Annexure-A.

1.7 The Tribunal in its order dated 27/11/2017 and 21/05/2018 observed that application submitted by applicant in the light of above public notice has not so far been decided. Accordingly, Tribunal directed that Commissioner, SDMC and the Vice Chairman DDA will hold the meeting to decide the said application. The copies of aforesaid orders are annexed herewith as Annexure-B.

1.8 In compliance of aforesaid orders of Tribunal a meeting between Commissioner, South DMC and Chairman, DDA was held on 15/06/2018. The copy of minutes of the said meeting is annexed herewith as Annexure-C. As per deliberations held and decisions taken, the applicant was required to submit following document for proper examination of the proposal of change of land use:

- (i) Detailed layout plan of the area
- (ii) Existing land use plan of the entire area
- (iii) Proposed change of land use plan
- (iv) Total Station Survey of the entire area
- (v) On receipt the above documents a field survey will be carried out by the staff of SDMC and DDA and the agenda will be put up by the SDMC in the Technical Committee for consideration. After consideration of the matter by the Technical Committee, the final proposal will be submitted to the DDA Authority for approval.

2.0 Examination :

2.1 The land use of area under reference as per the MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park).

2.2 In pursuance of decisions taken in the meeting held 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA, the officials of SDMC & DDA inspected the site.

2.3 As per record, there is no court case. However, applicant has claimed ownership of land by virtue of following documents:

- Copy of Jama Bandi
- Copy of Judgment dated 12/07/1979 passed by the Hon'ble High Court of Delhi in IA No. 1695 of 1979 & Suit No. 501 of 1979 title "Union of India V/s Shri Banarsi Dass Chandiwala & Others" pertaining to transfer of aforesaid land to Banarsi Dass Chandiwala Sewa Samarak Trust Society.

The applicant has submitted an undertaking in the shape of affidavit, aforesaid judgment dated 12/07/1979 has not been challenged in any court of law. The copy of submitted ownership documents are annexed herewith as Annexure D & E.

2.4 The site does not fall in Natural Conservation Zone (NCZ), Natural features such as water bodies etc.

2.5 The land use of site, in-question, as per the MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park).

The proposed change in land use is not a requirement of South DMC. The proposed change of land use is being examined in the light of orders of Appellate Tribunal and subsequent decisions taken in the meeting held on 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA.

Information required as per the MoUD, Govt letters dated : 07.04.2015/ 0409.2015:

S. No	Information required	Explanatory background
A.	As per MoUD letter 04.09.2015	
i.	Background Note indicating the current Situation/provisions	The background note given at para 1.0 is self-explanatory.
ii.	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how;	No
iii.	What were the specific recommendations of the Authority with regard to the proposal;	Needs no comment in view of above.
iv.	How and why the proposal was initiated;	As Above
v.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	<p>The stage of examination of pros and cons had departed long ago. The structures on the land, in question, had already been come up long ago. It is case of regularization of existing structures, which cannot be considered till the change of land use is approved by the competent authority.</p> <p>DDA had invited applications through PUBLIC NOTICE for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.</p> <p>Further, the proposed change in land use is not a requirement of South DMC. It is a proposal of a private party being processed by the South DMC in the light of orders of Appellate Tribunal and subsequent decisions taken in the meeting held on 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA and as per decision as had been taken in the meeting held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.</p>
vi.	What are the expected short term and long term outcomes if the proposal is approved and implemented;	-As Above-
vii.	How the proposal will benefit in the development and economic growth of the city;	-As Above-
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;	<p>No such study has been conducted for the apparent reason that change in land use is being sought for regularization of project / structures already existed at site</p> <p>To regularize such structures, DDA had invited applications through PUBLIC NOTICE for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.</p> <p>Moreover, it is case of regularization of existing structures, which needs change in land use as existing use is not in accordance with MPD-2621 and ZDP of Zone-F.</p>

ix.	What will be the public purpose served by the proposed modifications;	No such study has been conducted since it is case of regularization of existing structures, which needs change in land use as existing use is not in accordance with MPD-2021 and ZDP of Zone-F.
x.	What is the number of people/families/ households likely to be affected by the proposed policy;	The proposed change of land use would not affect people/families/ households being a private land.
xi.	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.	<p>The proposal is in accordance with the decision taken in the meeting held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006 and PUBLIC NOTICE issued by DDA.</p> <p>The status of existing structures in terms of laws, bye-laws, rules, etc. would be determined once the decision on proposed change in land use is taken and approval of lay out plan.</p>
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;	<p>The land use of site, in question, as per the MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park).</p> <p>Therefore, it requires amendment in Zonal Development Plan.</p> <p>The proposed change in land use is being sought in the light of PUBLIC NOTICE issued by DDA for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.</p>
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;	No
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	No
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.	<p>Shri B.S. Yadav, Executive Engineer, Building-I, Central Zone, South DMC.</p> <p>Office Address: SDMC Zonal Office, Jal Vihar, adjoining Delhi Jal Board Office, Lajpat Nagar-II, New Delhi-110024.</p> <p>Contact No : 8588888828</p>

B. As per MoUD letter dated 07.04.2015

a.	Whether the land is government or private and who is the land owning agency?	As per submitted documents by the applicant, it is a private land.
b.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	The proposed change in land use is being processed on the application of Banarsi Dass Chandiwala Sewa Samarak Trust Society, which had been filed with DDA in pursuance of PUBLIC NOTICE issued by DDA for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.

-60-

c.	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 officials of North & South DMC in compliance of decision taken in the meeting held on 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA
d.	What is the public purpose proposed to be served by modification of MPD and for change of land use?	No such study has been conducted since it is case of regularization of existing structures, which needs change in land use as existing use is not in accordance with MPD-2021 and ZDP of Zone-F.
e.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/policies?	The stage of examination of impact had departed long ago for the evident reason that structures on the land, in question, had already been come up. The existing use is not in accordance with MPD-2021 and ZDP of Zone-F. Therefore, change in land use is being sought by the applicant in pursuance of PUBLIC NOTICE issued by DDA. The South DMC is being processed the case in the light of decision taken in the meeting held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.
f.	What will be proposals impact/implications on general public eg. Law & order etc.?	No such study has been conducted in view of facts detailed out at (e) above.
g.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	As per undertaking in the shape of affidavit of applicant, there is no ongoing court case on the land, in question.


1.0 Proposals:

In view of the above, the land use in respect of an area measuring 10.17 Acre located at Village Bahapur situated along the Maa Anandmai Marg, Kalkaji, New Delhi (Banarsi Dass Chandiwala Sewa Samarak Trust Society), New Delhi, falling in Planning Zone-F may be changed from (Recreational (City Park, District Park, Community Park) to (Institutional) under Section 11A of DD Act, 1957. The boundary descriptions of the same are as follows:

Location	Area (Acre)	Land Use (As per MPD & ZDP of Zone-F)	Proposed Land Use	Boundaries	
Village Bahapur situated along the Maa Anandmai Marg, Kalkaji, New Delhi. (Banarsi Dass Chandiwala Sewa Samarak Trust Society)	10.17 Acre	MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park).	Institutional	North	Pant Polytechnic
				South	DDA Land
				East	DDA Land
				West	DDA Land

Recommendations:

The proposal at para 4.0 above is placed before the Technical Committee for consideration under Section 11A of DD Act for inviting objections/ suggestions from public by issue of Public Notice.


 Executive Engineer
 Building-I/Central Zone

DELHI DEVELOPMENT AUTHORITY

Master Plan Unit

6th Floor, Vikas Minar, I. P. Estate

New Delhi-110002

Ph: 23370507

F.20 (19/96-MP/Vol.II/353

Date: 05/11/2015

Sub: Minutes of the meeting regarding pre-existing Institutions (Health Care, Cultural, & Religious (including spiritual) and Educational Institutions) existing prior to 01.01.2006 held on 14.10.2015 at Raj Niwas.

1. A meeting was held under the chairmanship of Hon'ble LG, Delhi on 14.10.2015 on status of the policy for regularisation of pre-existing Institutions (Health Care, Cultural, & Religious (including spiritual) and Educational Institutions) existing prior to 01.01.2006. The list of participating officers is annexed. At the outset, a presentation was made and the salient features of the presentation as discussed are as under:

- Policy approved by Authority in April, 2008, Public Notice dated 01.05.2008.
- Zone wise number and type of institutions.
- Authority decision regarding role of DDA planning department restricted only to land use issues and not on ownership of land.
- Number of institutes where provisional planning permissions has been granted.
- Standards as per MPD-2021 and GNCTD norms.
- Decision of Hon'ble High Court dated 07.05.2015 w.r.t provision of schools
- Action required on the applications received after cut-off date i.e 30.06.2008

2. After detailed deliberations/ discussions, the following decisions were taken:

1. It was *Inter alia* decided that since education and health are among the prime concerns for any society, applications received only from educational and health institutions should be considered first for the proposed regularization. As the building plan approval/sanctioning powers vest with the concerned local bodies, all the applications received from educational and health institutions within due date in response to public notice dt. 01.05.2008 shall be referred to the concerned local body by DDA. The concerned local body shall examine the individual cases as per provisions of applicable building bylaws, statutory requirements for fire safety, structural safety/stability and norms laid down by GNCTD. Further, while examining their regularization, the local bodies shall also keep in mind the information regarding whether the institution under reference is on public/forest/ridge land or on heritage zone, being very critical.

The cases which are in conformity to the above requirements but not in conformity to the land use of approved ZDP/MPD 2021 i.e cases where change of Land Use is required, such cases shall be referred by the concerned local body to DDA for processing their change of Land Use as per provisions of DD Act 1957. And DDA, after receiving all such proposals for change of land use from local bodies, shall make one consolidated proposal and bring the same before the Authority for decision.

01.01.2006, It was decided that cases which are not in conformity to the land use of approved cases where change of Land Use is required, such case shall be referred by the concerned local body to DDA for processing their change of land use as per the DDA Act 1957.

It is therefore, stated that the submitted application for regularization of the existing construction needs to go through following stages:

Stage 1 - Change of Land Use from DDA.

Stage 2 - Approval of layout plan.

Stage 3 - Regularization of existing structures.

Respondent / SDMC vide letter dated 28.02.2018 has referred the case to DDA for consideration and approval of land use. Copy of the letter written to DDA is Annexure B.

Ld. Counsel for DDA submitted that DDA has not received copy of the said letter. It is stated by ld.counsel for respondent that said letter has been send to the DDA by post.

The sending of such an important letter / important documents by the SDMC vide post and the present status report shows that the respondent is not serious to carry out the directions dated 27.11.2017 issued by this Tribunal.

The respondent SDMC is directed to deposit the entire material / copy of order before the DDA within a week and file the proof on next date of hearing.

It is further stated that respondent / SDMC will proceed the case as per law as soon as decision of land use of DDA received.

Ld. Counsel for appellant pointed out that in order dated 16.01.2018 this Tribunal directed the Commissioner to take disciplinary action against the officials who have initiated the proceedings at such a later stage after one and half months of the last date of order of this Tribunal and no status report has been filed by the ld. Counsel for

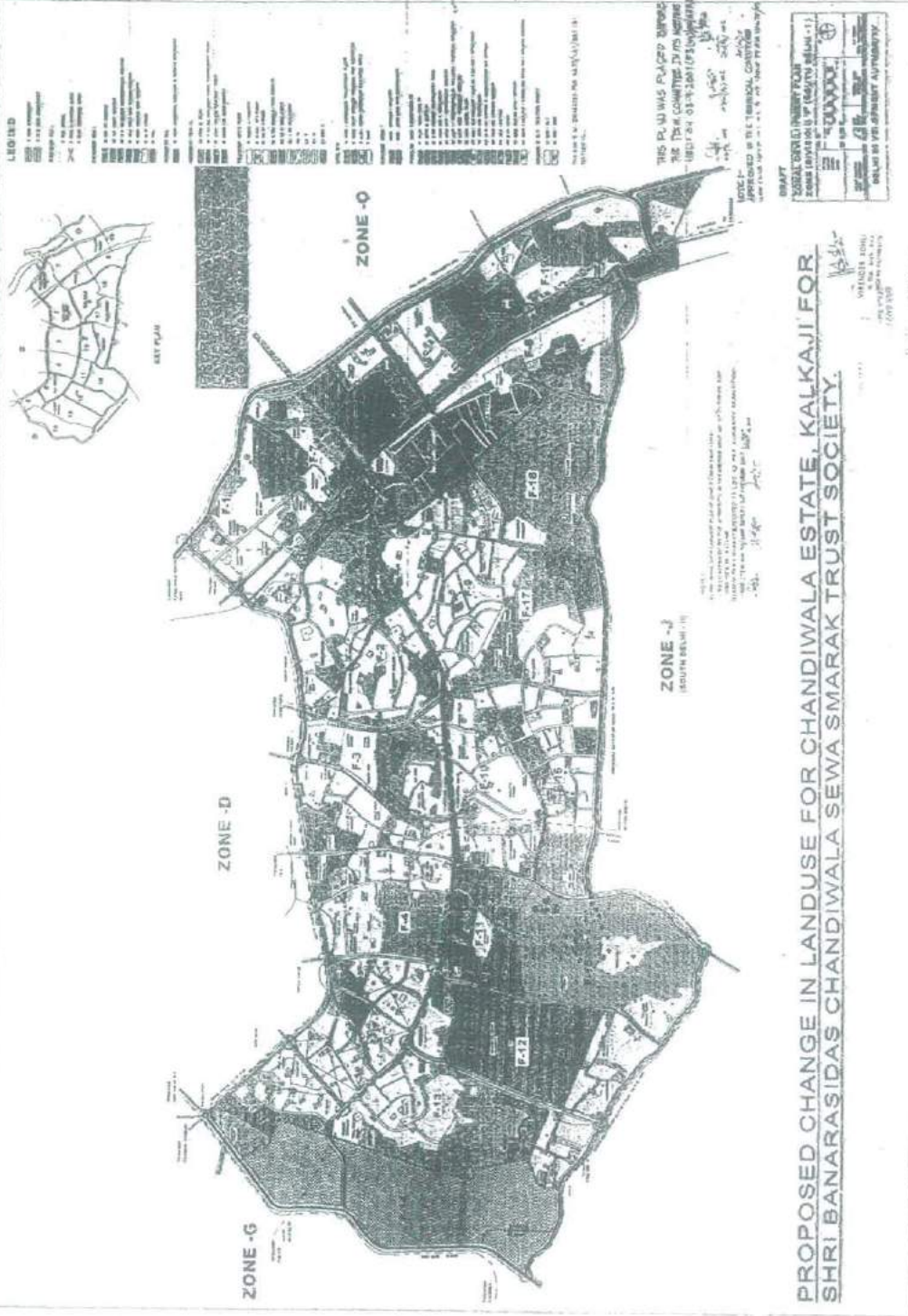
Annexure - B

- 63 -

Annexure

Minutes of Meeting dated 15.06.2018 between VC, DDA and Commissioner (SDMC).

- Commissioner (SDMC) invited attention on the orders of the Appellate Tribunal MCD (ATMCD) dated 27.11.2017 and 21.05.2018 in P. No.29/2013. The Hon'ble ATMCD vide its order dated 27.11.2017 directed that if no decision has been taken on the application for regularization submitted by Banarsi Das Chandi Wala Sewa Samarak Trust Society, Mas Anandmai Marg, New Delhi then the Commissioner (SDMC) and VC, DDA will hold a meeting to decide the said application as already a year has passed.
- On 21.05.2018, the Hon'ble ATMCD noted that no action has been taken subsequent to its directions dated 27.11.2017 and directed Commissioner (SDMC) and VC, DDA to take up this matter seriously and to comply the order dated 27.11.2017.
- In compliance of the order dated 27.11.2017 and 21.05.2018, this meeting was convened on 15.06.2018 and it was noted that DDA had formulated a policy for regularization pre-existing institution providing cultural and religious (including spiritual), health care and educational services prior to 1st Jan, 2006 which are existing on privately owned land but not in accordance with the provisions of the Master Plan. Later MoUD conveyed its approval for regularization of such institutes as existed as on 1st Jan, 2006 and listed in the Annexure of the Zonal Development Plan or those cases recommended by DDA to Govt. on or before 08.03.2010 subject to certain conditions and payment of penalty and other applicable charges.
- In a meeting at Raj Niwas under the Chairmanship of Hon'ble LG, it was decided that
"It was inter alia decided that since education and health are among the prime concerns for any society, applications received only from educational and health institutions should be considered first for the proposed regularization. As the building plan approval/sanctioning powers vest with the concerned local bodies, all the applications received from educational and health institutions within due date in response to public notice dated 01.05.2008 shall be referred to the concerned local body by DDA. The concerned local body shall examine the individual cases as per provisions of applicable building bylaws, statutory requirements for fire safety, structural safety/stability and norms laid down by GNCTD. Further, while examining their regularization, the local bodies shall also keep in mind the information regarding whether the institution under reference is on public/forest/ridge land or on heritage zone, being very critical.





-68-

Annexure - F

SOUTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT
2nd Floor, Civic Centre, Minto Road, New Delhi-110002.

No. 11/240/2019

Date: 23/08/19

To

The Commissioner (Planning)
Delhi Development Authority,
5th Floor, Vilas Minor
I.P. Estate, New Delhi-110002

Sub: Proposal regarding proposed change of Land Use of an area measuring (10.17 Acres 48 Bighas, 17 biswas (Kh. No. 1578/474, 475, 465, 467, 468 & 469) at village Bahapur situated along the Maa Anandmai Marg, Kalkaji from "Recreational (City Park, District park, Community Park) to 'Institutional' in planning Zone-F.

Kindly find enclosed a draft agenda as prepared and signed by undersigned for placing the case in Technical Committee of DDA.

Encl. As above


EE(B)-1 Central Zone/SDMC



SOUTH DELHI MUNICIPAL CORPORATION
BUILDING DEPARTMENT: CENTRAL ZONE:
LAJPAT NAGAR : NEW DELHI

No. D-539/AE/BA/TF/CNZ/2019

Dated: 18/12/19

✓ The Asstt. Director (Planning) Zone-F (Pt)
Delhi Development Authority,
Area Planning-I, Zone-F,
4th Floor, Vikas Minar,
New Delhi 11002

Subject:- Proposal regarding proposed change of Land use of an area measuring 10.17 Acres (48 Bighas, 17 Biswas), (Kh. No. 1578/474, 475, 465, 467, 468 & 409) at Village Bahapur situated along the Maa Anandmai Marg, Kalkaji from 'Recreational' (City Park, District Park, Community Park) to 'Institutional' in Planning Zone-F.

Reference:- F.3(64)/2003-MPD/D-180 dated 11.11.2019.

Sir,

This refers to your letter bearing No. F.3(64)/2006-MP/D-180 dated 11.11.2019 vide which following information has been provided :-

23/12/19
"As per the minutes of the meeting dated 14.10.2015 held under the chairmanship of Hon'ble LG on the status of the policy for regularization of Pre-Existing institutions [Health Care, Cultural and Religious (including spiritual) and Educational institutional institute] existing prior to 01.01.2006, reveal that the cases which are not in conformity to the land use of approved ZDP/MPD-2021 i.e. cases where change of land use is required, such cases shall be referred by the concerned local body to DDA for processing their change of land use as per provision of Delhi Development Act, 1957. And DDA, after receiving all such proposals for change of land use from local bodies, shall make one consolidated proposal and bring the same before the Authority for decision, and the same has been intimated vide office letter dated 21.11.2015. In this case, isolated proposal has been received. The reasons if any/ any exigencies by which, why the proposal has been singled out and referred to DDA for CLU may kindly be brought out on record."

(18/12/2019) (19/12)
put up -
F.3(64)/2006-MP/D-180
23/12/19
In this regard, it is submitted that the issue of change of land use of the subject premises is not a requirement of the South Delhi Municipal Corporation, but the matter was placed before the DDA, in compliance of the orders of Hon'ble AFMCD passed on 27.11.2017 and 21.05.2018 in appeal No. 29/2013, vide which it was directed that application submitted by the applicant in the light of public notice has not so far been decided accordingly, Tribunal directed that the Commissioner, SDMC and Vice Chairman, DDA will hold a meeting to decide the application. This fact was also informed/ mentioned in the forwarded agenda dated 23.08.2019 at S. No. (V). Further, as the query related to submission of isolated proposal of change of Land Use being submitted to DDA for CLU is that as of now only one case is available with the Building Department, Central Zone, SDMC.

In view of above, it is once again requested to place the issue before the Technical Committee for necessary action please.

Assdt. Engineer (Bldg.)
Central Zone

4(5)/2006-MP/PT.-III AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Proposal for sanctioning of layout for Daulat Ram College (University of Delhi) which needs relaxation in setback by the Technical committee, DDA for existing Sports building block built during Common Wealth Games by the University of Delhi in planning zone 'C'

Reference is invited to the S.T.P. MCD(North)'s letter No. TP/G/4033/2019 dt. 28.8.2019.

(Annexure-A1)
A-2

1. Background

During Common Wealth Games in 2010, University of Delhi College's playground has been used as training centers for various Common Wealth Games, such is a case with Daulat Ram College which has been a training playground for Rugby game.

The University of Delhi has approved of construction of Sports block in most of the colleges including Daulat Ram College under the supervision of 'Engineering Department' of University of Delhi under the guidance of both Govt. of NCT Delhi and Central government.

During this process, College has been in correspondence with University of Delhi and was not involved in getting prior approval from authorities for construction.

The revised layout plan of the college is under process of North DMC for approval O/S 313 of DMC Act. The North DMC vide letter no. TP/G/3710/NDMC dated 10/7/18 has communicated the decision of LOSC in its meeting held on 28/06/19 that "For relaxation in setback, the applicant be advised to submit his proposal to TC, DDA for consideration.

2. Examination

A block has been built for sports facilities in the year 2010 during Common Wealth Games.

As per Resolution No. 218 dated 26-07-1973 states that 0.35 acres area has to be deducted from total plot area for road widening.

The block has been built in the playground area and at a side adjacent to the main road. Setback provided for the block is 7.37meters from the adjacent College boundary.

The road widening is proposed on two adjacent roads, one on the Southern Side (Sant Kripal Singh Marg) where boundary has to be taken aback by 3.63m and second on the front side i.e. on East side (Guru Tegh Bahadur Marg) where the boundary has to be taken aback by 1.5m.

Hence, setback left for Sports block (South Side) after road widening is 3.74m.

3. Proposal

In view of the above, Daulat Ram College in an area measuring 13.27 Acres located in Delhi, falling in the Planning zone-'C', the existing sports complex setback i.e. 3.74m after road widening be permitted as fait accompli.

Table: Setback Details

Setback	As approved earlier vide Reso. No. 218 dated 26.07.1973	Present Proposal (new block)	As per MPD-2021
1. E - Front (Guru Tegh Bahadur)	14.31 m	15 m	15 m
2. N - RHS (Towards service lane)	7.62 m	12 m	12 m
3. S - LHS (Towards Sant Kripal Marg)	4.8 m	3.74 m	12 m
4. W - Rear	5.69 m	12 m - - -	- - - 12 m - - -

4. Recommendations

The existing Sports complex built during Common Wealth Games having setback of 3.74m after road widening be taken in order and regularized.

Principal (Client)
(Dr. Savita Roy)
Daulat Ram College
University of Delhi
Maurice Nagar, Delhi-7

Return
(ATP-I)

S.T.P.

48
26/08/19
CTP





NORTH DELHI MUNICIPAL CORPORATION
Town Planning Department
 E-Block, 13th Floor Civic Centre Minto Road,
 Jawaharlal Nehru Marg Delhi-02. Tel: 23226328



No: TP/6/4038/2019

Dated: 28/8/2019

To,

✓ The Dy. Director (Plg.) Zone-C,
 Delhi Development Authority,
 Vikas Minar, I. P. Estate,
 New Delhi-02.

Sub: Agenda for Technical Committee Meeting of DDA regarding Daulat Ram College, University of Delhi, Delhi -07 for relaxation of setback.

Sir,

Sh. Vineet Khanna, Architect on behalf of Governing body of Daulat Ram College vide letter dated 22.08.2019 has submitted the agenda for Technical Committee consideration in respect of the above subject. The applicant has sought relaxation in setback in South side (towards Sant Kripal Singh Marg) of the plot u/r.

The copy of aforesaid agenda is being forwarded to the DDA with the request to place it before the Technical Committee for consideration.

This issue with the approval of the Chief Town Planner.

Encl: As above

Yours Faithfully,

Senior Town Planner

Copy to:-

1. The Principal, Daulat Ram College, University of Delhi, Delhi-07
2. Architect Vinit Khanna, Architect, Space Ace, V-50A/5, DLF, City III Gurgaon, Haryana

Please see at the stage

Disc (Plg.) AP/IV

28/08/19

by Dir (Plg.) CAG
 AD/Plg. CAG

29.8.19 The up was on medical leave from 30.08.19 till 08.09.19. Recd today. At examp...
 29.08.19

दौलत राम कॉलेज
(दिल्ली विश्वविद्यालय)

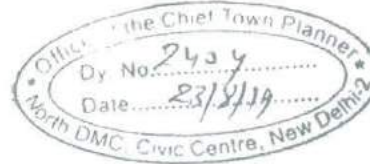
4, पटेल मार्ग, मोरिस नगर, दिल्ली-110007
फोन: 27667863 फैक्स: 27666990
ईमेल: daulatramcollegedu@gmail.com
वेबसाइट: www.dr.du.ac.in



A Star Status by G.O.I & NAAC Accredited 'A' Grade College

ANNEXURE-A-I
Daulat Ram College
(UNIVERSITY OF DELHI)
4, PATEL MARG, MAURICE NAGAR,
DELHI-110007
PHONE: 27667863 FAX: 27666990
Email: daulatramcollegedu@gmail.com,
Website: www.dr.du.ac.in

DRC/11-Repairs & Renovation/571



August 22, 2019

The Chief Town Planner
North Delhi Municipal Corporation
MCD Civic Center
J.L. Nehru Marg
New Delhi-110002

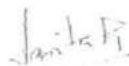
Refer: TP/G/3710/NDMC dated 10/07/2019

Subject: Submission of agenda to NDMC for obtaining relaxation in setback of existing sports building block for the sanctioning of revised master plan at Daulat Ram College, University of Delhi, Delhi-110007.

Sir,

As per direction of LOSC meeting held on 28/06/2019 please find agenda duly signed by myself as a capacity of 'Principal', Daulat Ram College and College architect (Mr. Vinit Khanna) to be sent to 'Technical Committee', DDA for relaxation in setback of existing sports block for the sanctioning of revised master plan at Daulat Ram College.


Thanking You,


Dr. Savita Roy
Principal
Daulat Ram College

Have Accept Pedman

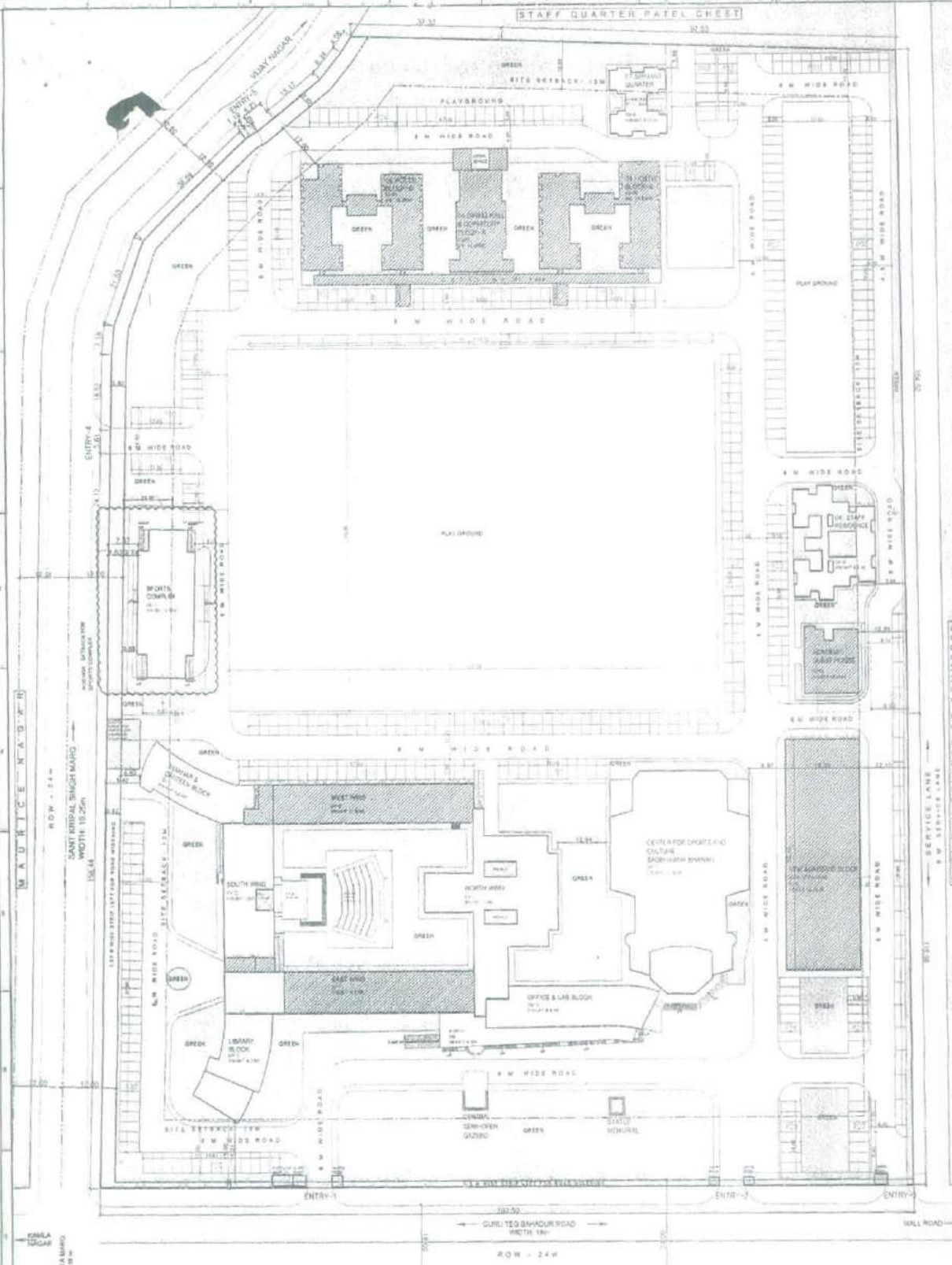
S/P
ATP-I

23/8/19


26/8/19

570

ANNEXURE A-2



THE DRAWING IS THE PROPERTY OF SPACE ACE & CO. NO PART OF THIS DRAWING MAY BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SPACE ACE & CO. IN THE EVENT OF ANY SUCH VIOLATION, THE SPACE ACE & CO. WILL BE RESPONSIBLE FOR ALL DAMAGES AND COSTS INCURRED.

KEY PLAN (ZONE-C) REFERENCE

TONING OF SITE
SITE AREA = 5370.71 SQ. MT. / 13.37 ACRE

LEGEND

- 1 EXISTING COVERED AREA
- 2 PROPOSED COVERED AREA
- 3 EXISTING OPEN AREA
- 4 PROPOSED OPEN AREA

REVISION

NO.	DATE	DESCRIPTION
01	19.03.2018	REVISED LAYOUT PLAN
02	21.05.2018	REVISED LAYOUT PLAN
03	28.11.2018	REVISED LAYOUT PLAN
04	28.04.2019	REVISED LAYOUT PLAN

SHEET TITLE

PROPOSED LAYOUT PLAN
SHOWING ADDITION &
ALTERATION OF INDIVIDUAL
BLOCKS

PROJECT TITLE

REVISION OF LAYOUT PLAN
FOR DAULAT RAM COLLEGE AT
UNIVERSITY ENCLAVE,
DELHI-110007

ARCHITECT'S SIGNATURE

AUTHORIZED SIGNATORY OF DAULAT
RAM COLLEGE

CLIENT

DAULAT RAM COLLEGE

SCALE

1 : 500 (A1 SIZE)

DATE

19.03.2018

NORTH

SHEET NO.

01

SPACE ACE
ARCHITECTS, ENGINEERS &
PLANNERS

4/1, 30A/15,
P.O. BOX 1077,
GURULAKH, PUNJAB - 150002
PH: 01834-410811 FAX: 01834-280529
E-MAIL: spaceace@spaceace.com

1. TOTAL COVERED AREA OF PROPOSED BLOCKS	
Block No.	Area (sq. mt.)
1	1200.00
2	1500.00
3	1000.00
4	800.00
5	600.00
6	400.00
7	200.00
8	100.00
9	50.00
10	20.00
11	10.00
12	5.00
13	2.00
14	1.00
15	0.50
16	0.20
17	0.10
18	0.05
19	0.02
20	0.01
21	0.00
22	0.00
23	0.00
24	0.00
25	0.00
26	0.00
27	0.00
28	0.00
29	0.00
30	0.00
31	0.00
32	0.00
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34	0.00
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88	0.00
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90	0.00
91	0.00
92	0.00
93	0.00
94	0.00
95	0.00
96	0.00
97	0.00
98	0.00
99	0.00
100	0.00

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

Sub: Applicability of Development Control norms on Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively in Layout Plan of Facility Corridor (F.C.)-1.

1. Background:

- i. Layout Plan of Facility Corridor (F.C.)-1 along NH-8 in Planning Zone 'J' incorporating the vacant plots and existing features as per Satellite image and PT Survey was approved in 9th Technical Committee meeting of DDA on 11.11.2019 and forwarded to SDMC for necessary action.
- ii. Further, SDMC vide letter dated 27/12/2019 has sought clarification on applicability of Development Control norms on Commercial centers on plots of M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. (Annexure 'A')

2. Examination:

- i. The plots of M/s Pasco Motels Pvt. Ltd. (Plot No. 3) and M/s Pasco Hotels Pvt. Ltd. (Plot No. 4) of an area 1.618 ha and 1.623 ha respectively are falling in Facility Corridor (F.C.)-1. As per LOP of FC-1, the plot nos. 3 and 4 are earmarked for 'Commercial' use.
- ii. In letter dated 27/12/2020, SDMC has sought following clarifications on applicability of DC norms on Commercial centers on plots of M/s Pasco Motels Pvt. Ltd. and Pasco Hotels Pvt. Ltd.-
 - a. Whether norms of Local Shopping may be allowed in Plot 3 and Plot 4 as per MPD-2021 or not?
 - b. If not what norms should be allotted for plots in question (i.e. No.3 and No.4)?
 - c. Whether both the plots adjacent to each other may be given use premise of 'Local Shopping' while assuming planning population for FC-1 to be more than 10,000 in accordance with Table 3.3 "Hierarchy of Urban Development" of MPD-2021?
 - d. Whether any conversion charges and other charges are applicable on the plots under reference?
- iii. Para 5.2 of "Regulations for Enabling the Planned Development of Privately Owned Lands" dt. 04/07/2018 states that-

"Planning and development of privately owned land falling within facility corridors shall be as per the development control norms specified in prevailing MPD/ZDP for Public Semi-Public facilities and District/Commercial Centers (in case of Commercial/Industrial use):

5.2.1- Maximum FAR 150 and Ground Coverage 50% on the total plot area of the remaining 50% plot area, 30% shall be developed as Green/Open Spaces, and 20% for Transportation (roads, parking etc.)" (Annexure 'B')

iv. Para 5.7.1: 'Sub city level Commercial Areas', of MPD-2021 states that-

"In Urban Extension, District Centres and Community Centres could be developed wherever possible, in a linear form as commercial cum facility corridors along major transport networks. Such corridors will have non residential uses like Commercial, Recreational, Public and Semi public, Utilities, Service and Repair, etc. with detailed Urban Design and landscape schemes."

v. As per Zonal Development Plan of Zone J, Zonal level facilities for Commercial, PSP, Recreational and Transportation use are to be provided in the proposed Facility Corridors.

vi. As per table 3.3, Hierarchy of Development of MPD-2021, Community Centre and District Centre are the facilities proposed for Community and district population respectively. Therefore, the development control norms of Community Centre and District Centre shall be applicable to plots under reference falling in Facility Corridor. The Development Control norms for Community Centre and District Centre as stipulated in MPD-2021 are as follows:-

Community Centre	
Ground Coverage (%)	50
FAR	125
Height (mts)	NR*
District Centre	
Ground Coverage (%)	50
FAR	150
Height (mts)	NR*

vii. Regarding applicability of conversion charges and other charges, provision has been given in Para 7 of the "Regulations for Enabling the Planned Development of Privately Owned Lands".

3. Proposal / issue for consideration

In view of the examination in Para-2 specifically Para 2 (iii), (v) & (vi), the matter is placed before Technical Committee for consideration of applicability of Development Control norms for the Plots under reference.

Addl.Commr.(Plg.)-II

Director(Plg.)UC&J(I/C)

AD.(Plg.)ZoneJ

निदेशक (योजना)

सुरी, जे व जी (यू. ई.) 76 -

सागरी सं०: 16

दिनांक: 7/1/2020

ANNEXURE - 'A'



SOUTH DELHI MUNICIPAL CORPORATION

Town Planning Department

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



TP/G/SDMC/2019/2221

Date: 27/12/2019

To,

The Commissioner (Plg.)

Delhi Development Authority,

5th Floor, Vikas Minar, I.P. Estate, New Delhi-110002

संयुक्त निदेश कार्यालय

डा. I-23

दिनांक: 31/10/2020

Sub: Proposal For Approval Of Layout Plan Under Facility Corridor Policy For Pasco Motels Pvt. Ltd. & Pasco Hotels Pvt. Ltd. (8.01 acres) for Commercial Building/ I.T. Offices.

Ref: Letter of Asstt. Dir.(Plg.) Zone-I of DDA vide letter No. E.26(08)2019/-MP/D-374 dated 06.12.2019, on the subject 'Layout Plan of Facility Corridor (FC-1) along with NH-8 in Planning Zone-I incorporating the vacant plot and existing features as per Satellite Image and PT Survey'

This is with reference to above mentioned letter of Asstt. Dir.(Plg.) Zone-I/DDA. The layout plan of facility corridor (FC-1) has been prepared by DDA and is approved in 9th T.C. Meeting of DDA, on which the plot of M/s Pasco Motels (P) Ltd and Pasco Hotels (P) Ltd is shown as Plot No.3 & Plot No.4 respectively but the specific use premises as per Hierarchy of Commercial area is not designated by DDA. Further, in the letter dttd 06.12.2019 it is stated that "...It was decided that SDMC may decide on the specific uses for the other vacant plots as permitted and approved in the layout plan...".

Further, as per MPD-2021, Table 5.4: "Five-Tier System of Commercial Areas" of Chapter-5 "Commercial" minimum plot area for District Centre (with population about 5 lakh, max. FAR=150 & max. GC=50) is 40Ha; minimum plot area for Community Centre (with population about 1 lakh, max. FAR=125 & max. GC=50) is 4Ha and minimum plot area for Local Shopping (with population about 10000, max. FAR=100 & max. GC=50) is 0.3Ha.

In current cases, the area of plot No. 3 is 4.00 acres (1.618 Ha) and plot No. 4 is 4.01 acres (1.623 Ha), thus, as per Table 5.4 of MPD-2021, both Plot No.3 and Plot No.4 fall within minimum plot area range of Local Shopping (>0.3Ha to <4Ha). If this regard, please clarify:

1. Whether norms of Local Shopping may be allowed in Plot No.3 and Plot No.4 as per MPD-2021 or not?
2. If not what norms should be allotted for plots in question (i.e. No.3 and No.4)?
3. Whether both the plots adjacent to each other may be given use premise of 'Local Shopping' while assuming planning population for FC-1 to be more than 10,000 in accordance with Table 3.3 "Hierarchy of Urban Development" of MPD-2021?
4. Whether any conversion charges and other charges are applicable on the plots under reference?

An early reply is requested for.

6/1/2020
- Dir (Plg.) U/I

8/1/20
ADJ (with in)

Copy To:

Sh. Sanjay Passi, Pasco Hotels Pvt Ltd, Pasco Motels Pvt. Ltd., Regd Office: 57, Golf Link, New Delhi-110003, Tel No. 0124-401200

Chief Town Planner,
South DMC

Chief Town Planner,
South DMC

- 6.5 भूस्वामी द्वारा प्रस्तुत किए गए ले-आउट प्लान के अनुमोदन पर प्लान को संस्वीकृति प्रदान करने वाले संबंधित प्राधिकरण द्वारा उनकी मानक प्रचालन प्रक्रिया के अनुसार समयबद्ध रूप से कार्यवाही की जाएगी।
- 6.6 दि.वि.प्रा., संबद्ध स्थानीय निकाय और सरकारी विभाग/एजेंसियां इन विनियमों के अंतर्गत प्रदान किए गए अनुमोदन के अनुसार उचित उपयोग/उपयोग आधारिका के समावेशन के लिए, जहां भी आवश्यक हो, आबंटन पत्र, विक्रय विलेख इत्यादि जैसे साविधिक दस्तावेजों में आवश्यक संशोधन करेगी।
7. लागू प्रभार
- 7.1 आधारीक संरचना के प्रावधान के लिए सभी अपेक्षित प्रभारों, जिसमें अन्य बातों के साथ बाह्य विकास प्रभार भी शामिल होंगे, का भुगतान भूस्वामी द्वारा सेवा प्रदाता को विकास के समय प्रचलित लागत पर किया जाएगा।
- 7.2 भूस्वामी को सरकार द्वारा समय-समय पर लागू तथा निर्धारित किए गए परिवर्तन प्रभारों तथा अन्य सभी प्रभारों, यदि कोई हो, का भुगतान करना होगा।
- 7.3 सभी अपेक्षित प्रभारों, जैसे यथा लागू विकास/सुधार प्रभार, परिवर्तन प्रभार इत्यादि अथवा सरकार द्वारा समय-समय पर निर्धारित प्रभार का भुगतान भूस्वामी द्वारा मामले पर कार्यवाही के समय तथा भूमि पर किसी भी प्रकार के विकास कार्यकलाप शुरू करने से पहले किया जाएगा।
8. अस्वीकृति/अनुमति वापिस लेने की शर्त
इन विनियमों के अंतर्गत प्रदान की गई अनुमति या पंजीकरण को प्राधिकरण या संबंधित स्थानीय निकाय द्वारा उन किसी भी शर्तों का उल्लंघन करने के मामले में रद्द या निलंबित किया जा सकता है, जिनके अंतर्गत अनुमति/पंजीकरण प्रदान किया गया था।
9. दंडात्मक कार्रवाई
उक्त वर्णित प्रावधानों के उल्लंघन के मामले में, दिल्ली विकास अधिनियम अथवा दिल्ली नगर निगम अधिनियम अथवा किसी अन्य प्रासंगिक लागू संविधि के संबंधित प्रावधानों के अंतर्गत कार्रवाई की जाएगी।
10. शिकायत निवारण प्रक्रिया
- 10.1 शिकायत निवारण समिति का गठन आयुक्त (योजना), दि.वि.प्रा. के अधीन किया जाएगा, जिसमें वास्तुकला विभाग, दि.वि.प्रा. के प्रतिनिधि, संबंधित स्थानीय निकाय के प्रतिनिधि (अभियांत्रिकी विभाग और योजना विभाग प्रत्येक से एक-एक), सेवा प्रदाता एजेंसी के प्रतिनिधि, वित्त शाखा, दि.वि.प्रा. के प्रतिनिधि और निदेशक (भवन), दि.वि.प्रा. संयोजक के रूप में शामिल हैं। समिति अलग-अलग मामले के आधार पर, जब भी आवश्यकता होगी, अन्य सदस्यों को भी सहयोजित कर सकती है।
- 10.2 समिति ले-आउट/भवन प्लान के अनुमोदन से संबंधित सभी शिकायतों का हल करेगी, जिसमें विकास नियंत्रण मानदंडों की प्रयोज्यता और विकास से संबंधित कोई अन्य मामले शामिल हैं।
- 10.3 शिकायत निवारण समिति के अधिनिर्णय (यदि संपत्ति के स्वामी द्वारा स्वीकार्य न हो) को इस उद्देश्य हेतु गठित एक अपीलीय समिति को भेजा जाएगा, जो एक स्वतंत्र निकाय जैसे रेरा होगा अथवा प्राधिकरण द्वारा जैसा निर्णय लिया जाएगा। इस संबंध में अपीलीय समिति का निर्णय अंतिम और बाध्यकारी होगा।

[फा. सं. 15(12)2017/एमपी]

डी. सरकार, आयुक्त एवं सचिव

DELHI DEVELOPMENT AUTHORITY

NOTIFICATION

New Delhi, the 4th July, 2018

S.O. 3249(E).—In exercise of the powers conferred by sub-section (1) of Section 57 of the Delhi Development Act, 1957, the Delhi Development Authority, with the previous approval of Central Government, hereby makes the following Regulations:

1. SHORT TITLE AND COMMENCEMENT

- 1.1 These Regulations shall be called "Regulations for Enabling the Planned Development of Privately Owned Lands".

3.2 These regulations shall **NOT BE APPLICABLE** on the following types of land parcels:

- 3.2.1 Land parcels in Zone 'O'
- 3.2.2 Land parcels in Notified Green Belt
- 3.2.3 Land parcels covered under water bodies
- 3.2.4 Land parcels in the Ridge, Regional Park, Reserved Forest areas
- 3.2.5 Land parcels in Monument Regulated Zones
- 3.2.6 Land parcels already eligible for land pooling as per the notified Land Policy
- 3.2.7 Land parcels falling in Lal Dora (Village Abadi) / Extended Lal Dora and Unauthorized colonies.
- 3.2.8 Disputed land parcels wherein the land acquisition proceedings are pending/ matter is sub judice. The owner can apply after getting the land free from all legal encumbrances.

3.3 These regulations shall not entitle any land owner for regularization of any **already existing** unauthorized / illegal development on its property.

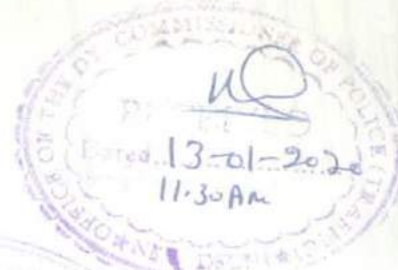
4. PRE-REQUISITES AND PLANNING REGULATIONS

- 4.1 Development on the privately owned land shall be in consonance with the land use as notified in prevailing MPD / ZDP or land use / use premise mentioned in already approved layout plans / schemes of that area, if any or as specified in these Regulations.
- 4.2 DDA (in the 'development area') / ULB (in the 'non-development area') shall take up the master planning for external development of the plots i.e. roads and linkages required for provision of infrastructure and services (subject to payment of applicable external development charges by the land owner).
- 4.3 Where any land is required for providing governmental or public semi-public use of the private land, the same shall be acquired by the concerned implementing agency either by mutually agreed rate or under the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and appropriate compensation to be paid accordingly by the agency concerned.
- 4.4 The category / type of development activity shall be in conformity with the existing development on majority of the plots adjacent / surrounding the said land parcel.
- 4.5 Amalgamation, reconstitution and subdivision of plots within the same land use category will be permitted as per the prevailing MPD for the planning purpose.
- 4.6 The landowners shall be responsible for preparing all detailed plans (covering inter-alia, aspects such as site layout, buildings, services), as per the prevailing MPD and ZDP and applicable development controls, for undertaking internal development within their land parcel. Landowners will also be responsible for obtaining all requisite NOCs from concerned agencies and procuring necessary services (electricity, sewerage, water supply, etc.) upon payment of applicable charges to respective service providing agencies.
- 4.7 Request of NOC shall be processed by the respective government department / Urban Local Body / service providing agency in a time bound manner on payment of requisite charges, if any.

5. DEVELOPMENT CONTROL NORMS

- 5.1 Land owner shall abide by the development control norms as prescribed in the prevailing MPD and UBBL or specifically mentioned in these regulations, if any.
- 5.2 Planning and development of privately owned land falling within facility corridors shall be as per the development control norms specified in prevailing MPD/ZDP for Public Semi-Public facilities and District / Commercial Centres (in case of Commercial / Industrial use):

- 5.2.1 Maximum FAR 150 and Ground Coverage 50% on the total plot area. Of the remaining 50% plot area, 30% shall be developed as Green/ Open Spaces, and 20% for Transportation (roads, parking etc.).
- 5.2.2 Use/activities permitted on such plots shall be non-residential uses like Commercial, Recreational, Public and Semi-Public, Utilities, Industrial, Service and Repair etc. as permissible under the prevailing Master Plan.
- 5.3 The land parcels falling under "Residential" land use, within Low Density Residential Area (LDRA) shall be governed as per the provisions given under Para 4.4.3 (G) Low density Residential Plot of Chapter 4 in MPD-2021.
- 5.4 Any land pocket being utilized for any specific commercial / PSP activity, for which no development controls have been specified, shall be permitted FAR 120, Ground Coverage of 30% and Height not restricted, subject to approval of statutory authorities or as per surrounding development, whichever is lower. Rest of the development control norms shall be as per prevailing MPD / ZDP and UBBL.
- 5.5 Land parcels falling within the already approved or developed schemes of DDA/ULBs/other government bodies shall be in conformity with the surrounding development, irrespective of applicable development control norms. The development of such lands will be governed by the use/ activity and the development control norms of the surrounding development (subject to availability of required infrastructure services), maintaining the planned development around the land parcel.
- 5.6 Privately owned land falling within a layout plan, which has been assigned the use premise namely "Government" or "Utility", the owner shall be allowed to develop any compatible PSP use as per requirement of the neighbourhood with prevailing development control norms. The same shall be subject to NOC from the concerned government agency / authority and change in the layout plan as per standard operating procedure.
- 5.7 Privately owned lands with pre-MPD 1962 activities / use, can choose to continue with the same activity / use provided that all provisions specified in the Regulations are met. The landowner can also opt to develop as per the use specified in the prevailing MPD/ ZDP/ approved layout plan subject to payment of requisite charges.
- 5.8 Any activities / uses existing on privately owned land prior to MPD-1962 will be allowed to continue, irrespective of the land use specified in prevailing MPD/ ZDP, provided their purpose and extent (dimensions, area, FAR, height etc.) remain the same, subject to documentary proof thereof, as contained in proviso to Section 14 of Delhi Development Act, 1957, with the following controls:
- 5.8.1 Activities / uses existing / permitted prior to MPD-1962 for such areas shall be allowed to continue in all compatible land use categories including those the provision stipulated under Chapter 15.0 on Mixed Use Regulations in MPD-2021, if any.
- 5.8.2 Any portion of land if required for governmental or public semi-public use or for any physical infrastructure (like road, drainage, sewerage, drinking water supply, etc.), the same shall be acquired by the concerned implementing agency either by mutually agreed rate or under the provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and appropriate compensation to be paid accordingly by the agency concerned.
- 5.8.3 Individual cases based on documentary proof and scrutiny shall be approved by the DDA / concerned Local Body.
- 5.8.4 Charges for use conversion shall not be applicable if the use prior to Master Plan 1962 is continued.
- 5.8.5 Local body may levy any other charges to the beneficiaries for the continuation of pre - MPD 1962 activities / uses, if any addition/ alteration is proposed.
- 5.9 Land parcels falling in more than one land use category mentioned in MPD / ZDP, the land owner shall be permitted to utilize the land as an integrated development proportionately as per built-up space permissible in the specific land use / use category (without any physical subdivision of the land pocket).



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

F.1 (1)/2020/MP/24

Date: 10.01.2020

MEETING NOTICE

The 1st Technical Committee meeting of DDA for the year 2020 will be held under the Chairmanship of Vice Chairman, DDA on **Monday, 13.01.2020 at 4.00 P.M.** in the Conference Hall at B-Block, 1st Floor, Vikas Sadan INA, New Delhi 110023.

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

(Dr. K. Srirangan)
Addl. Commr. (Plg.) I/III

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing), DDA
4. Pr. Commissioner (LM), DDA
5. Pr. Commissioner (LD), DDA
6. Commissioner (Plg), DDA
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
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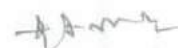
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20. A.C.A. to VC — DDA

N.O.O.

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

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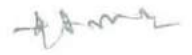
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(Dr. K. Srirangan)
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INDEX

1st Technical Committee Meeting to be held on 13.01.2020

Sr. No.	ITEM NO.	SUBJECT	PAGE NO.
1.	01/2020	Confirmation of the minutes of 11 th Technical Committee meeting held on 23.12.2019 F.1(14)/2019/MP	1-5
2.	02/2020	Proposal for change of land use from "Public and Semi Public" (PSP) to "Recreational" of an area measuring 1.98 Ha. Adjacent to C.R.P.F. Camp in the layout plan titled "Modified Layout Plan of the area on the West of marginal bund & North of Wazirabad road for Facilities, Gas Godowns & Workshop" 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	6-34
3.	03/2020	Allowing FAR of 400 for Group Housing on Industrial Plots (Ajudhiya Mills/National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10 th May 1996 and MPD-2021 provisions of Table 7.3 para (xii) F.23(13)2005/Bldg/Pt.	35-55
4.	04/2020	Proposal regarding proposed change of land use of an area measuring (10.17 Acres 48 bighas, 17 biswas (Kh. No. 1579/474, 475, 465, 467, 468 & 469) at village Bahapur situated along the Maa Anandmai Marg, Kalkaji from "Recreational (City Park, District Park, Community Park) to 'institutional ' in Planning Zone-F F.3 (64)2003-MP.	56-69
5.	05/2020	Proposals for sanctioning of layout for Daulat Ram College (University of Delhi) which needs relaxation in setback by the Technical Committee, DDA for existing Sports building block built during Common Wealth Games by the University of Delhi in Planning Zone-C F.4(5)/2006-MP/Pt.III	70-73



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

Date:-10.01.2020

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

The 11th Technical Committee meeting of DDA for the year 2019 was held under the Chairmanship of V.C. DDA on 23.12.2019. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Rajesh Kumar Jain
10/1/2020

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

To:

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

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

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

The following footnotes to be added regarding various definitions:

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

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

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

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

47/2019	Applicability of Development control norms with reference to privately owned	The proposal was presented by Addl. Commissioner-III (Plg.). The members were informed that incorporation of the said private land in the already approved layout plan
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Agenda Item No.	Issue	Discussion / Recommendations
	land in the approval layout plan of SFS Housing at Sector - B, Pkt. - I, Vasant Kunj in view of the regulations for enabling the planned development of privately owned land notified on 4 th July 2019.	<p>was approved in the 368th Screening Committee held on 22.04.2019.</p> <p>Further, Chief Engineer Building SDMC has forwarded the file seeking clarification regarding decisions taken in the Screening Committee. The issues raised by SDMC were deliberated point-wise and the following was clarified.</p> <ol style="list-style-type: none"> 1. The said pocket under consideration is part of integrated layout plan of housing pocket and the access to the pocket is already defined as existing LOP. Therefore, circulation pattern of the existing layout has to be followed. Similarly, the owner of private land will also provide all the access as per the existing LOP. 2. The said plot u/r is part of existing integrated layout plan. 3. The same has already been clarified in point no.1. 4. As informed, the incorporation of private land (Kh. 1230/2), Village Mehrauli in the already approved layout plan of existing housing pocket is approved and has been forwarded to SDMC, along with approved minutes and agenda. 5. As per MPD-2021, in controls prescribed for group Housing, there is no restriction on height subject to clearance from AAI/ Fire Department and other statutory bodies. 6. It has already been mentioned in SOP for private land policy that location, configuration, dimensions shall be verified by the concerned ULB's from Revenue Deptt. GNCTD. <p>It was decided that the guidelines, SOP be forwarded to Ministry and LG Office. These guidelines may be updated from time to time as and when cases are put up in SCM and Technical Committee. The above points emerging from the aid clarifications may also be included in the SOPs/Guidelines.</p> <p>Further, it was deliberated and directed that SDMC may start the process for verification of Khasra and other documents simultaneously while examining the matter in detail.</p>
48/2019	Relaxation regarding Demolition & Re-construction of Chaupal at Village Adhchini, New Delhi AC - 43.	<p>The proposal was presented by Exec. Engineer, CD-V, Deptt. of Irrigation and Flood Control, GNCTD along with officers of SDMC.</p> <p>The plot under reference falls on Main Aurobindo Marg which as per the ZDP is 60 mtr. RoW. However, the existing road is of lesser width. The Committee opined that since this being a PWD road, I&F Deptt. may take up the matter with PWD to ascertain the status of the plot whether it falls within the RoW or not.</p>

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

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

ANNEXURE-I

-5-

List of participants of 11th meeting for the year 2019 of Technical Committee on 23.12.2019

DELHI DEVELOPMENT AUTHORITY

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

OTHER ORGANIZATIONS

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

8

No. F.20(8)2019/MP

Subject: -Proposal for Change of Land Use from "Public and Semi Public" (PSP) to "Recreational" of an area measuring 1.98 Ha. adjacent to C.R.P.F. Camp in the layout plan titled "Modified Layout Plan of the area on the West of marginal bund & North of Wazirabad road for Facilities, Gas Godowns & Workshop" 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:

- (1) As per the minutes of the meeting chaired by V.C. DDA on 03.07.2019, it was 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 Land Use of land measuring 1.98 Ha. from "Recreational" to "Public and Semi Public" (PSP) for the proposed Community Sports Centre at Shastri Park in Zone- 'E' has already been approved by the Authority in the meeting held on 13.08.2019.

- (2) In lieu of the above, proposal for Change of Land Use from "Public and Semi Public" (PSP) to "Recreational" on land at backside of Akshardham Metro Station in Zone-'O' measuring 1.98 Ha. was put up in Technical Committee meeting held on 29.08.2019 vide item 26/2019. The decision of the Technical Committee is as under (Refer Annexure- 'B'):-

- i. Commr.-cum-Secy. informed that the land proposed for change of landuse forms part of sports complex at CWG and would be required for further expansion.
- ii. Any change in land use will restrict the expansion of this sports facility, which is not desirable.
- iii. The proposal for change of landuse of the site under reference was dropped.
- iv. 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.

2.0 Examination:

- a. The vacant land inventory of Planning Zone-E was searched for land parcel with land use as 'Public and Semi-Public' which can be converted into 'Recreational' in lieu of site located at Shastri Park proposed for Community Sports Center. No such vacant land with same area as the proposed Community Sports Centre at Shastri Park is available in Zone-E. Hence, it was decided that vacant land with land use as 'Public and Semi-Public' available in Zone-O will be proposed for Change in Landuse.

- b. The said Change of Landuse from 'Public and Semi-Public' to 'Recreational' will also stand in accordance with Hon'ble NGT orders on conservation and restoration of River Zone (Refer Annexure-'C').
- c. Three land pockets, which in totality is measured 1.98 Ha. within the Facility Centre at Khajuri Khas has been identified and is adjacent to C.R.P.F. Camp in the layout plan titled "Modified Layout Plan of the area on the West of marginal bund & North of Wazirabad road for Facilities, Gas Godowns & Workshop" in Zone-'O'. It is to be swapped in lieu of site located at Shastri Park proposed for Community Sports Center, in accordance with decision taken in the meeting held on 03.07.2019(Refer Annexure-'D').
- d. As per MPD-2021 and Zonal Development Plan of Zone-O, the Land Use of the proposed site under reference is "Public and Semi Public" (PSP) (Refer Annexure-'E').
- e. A joint site inspection of the site u/r was conducted on 05.11.2019 and as per the report (Refer Annexure-'F'), the site comes under the control and management of Executive Engineer Eastern Division-2 of DDA. As per the report received from ED-2, LM(EZ) and NL-I, the specific site is free from any kind of litigation (Refer Annexure-'G'). Accordingly, TSS was provided by the concerned Engineering wing.(Refer Annexure-'H1' & H2).
- f. Area of the three land pockets A,B and C as per the TSS received in this unit is as below:-

S.No	Land Pocket	Area as per TSS received
1	A	1.3488 ha
2	B	0.3138 ha
3	C	0.3173 ha
	Total Area	1.98 ha

- g. As per the information provided by ED-2, three land Pockets within the Facility Centre had already been allotted to 1. Police Station 2. BSES for 66 KV Substation and 3. Under Ground Reservoir respectively and rest of the land is vacant (Refer Annexure-'J').

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/Officials from Planning Deptt, Engineering Deptt. and Land Department of DDA inspected the site and the report of joint site inspection was submitted.
4	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	Green areas will be conserved. Percentage of Recreational areas in Delhi will be kept intact as Change of Landuse was done from 'Recreational'

		to 'Public and Semi Public' so in lieu of that the specific land is swapped from 'Public and Semi Public' to 'Recreational'.
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 ED-2 of D.D.A., and there is no litigation in this land.
8	Background note indicating the current situation/provision	<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 already been approved by the Authority in the meeting held on 13.08.2019. In lieu of that, Change of Landuse from 'Public and Semi Public' to 'Recreational' is proposed at the specific location.</p>
9	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how.	<p>As per the record, swapping of Landuse from 'Public and Semi Public' to 'Recreational' has not been done so far.</p> <p>In general, case related to Change of Landuse from 'Public and Semi Public' to 'Recreational' has been considered earlier by DDA as follows.</p> <p>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).</p>
10	What were the specific recommendations of the Authority with regard to the proposal	Not Applicable

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. In lieu of that, Change of Landuse from 'Public and Semi Public' to 'Recreational' is proposed at the specific location.</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 and environment. On the other hand the Recreational Area will increase 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	Different State policies guide their respective Metropolitan Cities for Change of Landuse.
16	What will be the public purpose served by the proposed modification.	It will improve the environment and conserve green areas in Delhi.
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	<p>Yes</p> <p>Action shall be taken after the said land is</p>

	if yes, what action has been taken to bring about such changes.	converted into green.
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.	Dy. Director (Plg.) Zone 'E' & 'O' Holding additional charge of Director (Plg.) Zone E & O under FR 49 (i) Delhi Development Authority 3rd Floor, Vikas Minar, New Delhi-110002

4.0 Proposal:

Three land pockets within the Facility Centre have been identified and marked as A, B and C Their Corresponding areas in accordance with the TSS provided by the concerned Engineering Division are mentioned below:

Pocket A= 1.3488 ha Pocket B= 0.3138 ha Pocket C= 0.31732 ha

Total area (A+B+C)= 1.98 ha


Change of Land use of the above mentioned land pockets, total 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.

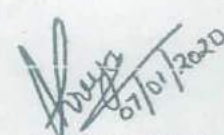
Location	Area (Ha.)	Land use as per MPD-2021	Land use as per ZDP of Zone-'O'	Land use Changed to	Boundaries
Facility Centre at Khajuri Khas adjacent to CRPF Camp	1.98 Ha (19800.0 sq.m)	Public & Semi Public	Public & Semi Public	Recreational	North: CRPF Camp South: Unauthorised Colony Shri Ram Colony East: Marginal Bund Road 60.0 m R/W West: Unauthorised Colony Sonia Vihar

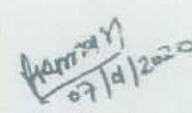
5.0 Recommendation:

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 Land Use.

Addl. Commr. (Plg.) - II


Dy. Director (Plg.) Zone- 'E' & 'O'
Holding additional charge of Director
(Plg) Zone- 'E' & 'O' under FR 49 (i)


Asstt. Dir. (Plg.)
Zone-O


Plg. Asstt
Zone-O

KIND ATTENTION: (COMM(R))

AS DESIRED, THE MINUTES ARE FOR YOUR KIND INFO.

DELHI DEVELOPMENT AUTHORITY
OUTAB GOLF COURSE
Press Enclave Road, New Delhi-110017

अतिरिक्त मुख्य कार्यविब-2
आयसी नं. 385
दिनांक 16-7-19

आयसी (योजना) कायदा
आयसी नं. M-1152
दिनांक 29/7/19

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 Outab 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 Outab 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

i) 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)

ii) 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

iii) 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)

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

862
29.07.19
29/7/19
29/7/2017
A.D (P/S) / Zone - E
A.D (P/S) / Zone - D
26/7/19
P. See the instruction to PCH-II (S) & comply
22.7.19
DD-Asst(S) For

- 13 -
- 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

12-15
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, change of land use of these plots

be changed and equal opportunity for land. the layout
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 latter.
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. Suptg. 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.

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	

437C-19

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	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 "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." 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.

- 80 -

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>

21

	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 & 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 & 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.

Chander Shekhar
Addl. Commr. (Plg.) - II

Beaulle
Director (Plg.)
Zone E&O

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

DECISION

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&O.</p> <ol style="list-style-type: none">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.2. Any change in land use will restrict the expansion of this sports facility, which is not desirable.3. The proposal for change of land use of the site under reference was dropped.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.
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
This Proposal was considered in the 7th Technical Committee Meeting held on 29.8.2019
Vide Regd No. 26/19
Asst. Master Plan
Dy. Director Master Plan

-231-

ANNEXURE-C

BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH
NEW DELHI

Original Application No. 6 of 2012

And

M.A. Nos. 967/2013 & 275/2014

In the matter of: - - - - -

1. Manoj Misra
178-F, Pocket, Mayur Vihar,
Phase-1,
Delhi - 110091.

..... Applicant

Versus

1. Union of India
Through the Secretary
Ministry of Environment and Forests
Paryavaran Bhawan, CGO Complex
Lodhi Road, New Delhi - 110003
2. National Capital Territory of Delhi
Through the Chief Secretary,
Delhi Secretariat, I.P. Estate,
New Delhi - 110002
3. Delhi Development Authority
Union Ministry of Urban Development
Through its Vice Chairman,
Vikas Sadan,
New Delhi - 110023
4. Delhi Pollution Control Committee
Through its Member Secretary
4th Floor, ISBT Building, Kashmere Gate
New Delhi - 110006
5. Yamuna River Development Authority
Through its Chairman,
Hon'ble Lt. Governor of Delhi,
Raj Niwas, GNCT,
New Delhi - 110054
6. Irrigation Department of Uttar Pradesh
Government of Uttar Pradesh

- 3/801 -



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conservation, wherever feasible and inter-connectedness between wetlands for water movement and exchange should be promoted. The Expert Committee, for the reasons stated in its Report, suggested that the YRFD plan of DDA is untenable and should be stopped. It has already been placed on record that the DDA itself admits in their proposed re-delineation of 'O Zone', in terms of the public notice issued by it on 28th September, 2013, that the 'River Front' refers to an area that lies outside the embankments of a river, but the area of the proposed YRFD plan is within the active floodplain. Thus, it is recommended that this YRFD scheme should be replaced by another plan for restoration of the river and its floodplain, as suggested by the Expert Committee and accepted by the High Powered Committee. We direct that all the recommendations of the Expert Committee, including the above, should be implemented without any further delay.

58. This report has been examined by the Tribunal and we are of the considered view that the DDA should not proceed further with its YRFD scheme and the recommendations of the Expert Committee as accepted by the High Powered Committee should be implemented. We order accordingly. Preservation, restoration and beautification of River Yamuna and its banks would not achieve the desired results, unless effective steps were taken to ensure that the riverbed is neither encroached nor any kind of waste (construction debris, municipal waste or any other waste) is dumped at the banks of River Yamuna. The Expert Committee's recommendations, as accepted by the High Powered Committee, were that the 'O' Zone as

defined in the MPD, 2021 and as delineated in the report dated 19th April, 2014, together with the corresponding part of the River and its active floodplain, within the embankments on the UP side on the east, should be designated as the River Zone. The river zone so designated should be preserved and protected for the conservation and restoration of the river and no development activity should be permitted within the river zone that encroaches upon the active floodplain, obstructs the flow or pollutes the river.

59. Having considered all aspects and the Expert Committee Report before the Tribunal, the Tribunal is of the considered view that till Yamuna is rejuvenated and is restored to its wholesomeness, agricultural activities on the flood plain/ 'O' Zone should be strictly prohibited. The concerned authorities should ensure that the vegetables grown on this belt are not permitted to be sold in the market. The Association of such vegetable market should be informed of this prohibition and the MoEF should issue directions forthwith, prohibiting the production and sale of vegetables from this area with immediate effect.

60. Some of the Municipal Corporations on their own have taken steps to concretize the drains as well as to cover them. In some parts of Delhi, particularly, in relation to the drain in Defence Colony and other parts of South Delhi, drains have been covered to some extent. In other places, the work has just started while in other places, a very meagre part of the work has been executed. According to the report of the Expert Committee, covering of drains in Delhi would have very serious adverse impacts upon the

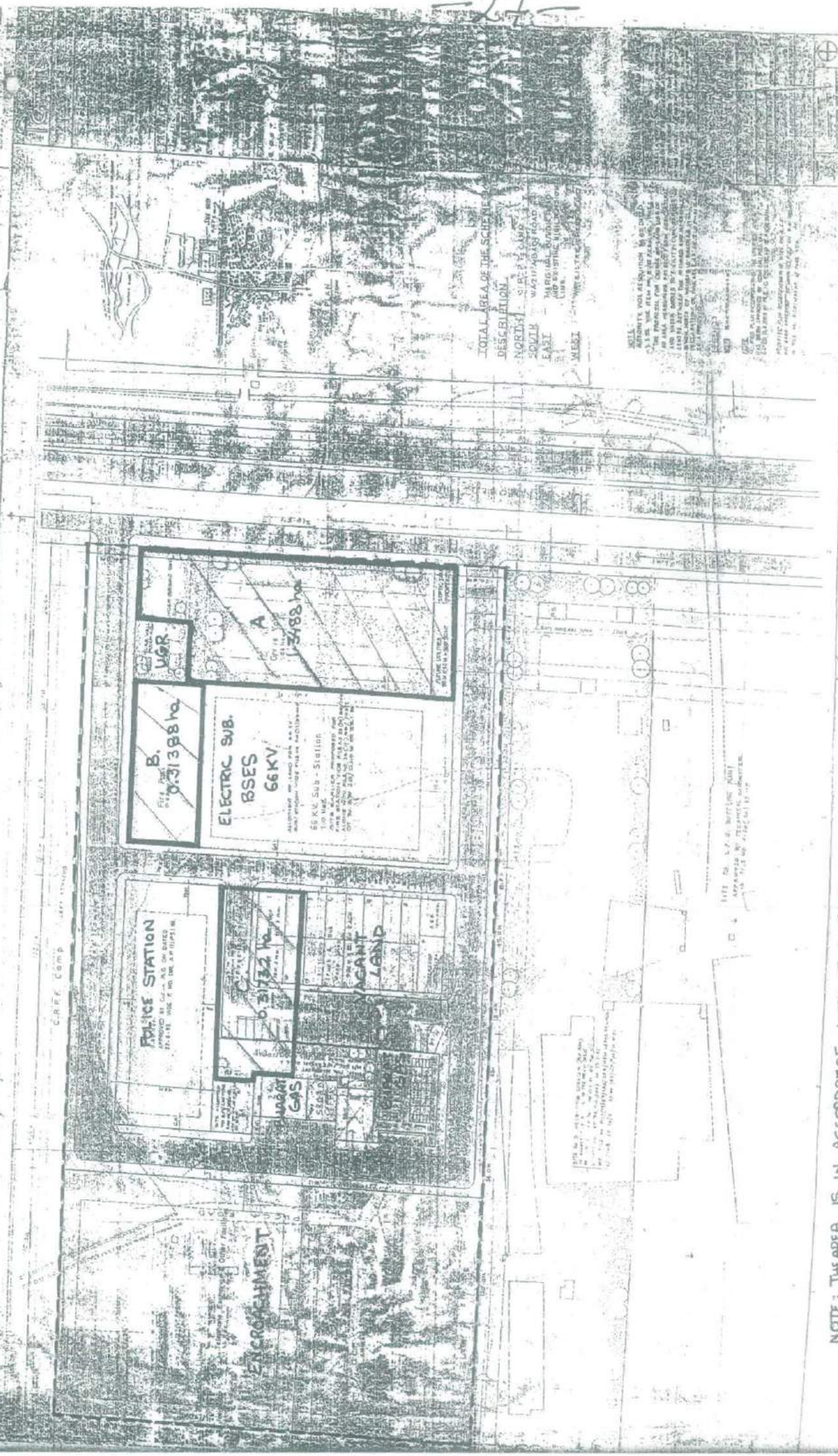
upon some collected data or any other specific information in that regard .

(b) We direct and prohibit carrying on of any construction activity in the demarcated flood plain henceforth. We further direct the Principal Committee to identify or cause to be identified, all existing structures as of today which fall on the so identified and demarcated flood plain. Upon identification, the Principal Committee shall make its recommendations as to which of the structures ought or ought not to be demolished, in the interest of environment and ecology, particularly, if such structures have been raised in an unauthorised and illegal manner.

(c) The Principal Committee may keep in mind that certain structures need to be protected, amongst other reasons, for their historical, mythological and heritage importance and/or are protected structures. The Committee shall clearly spell out the regulatory regime that should be provided for dealing with such existing structure in the flood plain.

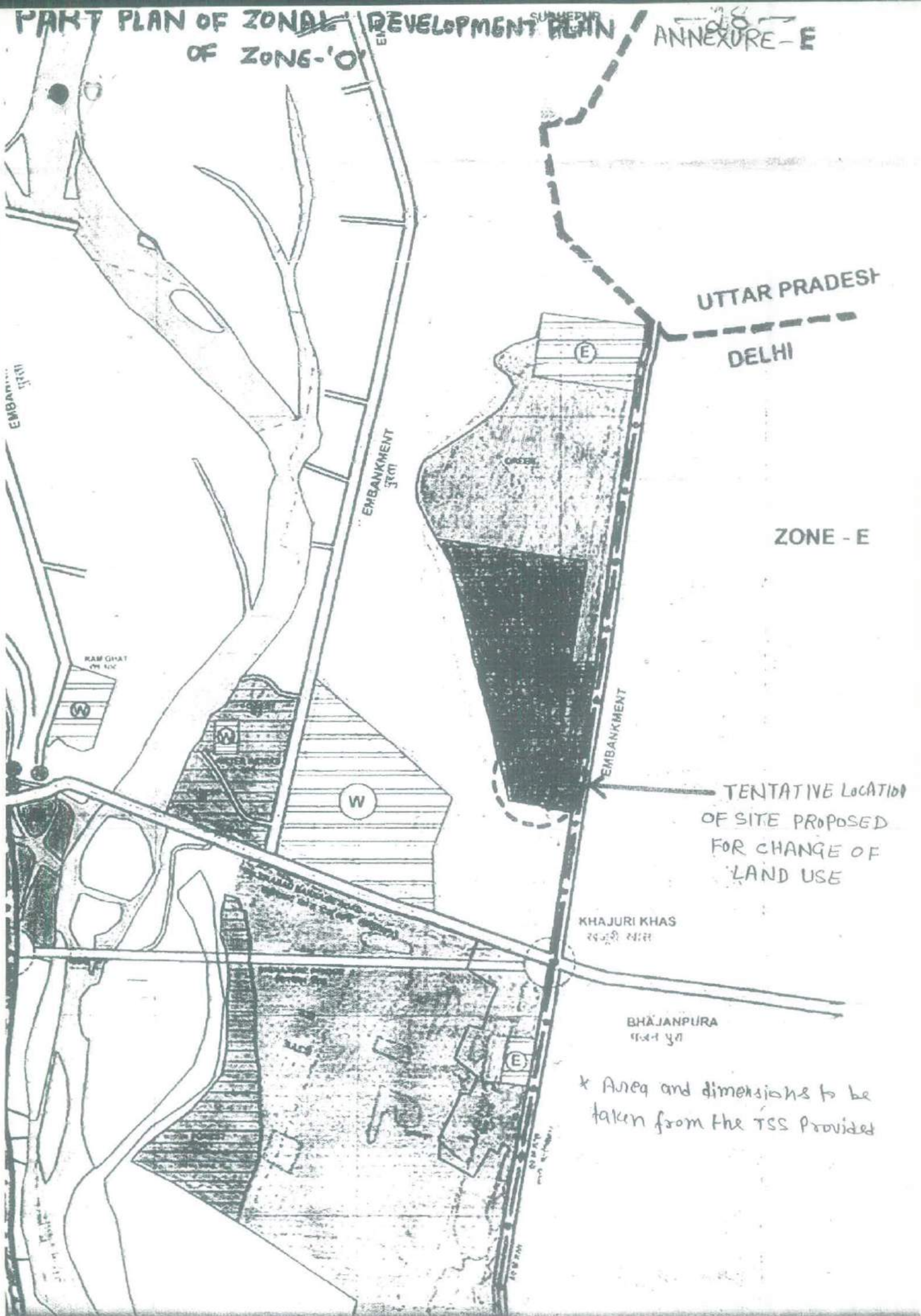
(d) We direct all the concerned authorities including the DDA, Municipal Corporations and the NCT of Delhi, to take immediate and effective steps for repossessing the Flood Plain area under the unauthorised and illegal occupation of any person and/or any other body.

This direction is also necessitated for the reason that as per the records before the Tribunal, out of total area of 9700 hectares for River Front Development ('O' Zone), only 1452



NOTE: THE AREA IS IN ACCORDANCE WITH THE TSS PROVIDED BY THE CONCERNED ENGINEERING DIVISION.

PART PLAN OF ZONAL DEVELOPMENT PLAN
OF ZONE-'O'
ANNEXURE - E



UTTAR PRADESH
DELHI

ZONE - E

TENTATIVE LOCATION
OF SITE PROPOSED
FOR CHANGE OF
LAND USE

KHAJURI KHAS

BHÄJANPURA

* Area and dimensions to be
taken from the TSS provided

JOINT SITE INSPECTION REPORT

REG:- Joint site inspection report in respect of proposal for change of landuse from PSP to Recreational, land adjacent to CRPF & police firing range in Zone-'O'.

The said site inspection has been carried out and in the presence of AD (survey) LD, DDA, LM (EZ), Asstt. Engineer (ED-2) and Plg. Deptt. Zone-'O'. The official from DD(NL-1) and DD Horticulture Division-9 were not present at site.

The observation of the present Deptts. are as under :-

1. A.D. (survey) LD. :- His submission that the whole Area is to be required P.T. Survey / TSS Survey to determine the same encroachment on site and verification of dimension as shown in Plan/Dwg. Provided by Asstt. Dir. (Plg) Zone-'O' vide letter No. F. 20(8) 2019/IMP/D-414 dt. 04-10-2019.
2. AE (ED-2) : AE ED-2 has stated that no litigation exists on the part of ED-2 and there is no record of allotment of vacant plots. The information to be obtained from DD-IL.
3. LM (EZ) :- Kanungo ~~EE~~ LM (EZ) has stated that there is no any litigation pertaining to said facility centre exists on the part of LM (EZ). This facility centre comes under control and management of ED-2. Regarding court cases under section u/s 24/2 may be obtained from DD(NL-1)
4. Planning Deptt. :- There is no graveyard exists at site and is low lying area. Fire post area lying vacant and used for store of DDA contractor permitted by

ED-2 . Plotted area proposed for Truck &
Bus workshop is lying vacant and could
with. Boundary wall of DDA. For exact
area which is lying vacant a, T.S.S. is
required which is also recommended by
AD. (Survey) LD.

Kawaljeet Kaur
05/11/19
(KAWALJEET KAUR)
A.D. (P.B.) Zone 'O'
Ph. 9893058299

(Sd/- Ramesh Kr. Tomar)
AD / Survey LD, DDA
Mob. 9311023211

~~K~~ 05/11/19
(Kamun Pal Singh)
AE / ED-2
Mob - 9718705214

~~R~~ 05/11/19
(Rajpal Singh)
MPO / LM / B2
Mob. 9813202880

~~M~~ 05/11/19
(Manoj Kumar Jasni)
Ply. Asstt. Zone 'O'
Tel. 11067084 / 8510005044

निवेदन (संख्या)
 वॉन ई एंड ओ 1404
 दायरी संख्या
 दिनांक 22/11/19



संलग्न पत्र एवं तलान File No. F. 20 (8)/2019/PP/

0-485 dt. 14.11.19 A-अक्ष. पत्र (P.L.) Zone-0 में By
 Mend डाला हुआ है। जिसके विवाद में 14/12 के मासूम
 उद्दोने कताफ की छे छेरी सेक्टर में ग्राम खजुरी खोर्त
 के खसरा नम्बर 247/1 (8-14), 275/1/2 (0-11), 248/1
 (5-3), 249/1-2-111 (6-10), 8 (0-16), 9 (0-13), 10 (0-17)
 244/11-12 (1-18), 13 (4-16), पड़ते थे। यह भूमि नवार्ड
 नम्बर 113/86-87 के एकमात्र एवं कब्जा की गयी भूमि है जिसका
 नोटिफिकेशन U/S 22(1) F 9 (4)/86-LPB dt. 15.10.86
 हो चुका है।

उपरोक्त भूमि/खसरा नम्बरों पर मुलाविक कोई कोई रजिस्ट्रार
 ग्राम ~~खजुरी~~ खजुरी खोर्त में U/S 24(2) का कोई के स
 दर्ज नहीं है। अग्रिम कार्यवाही हेतु रिपोर्ट प्रस्तुत है।
 उक्त इसे तलाना विभाग को भिजवाया जाना वांछित है।

T. S. D. S. M.

22/11/19

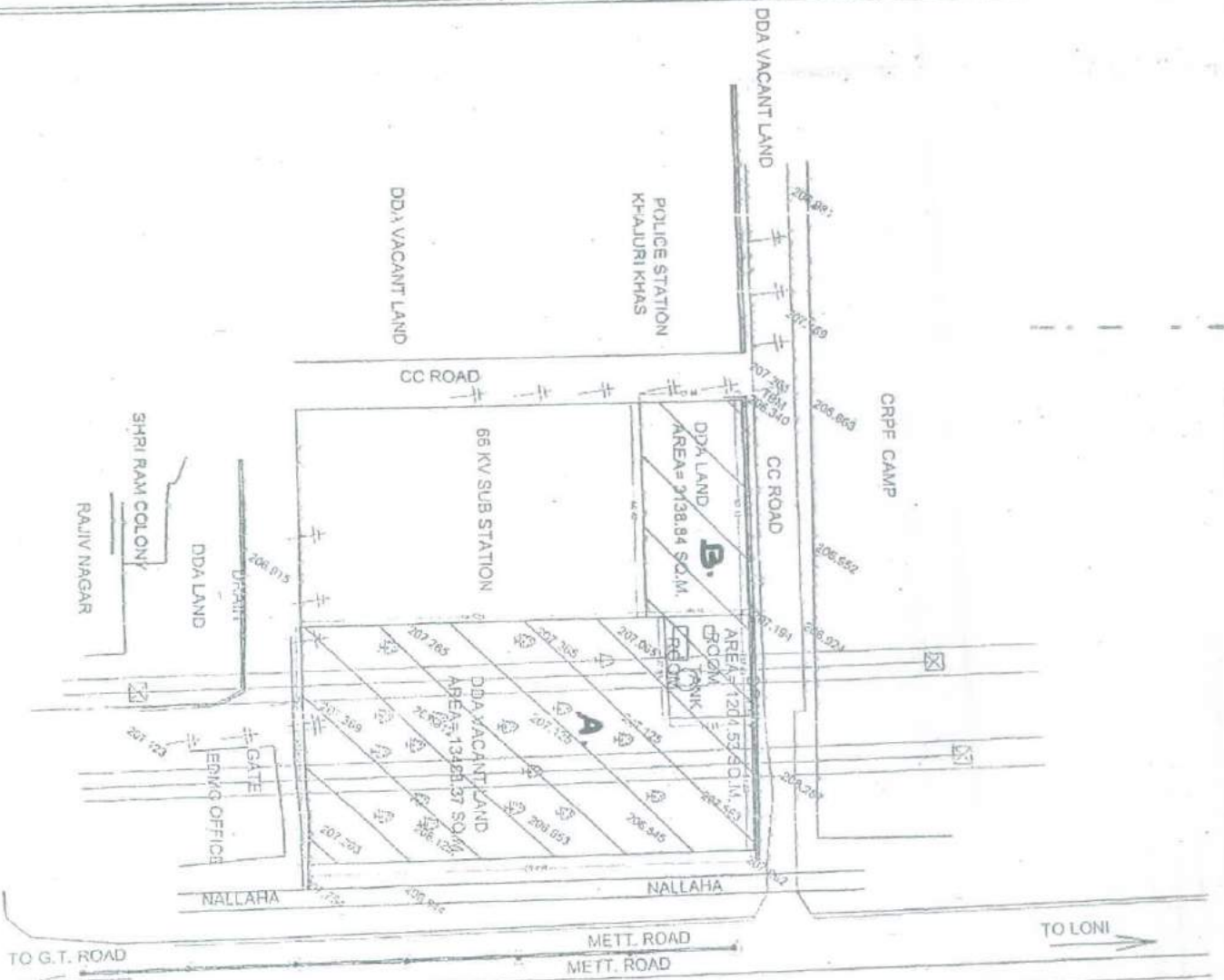
T. S. D. S. M.

001245-1

14/12/19

F.O (P.L.)/Zone-0

22/11/19
 22/11/19



RESIDENTIAL AREA
KHAJURI KHAS

AREA = 17832.07 SQ.M.
= 4.406 ACRES



AE-12/ED-2
28/12/19

LEGEND	
BOUNDARY WALL	---
LANE ROSE	+
ROAD	==
TIN SHED	▢
STRUCTURE	▣
LIGHT POLE	+
ELECTRIC POLE	+
TREE	+



APPROX. DETAIL

TOTAL SURVEYED AREA = 81.411 Hect. approx.

Plot A (A) = 31.410 Hect. approx.

Plot B (B) = 13.45 Hect. approx.

Plot C (C) = 7.964 Hect. approx.

Plot D (D) = 20.440 Hect. approx.

Plot E (E) = 2.467 Hect. approx.

Plot F (F) = 0.421 Hect. approx.

Plot G (G) = 5.45 Hect. approx.

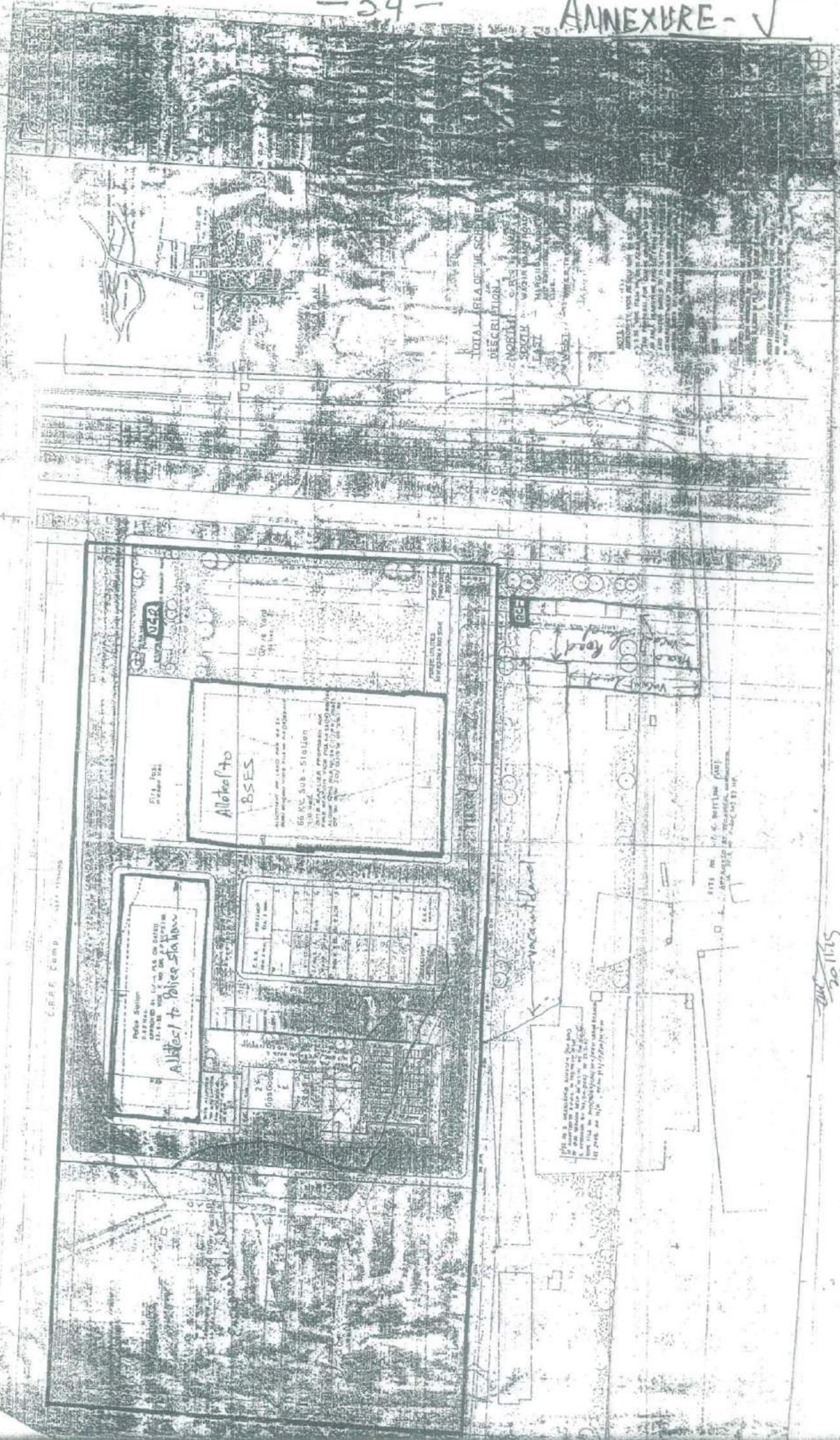
Logistical Properties

CHAKRI FARM

STATION

CHAKRI FARM

PHYSICAL SURVEY IN AND AROUND THE OF PAST ZONE UNDER KAMUDA AND C.P.I. CAMP	
EXECUTIVE ENGINEER DISTRICT SURVEY OFFICE DISTRICT OF ...	
Date of Survey ...	Date of Report ...
Name of Surveyor ...	Name of Engineer ...



ANNEXURE-J

20/11/15
FILED IN DOA

File No: F.23(13)/2005/Bldg./Pt.

Sub: Allowing FAR of 400 for Group Housing on Industrial Plots (Ajudhiya Mills/ National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10th May 1996 and MPD 2021 provisions of Table 7.3 para (xii).

1.0 BACKGROUND: The Subject Land of 4.54 acres (18372.46 Sqm) used for Group Housing is a free hold land purchased by Negolice India Ltd. from Ajudhiya Mills/ National Textile Corporation at Azadpur. Out of Total 9.9 acres Land, 5.36 acres Land was surrendered to DDA by Ajudhiya Mills/ National Textile Corporation as per Hon'ble Supreme Court order dated 10/05/96 being a polluting Industry. As per the Hon'ble Supreme Court Order 1.5 times FAR is permitted on 4.54 acres residential Group Housing Plot.

- i) The Building Plans for Group Housing on plot area 4.54 acre (18372.46 Sqm) were sanctioned on 01/02/08 for 33.33% GC & 250.5 FAR (167 X 1.5) after depositing the additional FAR Charges. The Developer Entity submitted the revised Sanction Building Permit on 03/10/09 for 300 FAR (200X1.5) in accordance to the DC norms of MPD 2021 and building bye laws.
The Completion cum Occupancy Certificate for 338 General DU's (Housing Towers) except 132 EWS DU's has been issued on 18/02/15 after depositing the Compounding Fee and additional FAR Charges on 300 FAR & 33.33 GC (In this case 1.5 times of 200 FAR i.e. 300 is applicable, as per Supreme Court order). The Completion cum Occupancy Certificate for 132 EWS Units were issued on 13/02/2017.
- ii) The DE has made a request to avail 400 FAR (Annexure "A") in this plot based on the Technical Committee decisions vide Item No 80/2014 held on 27.11.2014. The following was submitted by the DE in the letter:
"This has reference to the subject and the DDA Technical Committee Minutes F.1(14)/2014/MP/406 dated 27.11.2014, Item No.80/2014 vide which development control norms applicable to the land retained by the industrial units as per the orders of Hon'ble Supreme Court was notified by DDA. The said minutes along with the opinion given by legal department of DDA obtained under RTI, makes it clear that FAR of 400 for Group Housing in Industrial Plots, who have surrendered land as per Supreme Court Order dated 10.05.1996 has been allowed along with increase in density, ground coverage, and other development control norms on proportionate basis. You are therefore requested to kindly confirm the same for our plot erstwhile Ajuthia Textile Mills/M2K Victoria Gardens purchased in auction/tender from National Textile Corporation (A Govt. of India Undertaking) wherein out of total 9.90 acres, 5.36 acres has already been surrendered to DDA in 2005, so that plans with 400 FAR for Group Housing sanction can be submitted".
- ii) Various Technical Committee meetings were held on the matter of Development Code applicable to land retained by the industrial Unit as per orders of the Hon'ble Supreme Court in the Technical Committee meeting held on 11.03.2003 vide item No. 7/2003, 03.09.2007, and 17.03.2008 vide Item No. 62/2008, vide No. 60/2009, vide item No 80/2014 – wherein 400 FAR was allowed. (Annexure B)

36.

2.0 EXAMINATION

2.1 Legal Opinion of Chief Legal Advisor: The matter has been examined with reference to the available notings in file bearing no F 17(2) 97-MP/ wherein the following was mentioned:

DDA had taken up an exercise for working out the proposal or development norms to be applicable to the land retained by the Industrial Unit in April vide file no.F.17(2)97/Mp/Pt./D-170. The then Dy. Director (Plg.) AP-II Suggested to refer the matter to Solicitor General of India whereupon the legal opinion has been given by Chief Legal Advisor which is re-produced below:

"I have perused the orders of Hon'ble SC, in relation to the issue raised. The court observations are not in respect of any particular Master plan. It has permitted FAR increase by 50% of the original and user as permitted by Master Plan. This obviously would as per Master Plan in force when the owner resorts to use of his own land. As of now, Master Plan 2021 would govern the development goals/norms. There is no occasion for referring the matter to Solicitor General of India. The matter in court is not on these aspects. The question agitated by the industry in the court is that govt. should pay compensation to them for the land surrendered by them. It is a debatable issue to be answered by the Court. At best, DDA can avail outcome on this aspect, before applying new development norms."

The then VC, DDA has also given observations: *"My understanding is that the enhanced FAR as per MPD-2021 can be availed only after payment of prescribed charges as notified"*. Comm. (Plg.) may examine it further and give his comments.

Planning department prepared an agenda i.e. Development Code applicable to land retained by the industrial Unit as per orders of the Hon'ble Supreme Court. The proposal was considered by Technical Committee in its meeting held vide Item No. 62/2008, Decision of the Technical Committee is placed at Annexure C.

The Chief Legal Advisor (CLA) vide his note dated 20.10.2014 in the File bearing No. F. 17(2) 97-MP/ has given detailed observation including the opinion obtained of Mr.Arminder Saran, Sr. Advocate (former Addl. Solicitor General) the relevant part of his opinion is reproduced below:

" In addition to the opinion of the then CLA, the opinion of Mr. Amrinder Sharan, Sr. Advocate (Former Additional Solicitor General) was also obtained with respect to the applicability of the Master Plan 2021. A copy of hte his opinion is placed opposite and for the sake of convenience the relevant part of his opinion is quoted below.

Quote

The order dated 10-05-1996 passed by the Hon'ble Supreme Court clearly states that the land which is left with the owner is to be developed in accordance with the use permitted under the Master Plan. Thus the order clearly states that land surrendered by the owners has to be used for the development of green belt and open spaces. However, in respect of land which is retained by the owners, they may be developed in any manner provided they conform to the MPD 2021. Thus the only limitation/restriction on the said lands is that they have to be in Conformity with the Master Plan for Delhi.

It is also pertinent to mention here that the terms "Master Plan" as reflected in the judgment of the Hon'ble Supreme Court, would also include Master plan which is subsequently amended. Thus the judgment of the Hon'ble Supreme court dated 10-05-1996 would also extend to the amendment in Master plan which was carried out vide notification dated 13.05.2013, this would mean, that the owner of the land may use the land retained with him in any manner, provide it conforms to the use permitted under the Amended Master Plan for Delhi 2021.

The judgment dated 10.05.1996 passed by the Hon'ble Supreme Court clearly directs/states that the owner of the land is permitted to develop his land in any manner, in conformity with the user permitted under the Master plan. Thus there is no restriction on the Use of said land as long as it conforms to the use permitted under the Master plan.

As the Supreme Court order dated 10-05-1996 allows use permitted in the Master plan for Delhi, 2021 on the retained lands, the same will be applicable to the amendments of MPD 2021 as well. The amended Master Plan, in table 7.3 S.N. (xii) specifically states that the existing plots "shall be eligible for residential use (Group housing) thus in an event that the land is utilized for Residential Use (Group Housing), the same would be within the scope of the order of the Hon'ble Supreme court dated 10-05-1996".

In continuation, the Ld. CLA also opined as under:

"The permissible FAR for group Housing on all industrial plots of more than 3000sqm on 24m ROW is 300 as mentioned in the notification dated 13.05.2013 (irrespective of the fact whether portion of land has been surrendered or not) by them as per the Supreme Court Orders mentioned above. The industrial units which have not surrendered the land obviously can not have parity with those units which surrendered the land as per directions of the Hon'ble Supreme Court and in consideration of surrender of their land for community purposes have made them eligible for consideration and grant of one and half time of the permissible FAR. As per order of the Apex Court dated 25.03.2010 (page 961C) FAR would stand increased to one and a half times of the admissible FAR under the Master Plan. In consideration of the land owners surrendering and dedicating a part of the land for community use Therefore those units which surrendered the land should be eligible for grant of 1.5 times of the permissible FAR as per the Supreme Court direction."

2.2 Modification in MPD- 2021 about permissibility of Residential Use in Industrial area: As per Gazette Notification S.O. No. 1215 (E) dt.13.05.2013 FAR of 1.5 times for Group Housing has been allowed on industrial plots located on 24 mt. ROW.

The MPD 2021 Chapter 7: Table 7.3 para (xii) states as under:

"In existing Industrial Units/ plots with an area of 3000 sq.mtrs. or above abutting road of 24mtr. ROW and above shall be eligible for Residential use (Group Housing) within development control norms of group housing along with incentive 1.5 times FAR of permissible FAR of Group Housing subject to payment of Conversion charges as prescribed by the Government from time to time for respective use..." (Annexure D).

2.3 The earlier Technical Committee of the DDA being a statutory committee under section 5 (A) of the DD Act, 1957 has been taking decision with respect to applicable FAR

keeping in view of the order of the Hon'ble Supreme Court, where land has been surrendered by the industrial units. The Legal Opinion of the Ld. CLA and the Former Additional Solicitor General also clarifies that the permissible FAR for Group Housing shall be governed by the provisions of amendments in MPD 2021 Table 7.3 (xii) and are within the scope of the order of the Hon'ble Supreme Court dt.10.05.96. The legal opinion also clarifies that the permissible FAR for Group Housing in the surrendered land is 300 FAR.

In this current case, the 1.5 times (as per Supreme Court order) on FAR of 200 has already been consumed/constructed and 1.5 times of 200 FAR {as per provisions of Table 7.3 (xii)}, i.e. 100 FAR is the balance FAR, which can be availed with the deposition of additional FAR charges."

3.0 PROPOSAL:

Based on the examination² at para-2.0 above, the Group Housing on Industrial Plots (Ajudhiya Mills/ National Textile Corporation) at Azadpur which was given Occupancy - cum Completion Certificate for 300 FAR (one and half time on the FAR 200 as per Hon'ble Supreme Court's Order) can further avail 100 FAR as per provisions of Table 7.3 (xii) of MPD 2021.

The balance FAR of 100 shall also have the density, ground coverage, parking EWS component as per the prevailing norms of MPD-2021. The additional FAR charges as per prevailing norms shall be deposited. All the provisions and compliances of UBBL 2016 and RERA shall be adhered.

4.0 RECOMMENDATION

The above proposal at para-3 above is placed before the technical committee for consideration.


Dy. Dir (Bldg) L&I


Director (Bldg)

-39-

11th April 2019

Sh. Surajit Jaradhara
Director (Building)
Deini Development Authority
Vikas Sadan, INA,
New Delhi 110023

Sub: Allowing FAR of 400 for Group Housing on Industrial Plots wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10 May 1996

Ref.: Technical Committee Minutes of Meeting St. 27.11.14, Item No. 80/2014

Sir,

This has reference to the subject and the DDA Technical Committee Minutes F.1(14)2014/MP/406 Dt. 27/11/2014, Item No. 80/2014 (Copy enclosed as Annexure 1) vide which development control norms applicable to the land retained by the industrial units as per the orders of Hon'ble Supreme Court was notified by DDA. The said minutes along with the opinion given by legal department of DDA (Copy enclosed as Annexure 2) obtained under RTI, makes it clear that FAR of 400 for Group Housing in Industrial plots who have surrendered land as per Supreme Court Order dt. 10/05/1996 has been allowed (Copy enclosed as Annexure 3) along with increase in density, ground coverage, and other development control norms on proportionate basis.

You are therefore requested to kindly confirm the same for our plot erstwhile Ajudhia Textile Mills / M2K Victoria Gardens purchased in auction / tender from National Textile Corporation (A Govt. Of India Undertaking) wherein out of total 9.90 Acres, 5.36 Acres has already been surrendered to DDA in 2005, so that plans with 400 FAR for Group Housing sanction can be submitted.

Sincerely,

for Negolice India Limited



Authorised Signatory

On 11/04/19
[Signature]
[Signature]

Negolice India Ltd.

Corp. Off.: M2K Corporate Park, 4th Floor, Sector 51, Gurugram, Haryana 122003, India.
Regd. Off.: E-34, 2nd Floor, Connaught Circus, New Delhi 110001, India.

Tel: +91 124 4525000 | Fax: +91 124 4526060 | E-mail: info@m2kindia.com | www.m2kindia.com | CIN: U67120DL1983PLC016587



F.1 (14) 2014/MP/406

Date: 27.11.2014

Sub: Minutes of the 14th Technical Committee held on 17-11-2014

The 14th meeting of Technical Committee was held under the Chairmanship of VC, DDA on 17.11.2014.

The List of the participants is annexed at 'Annexure- A'

Item No. 77/2014

Confirmation of Minutes

The Minutes of the 13th Technical Committee meeting held on 21.10.2014 were circulated to all the members. As no observations have been received, the Minutes of the 13th Technical Committee meeting held on 21.10.2014 were confirmed.

Item No. 78/2014

Modification in the layout plan of Mohan Co-operative Industrial Estate (MCIE) at Okhla for amalgamation of plot No. H-6 (Block B-1) with H-6/1 (Block- 1)
F1(22)05/MP

The proposal was presented by Director (Plg) AP-I, after detailed deliberation Technical Committee approved the proposal of Amalgamation of plot No. H-6 (Block B-1) with H-6/1 (Block- 1) subject to the modification in the layout plan by the concern local body and issue necessary clearance /ownership documents by the lands department of DDA to MCD as per the policy.

Action: Chief Town Planner (SDMC)
Director (Lands)

Item No. 79/2014

In-situ redevelopment of Industrial cluster at Swaran Park Mundka as per MPD-2021.
F17(01) 2008/MP/

The proposal was presented by Director (Plg) MP. During the discussion Chief Town Planner (SDMC) has raised issue that 2%-3% Commercial area / Built-up area has not been given in the provisions as mentioned in Clause 7.6.2.1 of MPD for these non-confirming Clusters of Industrial Concentration for redevelopment. Therefore, the Commercial component can only be permitted after due modification in the Master Plan. It was clarified that the provision in the Regulations notified on 01.05.2012 has already given in Para vi. (i) & (vii) and on the basis of the same local body may consider 2% to 3% Commercial area / Built-up area. Technical Committee decided that the matter be put up on the file and after the approval, the necessary clarification may be sent to MCD.

Action: Director (Plg) MP&DC.

- 4 -

Item No. 80/2014 ✓

Development control norms applicable to the land retained by the industrial units as per the orders of Hon'ble Supreme Court
F17(02) 97/MP/

The proposal for allowing 1.5 times FAR over and above to the permissible FAR under the Supreme Court orders on the plots where land has been surrendered by the industrial units was deliberated and considering that the industrial units which have not surrendered the land obviously cannot have parity with these units which have surrendered the land. In MPD-2021 the max permissible FAR is 400 in case of redevelopment and considering the opinion given by legal department of DDA, the Technical Committee agreed for allowing max. FAR of 400 for group housing in such type of plots. The density Ground Coverage and other development control norms shall also be increased on proportionate basis for which the decision has been taken by the Technical Committee in its meeting held on 11.03.2003 and 11.08.2009 vide Item No. 07/2003 and 60/2009 respectively.

Action: Director (MP)
Chief Town Planner (SDMC)
Chief Town Planner (NDMC)

Item No. 81/2014

Layout Plan of Police Station & Staff quarters at Badarpur, New Delhi.

F.1(26)2005/MP

The proposal was presented by Director (Plg) Zone -F. After detailed deliberation Technical Committee recommended the proposal for relaxation in size of plot for construction of Police Station and Staff quarters at Badarpur New Delhi on the plot size 4332.45 sqmt (1.07 acres) as a special permission by the Authority under clause 8 (2) of DD Act 1957.

Action: Director (Plg) Zone F,
Sr. Town Planner (SDMC).

Item No. 82/2014

Ratification of already adopted procedure for interpretation and clarification of provisions of Master Plan of Delhi.

F. 3(28)63/MP/Pt.

The proposal was presented by Director (Plg) MPR&TC. After detailed deliberation it is agreed that Technical Committee be recognized under section 5 (A) of Delhi Development Act 1957 & further recommended for consideration by the Authority.

Action: Director (MPR&TC).

Item No. 83/2014

Change of land use of "MCD Staff" Quarter complex at Model Town for "Relocation and rehabilitation of project Affected persons" of the project of "construction of Grade Separator at Rani Jhansi Road"

F.3(63)2007/MP/Pt-III

The proposal was presented by Chief Town Planner (MCD). After detailed deliberation Technical Committee recommended the proposal of Change of land use of an area measuring 4.53 ha from 'Recreational' to 'Residential' & 0.90 hac from 'Transportation' to 'Residential' for further processing to the Authority.

Action: Director (Plg) C&G

Item No. 84/2014

Change of land use for the Additional land measuring 3.48 Ha (8.6 Acres) allotted to CAPFIMS from "Residential use" to "Public & Semi Public Use (PSI)" at village Maidangarhi.

F.20(28)2014/MP

The proposal was presented by Director (Plg) UC & Zone -J. After detailed deliberation Technical Committee recommended the proposal for change of land use of an area measuring 3.48 Hac (8.6 acre) from 'Residential' to 'Public & Semi Public' in the Revenue state of village Maidan Garhi for further processing to the Authority under section 11-A of DD Act 1957 with the condition that:

- CAPFIMS will submit the Layout Plan of entire land i.e 20.80 Hac (51.4 acres) to the local body.
- The Development control norms on the entire site shall be applicable as per MPD- 2021 for Public & Semi Public Facilities (Hospital with Medical College).
- The land pocket is utilized for the Institute shall have to make own arrangement for physical Infrastructure and other services till such time, these are extended to the site by the local body.
- The Institute shall have to develop the area as a zero discharge zone.

Action: Director (Plg) UC & Zone J
Member Secretary & Consultant CAPFIMS.

Item No. 85/2014

Regarding request of New Delhi Municipal Council (NDMC) for permitting 'Residential quarters (EWS Dwelling units) for the workers' in the 'Auto workshop' plot falling in 'Manufacturing (Service Centre)' land use, Sarai Kale Khan, Delhi, Falling in Planning Zone D.

F.16(20)88/MP

The proposal was presented by Director (Plg) Zone -D. After detailed deliberation Technical Committee agreed to the proposal for construction of EWS dwelling units for workers in the Auto workshop plot as per development control norms of MPD-2021.

Item No. 86/2014

Action: Director (Plg) Zone D.

Change of status of the Zonal Plan Road up to a stretch from Desh Banhu Gupta Road and Link Road / land use of the same from Transportation to Residential.

F.20(01)83/MP/Pt-I

The proposal was explained by Director (Plg) Zone A&B. After detailed deliberation Technical Committee recommended the proposal for change of land use for an area measuring 8880 sqmt (approximate) from 'Transportation' to 'Residential' for further processing to the Authority under section 11 (A) of DD Act.

Action: Director (Plg) Zone A&B

-43-

Item No. 87/2014

Layout Plan for integrated scheme at Karkardooma on DDA land measuring approx. 30 Ha with norms and development code for Transit Oriented Development (TOD) as per Draft section 12.0 and 17.0 of MPD-2021 Review and implementation model for the project.

F.11(01)2010/UTTIPEC

The proposal was presented by Dy. Director (Plg) UTTIPEC. After detailed deliberation the proposal containing the layout plan, circulation plan and the green area was approved in principle. The development control norms of Transit Oriented Development (TOD), which are part of Chapter on 'Transportation' of MPD- 2021 shall be applicable. The transport chapter is under modification as part of review exercise for which a public notice is being issued under sanction 11 (A) of D.D. Act, 1957.

The proposed road in the scheme shall be integrated with the proposals of the Railways, Anand Vihar passenger terminal and other agencies. Further out of the 3 model, proposed by NBCC, Technical Committee in principle agreed for adopting the development model of the East Kidwai Nagar which already stands approved by the Govt. for taking the development in the area.

Action: Director (Plg) UTTIPEC.

The meeting ended with vote of thanks to the Chair.

(S.B. Khodankar)

Director (Plg.) MP&TC

Copy to:

1. Vice Chairman, DDA.
2. Engineer Member, DDA
3. Finance Member, DDA
4. Commissioner (Plg)
5. Commissioner (LD)
6. Commissioner (LM)
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. Chief Town Planner, MCD (SOUTH)
13. Chief Town Planner, MCD (NORTH)
14. Chief Town Planner, MCD (EAST)
15. Addl. Commr. (Landscape), DDA
16. Addl. Commr. (Plg.) TB&C, DDA
17. Addl. Commr. (Plg.) MP, UE&LP, DDA
18. Addl. Commr. (Plg.) AP & MPPR, DDA
19. Addl. Commr. (Plg.) UC & Infrastructure, DDA
20. Secretary, DUAC
21. Sr. Architect (HQ-I) CPWD Nirman Bhawan
22. Dy. Commissioner of Police (Traffic) Delhi
23. Land & Development Officer (L&DO)

ANNEXURE (C)

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. FH(3)2003-MP

DATED:

MINUTES OF THE 1ST TECHNICAL COMMITTEE FOR THE YEAR
2003 HELD ON 11.3.2003. LIST OF THE PARTICIPANTS ARE
ENCLOSED.

Sub: Confirmation of minutes of Technical Committee held on 28.11.2002

The draft minutes of the Technical Committee dated 28/11/2002
were confirmed excepting for item no. 29/2002 whose minutes
were also confirmed with slight modification as given below:

"The proposed scheme was discussed.

It was pointed out that the proposal (phase I) approved by the DUAC
consists of 4 cloverleaves at four corners of the intersection and slip
roads. Under pass below the Railway line along road no. 13-A leading to
Okhla falls in phase II.

The proposal is already approved by DUAC and Technical Committee.
The construction of Cloverleaf and slip road be dovetailed in such away
that construction of under pass is feasible at later stage.

Item No. 1/2003

Sub: Corridor Improvement plan for the stretch of Ring Road between
Maya Puri & Punjabi Bagh Intersection F 5(4)2001-MP

The proposal has been approved by the Technical Committee subject
to statutory conditions of approval from various agencies.

Item No. 2/2003

Sub: Regarding the Proposal of DSEB Rajdhani Power Ltd. for route
approval of 66 KV Tower line from 220 KV Dwarka Grid Sub Station (P-3)
to 66 KV Grid Sub station (G-6) Dwarka FH(63)DWK/2000

The proposal was explained in detail by Director (P.L.) Dwarka and
the following was decided:

a) Keeping in view the fact that already high tension line is existing
on part of the route, therefore, in this portion another HT line will not be
desirable and in this stretch the proposed route alignment will continue to
be underground as already decided and in the remaining part the route
alignment could be overhead.

b) Since the road development has already been undertaken by DDA,
any financial loss to the DDA due to erection of pylons will be made
good by the electrical company under consideration before undertaking any
overhead route in the length agreed to.

em NO. 80/14

1/2014

(M.P.) I

1/2014

45
Item No. 3/2003

Sub: Construction of Bridge Across River Yamuna near Geeta Colony and Master Plan Road over Disused canal in East Delhi. F5(17)2000-MP

Part I: Proposed Master Plan road of 30 M R/W over the disused canal.

i) This matter was discussed earlier in the 6th Technical Committee on 28th November, 2002.

ii) The concerned disused canal in East Delhi is indeed an integral part of the drainage scheme of the influence area as has been informed by the Project Manager, PWD / CSE, MCD.

iii) Certain details including intersections, traffic circulation system etc. were submitted.

The modified proposal submitted by PWD has been recommended for approval to 30 mt. R/W road from Karkardooma intersection on road no. 57 upto marginal bund road, Geeta Colony by the Technical Committee subject to statutory conditions of approval from various agencies.

Part II: Proposed Bridge over River Yamuna near Geeta Colony.

(i) This issue was earlier discussed in the Technical Committee meeting held on 28.11.2002

(ii) The modified proposal was submitted by PWD. The Technical Committee recommended for approval of the proposal subject to stipulation that 3+3 lane carriageway with standard cross section may be incorporated in the proposal which should also be got approved from various agencies. A copy of the modified proposal alongwith report be also submitted to DDA by the PWD.

Sub: Change of land use of 56 hect. of land in Zone 'J' North of Mehrauli Mahipalpur Road F3(96)98-MP-Pt.

The Technical committee approved the recommendations of the Screening Board and decided that the change of land use for an area of 56 hect. in Zone 'J', South of Mehrauli Mahipalpur Road may be placed before the Authority.

Item No. 5/2003:

Sub: Proposed grade separator at the intersection of Vikas Marg & Marginal Bund Road (ITO Chungi Crossing) A part of corridor improvement proposal of Vikas Marg. F5(19)91-MP

The item submitted by the PWD was discussed in the meeting. It was opined that:

a) a comprehensive circulation system plan upto 1 km. / next intersection with Master Plan road shall be submitted by PWD.

b) PWD shall submit the clarification of DMRC with respect to the MRTS route through this intersection.

c) Necessary statutory clearances will be got obtained by them from various agencies and the proposal will be brought again before the sub committee for consideration.

Item No. 8014

Sudhakar

1.11.2014

J.D. (M.P.) I

496
Item No. 6/2003

Sub: Provision of public and semi public facilities around village settlements in rural zone vis-a-vis provision of MPD 2001 F3(5)2001-MP

The Technical Committee noted the various stages as given in the agenda item and further recommended that the issue of public and semi public facility around rural settlements (villages) should be addressed as part of MPD 2021.

Item No. 7/2003

Sub: Development code applicable to land retained by the industrial units as per the order of the Hon'ble Supreme Court, F17(2)97-MP

Adml. Commr. (Plg.) II explained the background with various issues relating to surrender of land by industrial units in compliance of the Hon'ble Supreme Court orders. The Technical Committee agreed in principle with the proposals contained in para 3.0 of the agenda item. The decision / proposal as agreed may be communicated to the concerned agencies / Departments for further action.

uNo: 80/204
dkt
11.2014.
D.(M.P.) I.
Item No. 8/2003

Sub: Regularisation of roof projection / sun shades outside the plot for tiny size allotment category plots for EWS / LIG / MIG In Rohini. FJD/19/R/48/2001

Director (Hdg.) explained the entire background with various issues involved. It was also explained that smaller size of residential plots in Rohini are a specific case and there may be smaller size of the residential plots.

The Technical committee recommended for approval of the policy for allowing sun shades upto 45 cm. and balconies upto 90 cm. for the residential plots upto 60 sq.mt. and sun shades upto 45 cm located only in the corner plots upto 90 cm, after compounding the same subject to clearance from the Fire Deptt. and it was further desired that the issue be processed through Authority for concurrence of the Ministry of Urban Development.

The Technical committee desired that till the finalisation of the subject matter no action on ground may be initiated.

These minutes are issued with the approval of the Vice Chairman, DDA.

[Signature]
DIRECTOR (DC)

Copy to:

1. E.M. DDA
2. Commr. (Plg.) DDA
3. Commr. (G.M.) DDA
4. Commr. (L.M.) DDA
5. Commr. (I.D.) DDA
6. Town Planner, MCD

Mtg79

**DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)**

6th Floor, Vikas Minar, New Delhi.

Ph. No. 23370507

No. F.1(15)2009-MP / 23.7

Date: 19-8-09

Minutes of the 8th Technical Committee meeting held on 11.08.09.
List of the participants is annexed.

Item No.57/09:

Sub.: Confirmation of minutes of 7th T.C. meeting held on 7.07.09 which were sent to all the members.

Minutes were confirmed.

Item No.58/09:

Sub.: Review/Modification of list of Pre-1962 built up Residential and Rehabilitation Colonies under Mixed Use Regulation of MPD-2021.
F.3(40)05/MP/Pt.IV

The proposal was presented by Director (MPPR). It was informed that Chief Town Planner, MCD has requested the name of Nimri Colony be included in Pre-1962 list of built up Residential and Rehabilitation Colony in MPD-2021. After detailed discussion, it was felt that since the list of such colonies was prepared at the time of finalization of MPD-2021, after taking a conscious view in consultation with MCD, DDA, NDMC & MoUD. It is not appropriate to include any other colony in the list.

Action: Director (Plg.)/MPPR.

Item No.59/09:

Sub.: Establishment of 400/220 KV Sub-station at East of Loni Road.
F.6(4)2004/MP

The proposal was presented by Dir.(Plg.)/TYA. It was informed that Deputy Secretary, L.A. vide letter dated 16.4.09 has requested for issuance of NOC for acquiring land measuring 6.8 hect. in Village Mandoli for Transco Ltd. for a 400/200KV ESS at East of Loni Road. The exact location of the site and its route alignment has not been submitted by Delhi Transco Ltd. After detailed discussion it was decided that NOC for land acquisition be given subject to the following conditions:

1. Submission of a layout plan/location plan with description of the land under reference be submitted to ascertain the boundaries of the site.
2. Justification for an area of 6.8 hect. against 2.96 hect. required for establishment of 200/400 KV ESS as per MPD 2021 norms.
3. This is a Master Plan level utility for which change of land use will be processed after land is acquired.

4. Submission of transmission route alignment plan as the surrounding area is thickly populated.
5. The site shall not be used for any other purpose other than ESS.

Action.: Dir.(Plg.)TYA

Item No.60/09:

Sub.: Development Code applicable to land retained by the industrial units as per orders of the Hon'ble Supreme Court.
F.17(2)97/MP/Pt.

The proposal was explained by Director (Plg.)AP-II. As per orders of the Hon'ble Supreme Court regarding closure of noxious, hazardous and large scale industries in Delhi, a part of the land of the industrial units was to be surrendered to DDA for provision of recreational use (Green) and the other part was to be retained by the industry to be used as per the Master Plan provisions. On the retained land, 1.5 time of permissible FAR is allowed by Supreme Court. However, the Technical Committee in its meeting held on 6.6.2008 has allowed 1.5 time permissible FAR of MPD-2021.

Now, MCD has sought clarification on permissible density on the retained land of the industrial units. After detailed deliberations it was decided that the proportionate enhancement in the Density/DU's norms may also be allowed subject to the following:

- i) Density of EWS component shall remain as per MPD-2021 i.e. 500 DUs per hect.
- ii) 15% of FAR or 35% of the enhanced dwelling units (whichever is more) are to be constructed for community service personnel/EWA.
- iii) NOC/Clearance from local municipal body/authority for availability of services/infrastructure (such as water supply, sewerage, power etc.)
- iv) Adequate parking spaces as per prescribed norms of MPD-2021 are to be provided within the site area (i.e. retained land).
- v) Necessary utility/services are to be provided within the premises to meet additional dwelling units as per the norms.

Action.: Director (Plg.)AP-II

Item No.61/09:

Sub.: Car parking requirement at Hospitality District of IGI, New Delhi -
Relaxation of Norms
F.1(04)67/MP/Pt.-II

The proposal was presented by Director (Plg.)MPPR and presentation was also made by the representatives of G.M.R. It was also informed that a letter was received from Chief Secretary, GNCTD forwarding the representation of DIAL/GMR regarding reduction of parking norms as prescribed in MPD-2021 in hospitality District of IGI Airport where 10 plots have been earmarked for hotels. The issue was discussed in detail and it was decided that since the

488

49

layout plan of IGI Airport has been approved by IAAI, the issue of parking may also be seen by IAAI, as per MPD-2021 provisions.

Action.: Director (Plg.)/MPPR

Item No.62/09:

Sub.: Clarification of Development Control Norms of Shops-cum-Residential plots designated as Local Shopping Centre - in MPD-2001/2021.

There are large number of colonies where shop-cum-residential plots were developed as per standard plan approved by local bodies to fulfill of local commercial needs of the residents. Some of these areas have been designated as LSC in the Zonal Development Plans, prepared under MPD-2001. As per MPD-2021 norms, the maximum ground coverage of LSC is 40% & FAR is 100, maximum height 15 mt. & parking @ 2 ECS/100 sqm. of floor area. This can only be made applicable if the total shopping area is redeveloped. At present the building plans are not being passed by MCD due to non availability of clear policy of such areas.

After detailed deliberation, it was decided that all the activities permitted in LSC as per MPD-2021 may also be allowed on these plots subject to payment of conversion charges approved by Central Govt. However, development control norms for the building shall remain same as per already approved layout plans by the concerned local bodies. Taking into account the additional load of parking, plot for common parking be made available by the Local Body for parking facility preferably multi level parking.

Action.: Director (Plg.)/MPPR

The meeting ended with thanks to the Chair.

H.S. Dhillon
(H.S. Dhillon)
Jt. Director (MP)

Copy to:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Commissioner(Plg.), DDA
4. Commissioner(LM), DDA
5. Commissioner(LD), DDA
6. Sr. Town Planner, MCD
7. Chief Town Planner, TCPO
8. Chief Architect, NDMC
9. Chief Architect, HUPW, DDA
10. Chief Engineer/Planning, DMRC
11. Chief Engineer(Elect.), DDA
12. Additional Commissioner(Plg.)-I, DDA
13. Additional Commissioner(Plg.)-II, DDA
14. Additional Commissioner(Plg.)-III, DDA
15. Secretary, DUAC
16. Land & Development Officer, (L&DO)
17. Sr. Architect(H&TP), CPWD
18. Dy. Commissioner of Police(Traffic), Delhi
19. Director(Landscape), DDA

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F.1(08)2008-MP/212

Date: 23/6/08

Minutes of the 6th Technical Committee meeting held on 16.06.2008.
List of the participants is annexed.

Item No. 56/2008

Sub: Route clearance for 220 KV O/H Transmission Link between existing Maharani Bagh 400/220 KV s/stn. to Gazipur 220 KV S/stn. F6(02)2007/MP/Pt.

16.8.14
12
14
1.1) The proposal was presented by Jt. Dir. (Plg.) RYP and the route alignment proposal was explained. After detailed discussion the Technical Committee approved the proposal subject to that all statutory clearances be obtained by the Power Company from all concerned agencies.

Technical Committee further noted that as per MPD-2021 the drains, which include Gazipur drain are to be developed as Greenways and interconnected Parkways along with pollution control measures. Accordingly, this should be taken up for planning and development by the concerned Land Owning Agency.

Action OSD (Plg.)

Item No. 57/2008

Sub: Change of land use of site measuring 3923.0 sqm from 'Recreational' (Distt Park) to 'Public and semi Public' facilities (Burial Ground at Badarpur F20(13)2005-MP

The proposal was presented by Jt. Dir. (Plg.) AP-I After discussion the change in land use was approved for processing under section 11 A of DD Act 1957.

Action: Director (AP) I

m. m. m.

- 51 -

Item No. 58/2008

Sub: Proposed change of land use of plot no. 16-A Akbar Road (1.5215 ha) and plot no. 138 Ashoka Road (1.5380 ha) from 'Public and semi Public' 9Socio Cultural Institution) to Govt. Office in the Planning Zone-D F.20(4)2008-MP

The proposal was explained by Jt. Director (Plg.) DC and representative of CPWD. The proposed was deferred for further examination.

Item No. 59/2008

Sub: Setting up of Heliport in Zone 'O' F3(79)2007-MP

The proposal was presented by Jt. Dir. (Plg.) RYP and it was explained that a site measuring 3 ha has been identified for Heliport at proposed stadium complex in Zone 'O' (Yamuna river). The proposal was deferred since the draft Zonal Plan of Zone 'O' is before the Authority.

Action: OSD (Plg.)

Item No. 60/2008

Sub: Temporary Cinemas in Delhi F11(6(74)MP/Pt.I

The proposal was presented by Jt. Dir. (Plg.) DC The Technical Committee decided to constitute a Sub Committee with the representatives of MCD, DDA, Delhi Police, PWD, GNCTD. The Sub Committee will be headed by AC I (Plg.), DDA and shall submit its report within one month.

Action: OSD (Plg.)

Item No. 61/2008

Sub: Utilisation Plan of DDA land vacated from encroachments in Anand Parbat area F3(85)2005-MP

The proposal was explained by Jt. Dir. (Plg.) AP-I. EM raised doubt about the feasibility of 24 M road and access to the proposed Hospital Site. It was decided that this may be jointly checked by Engineering and Planning Department and plan may be modified and put up for approval of the Technical Committee at an early date.

Action: Director (AP) I

Item No. 62/2008.

Sub: Development code applicable to land retained by the Industrial Unit as per orders of the Hon'ble Supreme Court. F.17(2)97-MP/Pt.

The proposal was presented by Director (AP)II, and it was informed that a public interest litigation was filed by Sh. M C Mehta Vs UOI vide CWP No. 4677 of 1985 where it was ordered to close and shift Hazardous / noxious, large scale and heavy industry from Delhi.

The Industrial unit covered in category H(a) and H (b) as per MPD 2001 were to surrender a part of their land to DDA for maintaining as Recreational / green. The formula was worked out in which a portion of land was to be retained by the industrial units as per land use provisions of Master Plan for Delhi. At present Master Plan for Delhi 2021 has been notified on 7.2.2007. This proposal was put up previously in the Technical Committee meetings held on 3.9.2007 & 17.3.08 where it was decided that advise of CLA be taken. CLA has informed that the land retained by the industries should be developed as per provisions of MPD-2021.

The Technical Committee was informed that when the directions of the Hon'ble Supreme Court came in 1996, 1 ½ times of permissible FAR (133) was allowed. Subsequently, with the notification in 1998, the FAR for Group housing was increased to 167 on which 1 ½ times of this FAR was allowed for 'Residential' (GH). Therefore, following the same logic, the FAR provided for in the MPD-2021 should be based on 1 ½ times of the present FAR, subject to payment of notified charges.

After detailed discussion it was decided :

- a) ✓ The local body will accept the proposals only when the industrial units surrender land to DDA free from financial and physical encumbrances within the framework of the orders of the Hon'ble Supreme Court.
- b) ✓ In the event of development of retained land as an individual plot, the FAR shall be increased by 50% (of the FAR envisaged in MPD-2021) as per the permissible land use of the plot.
- c) ✓ Appropriate levies for increased FAR over and above which was permissible in 1996 shall be charged from the beneficiaries by the competent Authority as per prevailing Orders.
- d) ✓ Wherever the land use is industrial, the same could be used for plotted development as per the norms of MPD-2021 or for flatted factories.

Action: Dir. (AP-II)

M. C. Mehta

		(100 बिसतरों तक)					
2.	खण्ड 8: उप खण्ड 8(5) (ख)	(ख) बिल्डिंग लाइन से बाहर बना/बने हुए तहखाना (तहखाने) भूमि के तल के बराबर होगा/होंगे तथा इसमें/इनमें वातायन के यांत्रिक साधनों से वातायन की व्यवस्था की जाएगी, और					

[सं. के-12016/9/2012-डीडी-1]

सुनील कुमार अवर सचिव

**MINISTRY OF URBAN DEVELOPMENT
(DELHI DIVISION)
NOTIFICATION**

New Delhi, the 13th May, 2013

S.O. 1215 (E). – Whereas, certain modifications which the Central Government proposed to make in the Master Plan for Delhi-2021 as part of its review exercise which were published in the Gazette of India, Extraordinary, as Public Notice vide No. S.O. 2344 (E) dated 1st October, 2012 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within ninety days from the date of the said notice.

2. Whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021.

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

CHAPTER-WISE MODIFICATIONS ARE AS UNDER:

Chapter/ S. No.	Para/Clause/ Table of MPD- 2021	Modifications								
1	2	3								
CHAPTER 1.0-INTRODUCTION										
1.	Para 20 (e)	<ul style="list-style-type: none">In order to prevent growth of slums, mandatory provision of EWS housing/slum rehabilitation in all group housing to the extent <i>minimum 15% of the proposed FAR on the plot.</i>								
CHAPTER 4.0-SHELTER										
2.	Para 4.2 HOUSING STRATEGY	<p>The following paragraph is to be replaced as per text highlighted in '<i>Bold italic</i>':</p> <p>A fixed density could lead to under utilization of FAR of imposition of artificial limits to optimal use of land, which is a scarce commodity. Therefore, the following density norms, with corresponding category of dwelling unit (DU) sizes are proposed:</p> <table><tr><td>Slum/EWS housing (upto 30 sq.m.)</td><td>-600 DUs/Ha.</td></tr><tr><td>Category-I (above 30-upto 40 sq.m.)</td><td>-500 DUs/Ha.</td></tr><tr><td>Category-II (above 40-upto 80 sq.m.)</td><td>-250 DUs/Ha.</td></tr><tr><td>Category-III (above 80 sq.m.)</td><td>-175 DUs/Ha.</td></tr></table> <p><i>As the development of housing in new area or redevelopment of existing housing stock in built up area to be taken by the Public Agencies, Society or private developers the upper limit of density be taken as 200 DUs/hect. (900 pph) with flexible Dwelling Unit sizes to achieve optimal utilization of land. The density for Slum & JJ clusters (In-situ up-gradation/Rehabilitation/Redevelopment of Slum & JJ Clusters, Resettlement Colonies) and EWS Public Housing Schemes be 900 DUs/hect. (± 15% variation permissible).</i></p>	Slum/EWS housing (upto 30 sq.m.)	-600 DUs/Ha.	Category-I (above 30-upto 40 sq.m.)	-500 DUs/Ha.	Category-II (above 40-upto 80 sq.m.)	-250 DUs/Ha.	Category-III (above 80 sq.m.)	-175 DUs/Ha.
Slum/EWS housing (upto 30 sq.m.)	-600 DUs/Ha.									
Category-I (above 30-upto 40 sq.m.)	-500 DUs/Ha.									
Category-II (above 40-upto 80 sq.m.)	-250 DUs/Ha.									
Category-III (above 80 sq.m.)	-175 DUs/Ha.									
3.	Para 4.2.3.3 New Housing for Urban Poor	<p>... The developers of group housing shall ensure that minimum 15% of <i>proposed FAR to be constructed for Community-Service Personnel/EWS and lower income category. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or</i></p>								

-54-

original use i.e. shop-cum-residence and in such cases there will be no insistence for levy of any conversion charges.

CHAPTER 6.0-WHOLESALE TRADE

9. Para 6.2 SUB-CITY LEVEL MARKETS

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

CHAPTER 7.0-INDUSTRY

10. Table 7.2: Norms for Land Distribution in Industrial Areas

S. No.	Use Premises	Percentage
1.	Industrial Plots (Net Area)	45-50
2.	Residential*	20
3.	Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.	8-10
4.	Commercial: Shopping Centre, Petrol Pumps, Guest House/Budget hotels, Lodging and Boarding, Service and Repair Shops, Communication/ Telephone Exchange, etc.	2-3
5.	Facilities <ul style="list-style-type: none"> Public and Semi Public: Fire Station/Fire Post, Police Station/Police Post, Hospital/Dispensary, ITI/ Polytechnic, Dharamshala, Night Shelter, Day Care Centre, etc. Utilities: Electric Sub-station, CETPs, Pumping Stations, Underground Reservoirs/Fire Fighting Tanks and other utilities, etc. 	6-8
6.	Transportation: Circulation, Loading/ Unloading Area, Parking, Ideal Truck Parking, Goods Vehicle Parking etc.	16-18
	Total	100

Note:

* Residential Use premise shall be carved out in the industrial area of urban extension. In case of residential use premises regulations for Group Housing shall apply. The land shall be reserved for facilities as per residential facilities. This housing would be for workers engaged in the industrial sector. These provisions to be applicable to New Industrial Area.

11. Definition for 'Industrial Plot' Use Premise in Table 7.3: Development Control Norms

A premise for industrial activity with non- hazardous, non- polluting performance.

12. Definition for 'Flatted Group Industry' Use Premise in Table 7.3: Development Control Norms

A premise having a group of small industrial units with common services and facilities of non-polluting nature.

13. Notes below Table 7.3

vi) Industrial units/plots abutting roads of 24m ROW and above shall be eligible for conversion to commercial use within the existing development control norms, subject to payment of conversion charges computed on current market value of commercial area and cost of parking as decided by Government from time to time. The activities permissible in Community Centre will be permitted in such plots. In addition, multilevel parking shall be permissible activity. However, this shall not be permitted on

		non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any way.
14.	Under the Notes given below Table 7.3, S. No. (vii) added after S. No. (vi)	vii) Industrial plots abutting roads of 24m ROW and above shall be eligible for conversion to Hospitals (up to 100 beds) within the existing development control norms, subject to the conditions (a) the number of beds to be accommodated on a plot shall be worked out @ 100 sqm of gross floor area per bed and (b) payment of conversion charges as prescribed by the Government from time to time. The activities permissible in Hospital (Table 13.20) shall be permitted in such plots. However, this shall not be permitted on non-conforming/regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any manner.
15.	Notes to be added below Table 7.3 after S. No. (vii)	<p>viii) In the redevelopment of industrial plots, 1.5 times of permissible FAR has already been notified in Notification S.O. 683 (E) dated 01.04.2011 regarding Regulations and Guidelines for Existing Planned Industrial Area, therefore, the incentive of 1.5 times of permissible FAR shall be allowed on all permissible uses on industrial plot.</p> <p>ix) Banquet Hall, Restaurant, Recreational Club, Hostel & Old age home, Community and Recreational hall, Nursing Home & Health Centre are permitted as part of modification in layout plan of industrial area where also enhanced FAR 1.5 times of permissible FAR of respective Use shall be allowed.</p> <p>x) As per the Notification S.O. 683 (E) dated 01.04.2011, minimum plot size eligible for redevelopment is given 1000 Sqm. whereas some of the plots are less than 50-100 Sq.mts. from area limit of 1000 Sq.mts. In such redevelopment relaxation in area upto 5% in lower limit of plot size shall be permitted.</p> <p>xi) The development control norms i.e. Ground Coverage, FAR etc. of respective use premises while allowing redevelopment/reconstruction on the individual industrial plots shall be adhered to and there shall be no height restriction. The height shall be as per requirement of AAI/Fire Department. In case of addition, alteration or change of use within permissible category in existing building to achieve permissible FAR, already sanctioned ground coverage shall continue, if parking requirement or sufficient open space around building is made available.</p> <p>xii) In existing Industrial Units / plots with an area of 3000 sq. mtrs. or above abutting road of 24 mtr. ROW and above shall be eligible for Residential use (Group Housing) within development control norms of group housing along with incentive 1.5 times FAR of permissible FAR of Group Housing subject to payment of Conversion charges as prescribed by the Government from time to time for respective use. Required Commercial preferably and PSP activity for residential population, and working space up to 15% of Permissible FAR shall also be allowed. Sub-division of larger Industrial plot or amalgamation of smaller Industrial plots will be allowed in existing areas as well as approved schemes/layouts/building plans on these Industrial Plots. Rain water harvesting preferably with Rain water storage for re-use & STP, Dual piping system use of solar electricity shall be provided to minimize the additional burden on infrastructure services. This provision shall not affect any Court Orders.</p>
16.	7.6.2.1 Norms for Redevelopment of clusters of Industrial Concentration in Non-Conforming Areas	<p>vi) Other stipulations shall include -</p> <p>a) About 10% area is to be reserved for circulation/roads/service lanes.</p> <p>b) About 10% of semi-permeable surface for parking and loading/unloading areas.</p>

-56-

ITEM No. 04/TC/2020

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject : Proposal regarding proposed change of Land Use of an area measuring (10.17 Acres 48 bighas, 17 biswas (Kh. No.1579/474, 475, 465, 467, 468 & 469) at village Bahapur situated along the Maa Anandmai Marg, Kaikaji from "Recreational (City Park, District Park, Community Park) to 'Institutional' in planning Zone-F

File No : 23.8.2019 and Ltr No. D/539/AE(B)/CNZ/2019 dt. 18.12.2019
 1.0 Background : Bdg. Deptt, C.Zbus, SDMC. (Annexure - G)

- 1.1 The request for change of land use has been received from Competent Authority, South Delhi Municipal Corporation
- 1.2 There is a piece of land measuring 48 bighas, 17 biswas (Kh. No.1579/474, 475, 465, 467, 468 & 469) total 10.17 acres village Bahapur situated along the Maa Anandmai Marg, Kalkaji, New Delhi. Banarsi Dass Chandiwala Sewa Samarak Trust Society (hereinafter called the Applicant) claims the ownership of said land whereupon following structures were raised at the instance of said trust without getting the building plan sanctioned from competent authority.
 - B.D. Chandiwala Institute of Hotel Management & Catering Technology
 - B.D. Chandiwala Ayurvedic Dispensary in main hospital building constructed by Government of India.
 - B.D. Chandiwala Institute of Medical Science - a multi hospital in the main building constructed by the Government of India.
 - B.D. Chandiwala Institute of Information Technology (MCA) in main hospital building constructed by Government of India.
 - B.D. Chandiwala Institute of Physiotherapy (BPT) in main hospital building constructed by the Government of India.
 - B.D. Chandiwala Sports Center
 - Food Court and commercial offices
 - 8+9 Huge commercial complex in a separate building, rented out to Corporation Offices.
- 1.3 The building plans submitted by the applicant with DDA on 01/06/1987 stands rejected primarily owing to (i) Non-submission of ownership documents (ii) Clearance of land use and (ii) NOC from Land Department.
- 1.4 South DMC in the wake of direction of Hon'ble Supreme Court's appointed Monitoring Committee, sealed aforesaid structures on account of misuse. Consequently, the applicant preferred appeal before Appellate Tribunal against sealing of structures by filing appeal bearing No.29/2013 title "Banarsi Dass Chandiwala Sewa Samarak Trust Society Vs South DMC".
- 1.5 In the aforesaid appeal, DDA had also filed status report inter-alia informed that a Public Notice was published by DDA in the leading newspapers on 01/05/2008 in which applications from bona-fide institutions rendering cultural and religious (including spiritual) healthcare and educational services were invited for regularization which were in existence prior to 01/01/2006.
- 1.6 The record received from DDA revealed that a meeting was held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006. The minutes of said meeting further reveal that the cases which are not in conformity to the land use of approved ZDP/MPD-2021 i.e. cases where change of Land Use is required, such cases shall be referred by the concerned local body to DDA for processing their change of Land Use as per provision of DDA Act 1957 and DDA, after receiving all such proposals for change of land use from local bodies, shall make one consolidated proposal and bring the same before the Authority for decision. Further, as

per decisions, while examining regularization, the local bodies shall also keep in mind the information regarding whether the institution under reference is on public land / forest / ridge land or on heritage zone, being very critical. The copy of minutes of the meeting dated 14/10/2015 is annexed herewith as Annexure-A.

1.7 The Tribunal in its order dated 27/11/2017 and 21/05/2018 observed that application submitted by applicant in the light of above public notice has not so far been decided. Accordingly, Tribunal directed that Commissioner, SDMC and the Vice Chairman DDA will hold the meeting to decide the said application. The copies of aforesaid orders are annexed herewith as Annexure-B.

1.8 In compliance of aforesaid orders of Tribunal a meeting between Commissioner, South DMC and Chairman, DDA was held on 15/06/2018. The copy of minutes of the said meeting is annexed herewith as Annexure-C. As per deliberations held and decisions taken, the applicant was required to submit following document for proper examination of the proposal of change of land use:

- (i) Detailed layout plan of the area
- (ii) Existing land use plan of the entire area
- (iii) Proposed change of land use plan
- (iv) Total Station Survey of the entire area
- (v) On receipt the above documents a field survey will be carried out by the staff of SDMC and DDA and the agenda will be put up by the SDMC in the Technical Committee for consideration. After consideration of the matter by the Technical Committee, the final proposal will be submitted to the DDA Authority for approval.

2.0 Examination :

2.1 The land use of area under reference as per the MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park).

2.2 In pursuance of decisions taken in the meeting held 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA, the officials of SDMC & DDA inspected the site.

2.3 As per record, there is no court case. However, applicant has claimed ownership of land by virtue of following documents:

- Copy of Jama Bandi
- Copy of Judgment dated 12/07/1979 passed by the Hon'ble High Court of Delhi in IA No. 1695 of 1979 & Suit No. 501 of 1979 title "Union of India V/s Shri Banarsi Dass Chandiwala & Others" pertaining to transfer of aforesaid land to Banarsi Dass Chandiwala Sewa Samarak Trust Society.

The applicant has submitted an undertaking in the shape of affidavit, aforesaid judgment dated 12/07/1979 has not been challenged in any court of law. The copy of submitted ownership documents are annexed herewith as Annexure D & E.

2.4 The site does not fall in Natural Conservation Zone (NCZ), Natural features such as water bodies etc.

2.5 The land use of site, in question, as per the MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park).

The proposed change in land use is not a requirement of South DMC. The proposed change of land use is being examined in the light of orders of Appellate Tribunal and subsequent decisions taken in the meeting held on 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA.

Information required as per the MoUD, Govt letters dated : 07.04.2015/ 0409.2015:

S. No	Information required	Explanatory background
A:	As per MoUD letter 04.09.2015	
i.	Background Note indicating the current Situation/provisions	The background note given at para 1.0 is self-explanatory.
ii.	Whether similar proposals have earlier been considered by DDA / Ministry and / or disposed, and if yes, when and how,	No
iii.	What were the specific recommendations of the Authority with regard to the proposal;	Needs no comment in view of above.
iv.	How and why the proposal was initiated;	As Above
v.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	<p>The stage of examination of pros and cons had departed long ago. The structures on the land, in question, had already been come up long ago. It is case of regularization of existing structures, which cannot be considered till the change of land use is approved by the competent authority.</p> <p>DDA had invited applications through PUBLIC NOTICE for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.</p> <p>Further, the proposed change in land use is not a requirement of South DMC. It is a proposal of a private party being processed by the South DMC in the light of orders of Appellate Tribunal and subsequent decisions taken in the meeting held on 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA and as per decision as had been taken in the meeting held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.</p>
vi.	What are the expected short term and long term outcomes if the proposal is approved and implemented;	-As Above-
vii.	How the proposal will benefit in the development and economic growth of the city;	-As Above-
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;	<p>No such study has been conducted for the apparent reason that change in land use is being sought for regularization of project / structures already existed at site.</p> <p>To regularize such structures, DDA had invited applications through PUBLIC NOTICE for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.</p> <p>Moreover, it is case of regularization of existing structures, which needs change in land use as existing use is not in accordance with MPD-2021 and ZGP of Zone-F.</p>

ix.	What will be the public purpose served by the proposed modifications;	No such study has been conducted since it is case of regularization of existing structures, which needs change in land use as existing use is not in accordance with MPD-2021 and ZDP of Zone-F.
x.	What is the number of people/families/ households likely to be affected by the proposed policy;	The proposed change of land use would not affect people/families/ households being a private land.
xi.	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules, etc.	<p>The proposal is in accordance with the decision taken in the meeting held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006 and PUBLIC NOTICE issued by DDA.</p> <p>The status of existing structures in terms of laws, bye-laws, rules, etc. would be determined once the decision on proposed change in land use is taken and approval of lay out plan.</p>
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;	<p>The land use of site, in question, as per the MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park).</p> <p>Therefore, it requires amendment in Zonal Development Plan.</p> <p>The proposed change in land use is being sought in the light of PUBLIC NOTICE issued by DDA for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.</p>
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;	No
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	No
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.	<p>Shri B.S. Yadav, Executive Engineer, Building-I, Central Zone, South DMC.</p> <p>Office Address SDMC Zonal Office, Jal Vihar, adjoining Delhi Jal Board Office, Lajpat Nagar-II, New Delhi-110024.</p> <p>Contact No : 8588888828</p>

B. As per MoUD letter dated 07.04.2015

a.	Whether the land is government or private and who is the land owning agency?	As per submitted documents by the applicant, it is a private land.
b.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	The proposed change in land use is being processed on the application of Banarsi Dass Chandiwala Sewa Samarak Trust Society, which had been filed with DDA in pursuance of PUBLIC NOTICE issued by DDA for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.

- 60 -

c.	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 officials of DDA & South DMC in compliance of decision taken in the meeting held on 15/06/2018 between Commissioner, South DMC and Vice-Chairman, DDA.
d.	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	No such study has been conducted since it is case of regularization of existing structures, which needs change in land use as existing use is not in accordance with MPD-2021 and ZDP of Zone-F.
e.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/policies?	The stage of examination of impact had departed long ago for the evident reason that structures on the land, in question, had already been come up. The existing use is not in accordance with MPD-2021 and ZDP of Zone-F. Therefore, change in land use is being sought by the applicant in pursuance of PUBLIC NOTICE issued by DDA. The South DMC is being processed the case in the light of decision taken in the meeting held on 14/10/2015 under the chairmanship of Hon'ble Lt. Governor on the status of the policy for regularization of Pre-Existing Institutions (Health Care Cultural and Religious (including spiritual) and Educational Institute) existing prior to 01/01/2006.
f.	What will be proposals impact/implications on general public eg. Law & order etc.?	No such study has been conducted in view of facts detailed out at (e) above.
g.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	As per undertaking in the shape of affidavit of applicant, there is no ongoing court case on the land, in question.


1.0 Proposals:

In view of the above, the land use in respect of an area measuring 10.17 Acre located at Village Bahapur situated along the Maa Anandmai Marg, Kalkaji, New Delhi. (Banarsi Dass Chandiwala Sewa Samarak Trust Society), New Delhi, falling in Planning Zone-F may be changed from (Recreational (City Park, District Park, Community Park) to (Institutional) under Section 11A of DD Act, 1957. The boundary descriptions of the same are as follows:

Location	Area (Acre)	Land Use (As per MPD & ZDP of Zone-F)	Proposed Land Use	Boundaries	
Village Bahapur situated along the Maa Anandmai Marg, Kalkaji, New Delhi. (Banarsi Dass Chandiwala Sewa Samarak Trust Society)	10.17 Acre	MPD-2001, MPD-2021 and ZDP of Zone-F is "Recreational (City Park, District Park, Community Park).	Institutional	North	Pant Polytechnic
				South	DDA Land
				East	DDA Land
				West	DDA Land

Recommendations:

The proposal at para 4.0 above is placed before the "Technical Committee for consideration under Section 11A of DD Act for inviting objections/ suggestions from public by issue of Public Notice.


 Executive Engineer
 Building-II/Central Zone

ANNEXURE - A

JELHI DEVELOPMENT AUTHORITY

Master Plan Unit

6th Floor, Vikas Minar, I, P Estate

New Delhi-110002

Ph: 23370507

F.20 (19)/96-MP/Vol.II/353

Date: 06/11/2015

Sub: Minutes of the meeting regarding pre-existing Institutions (Health Care, Cultural, & Religious (including spiritual) and Educational Institutions) existing prior to 01.01.2006 held on 14.10.2015 at Raj Niwas.

1. A meeting was held under the chairmanship of Hon'ble LG, Delhi on 14.10.2015 on status of the policy for regularisation of pre-existing Institutions (Health Care, Cultural, & Religious (including spiritual) and Educational Institutions) existing prior to 01.01.2006. The list of participating officers is annexed. At the outset, a presentation was made and the salient features of the presentation as discussed are as under:

- Policy approved by Authority in April, 2008, Public Notice dated 01.05.2008.
- Zone wise number and type of institutions.
- Authority decision regarding role of DDA planning department (restricted only to land use issues and not on ownership of land).
- Number of institutes where provisional planning permissions has been granted.
- Standards as per MPD-2021 and GNCTD norms.
- Decision of Hon'ble High Court dated 07.05.2015 w.r.t provision of schools
- Action required on the applications received after cut-off date i.e 30.06.2008

2. After detailed deliberations/ discussions, the following decisions were taken:

1. It was *inter alia* decided that since education and health are among the prime concerns for any society, applications received only from educational and health institutions should be considered first for the proposed regularization. As the building plan approval/sanctioning powers vest with the concerned local bodies, all the applications received from educational and health institutions within due date in response to public notice dt. 01.05.2008 shall be referred to the concerned local body by DDA. The concerned local body shall examine the individual cases as per provisions of applicable building bylaws, statutory requirements for fire safety, structural safety/stability and norms laid down by GNCTD. Further, while examining their regularization, the local bodies shall also keep in mind the information regarding whether the institution under reference is on public/forest/ridge land or on heritage zone, being very critical.

The cases which are in conformity to the above requirements but not in conformity to the land use of approved ZDP/MPD 2021 i.e cases where change of Land Use is required, such cases shall be referred by the concerned local body to DDA for processing their change of Land Use as per provisions of DD Act 1957. And DDA, after receiving all such proposals for change of land use from local bodies, shall make one consolidated proposal and bring the same before the Authority for decision.

01.01.2006, it was decided that cases which are not in conformity to the land use of approved cases where change of Land Use is required, such case shall be referred by the concerned local body to DDA for processing their change of land use as per the DDA Act 1957.

It is therefore, stated that the submitted application for regularization of the existing construction needs to go through following stages:

Stage 1 - Change of Land Use from DDA.

Stage 2 - Approval of layout plan.

Stage 3 - Regularization of existing structures.

Respondent / SDMC vide letter dated 28.02.2018 has referred the case to DDA for consideration and approval of land use. Copy of the letter written to DDA is Annexure B.

Ld. Counsel for DDA submitted that DDA has not received copy of the said letter. It is stated by ld.counsel for respondent that said letter has been send to the DDA by post.

The sending of such an important letter / important documents by the SDMC vide post and the present status report shows that the respondent is not serious to carry out the directions dated 27.11.2017 issued by this Tribunal.

The respondent SDMC is directed to deposit the entire material / copy of order before the DDA within a week and file the proof on next date of hearing.

It is further stated that respondent / SDMC will proceed the case as per law as soon as decision of land use of DDA received.

Ld. Counsel for appellant pointed out that in order dated 16.01.2018 this Tribunal directed the Commissioner to take disciplinary action against the officials who have initiated the proceedings at such a later stage after one and half months of the last date of order of this Tribunal and no status report has been filed by the ld. Counsel for

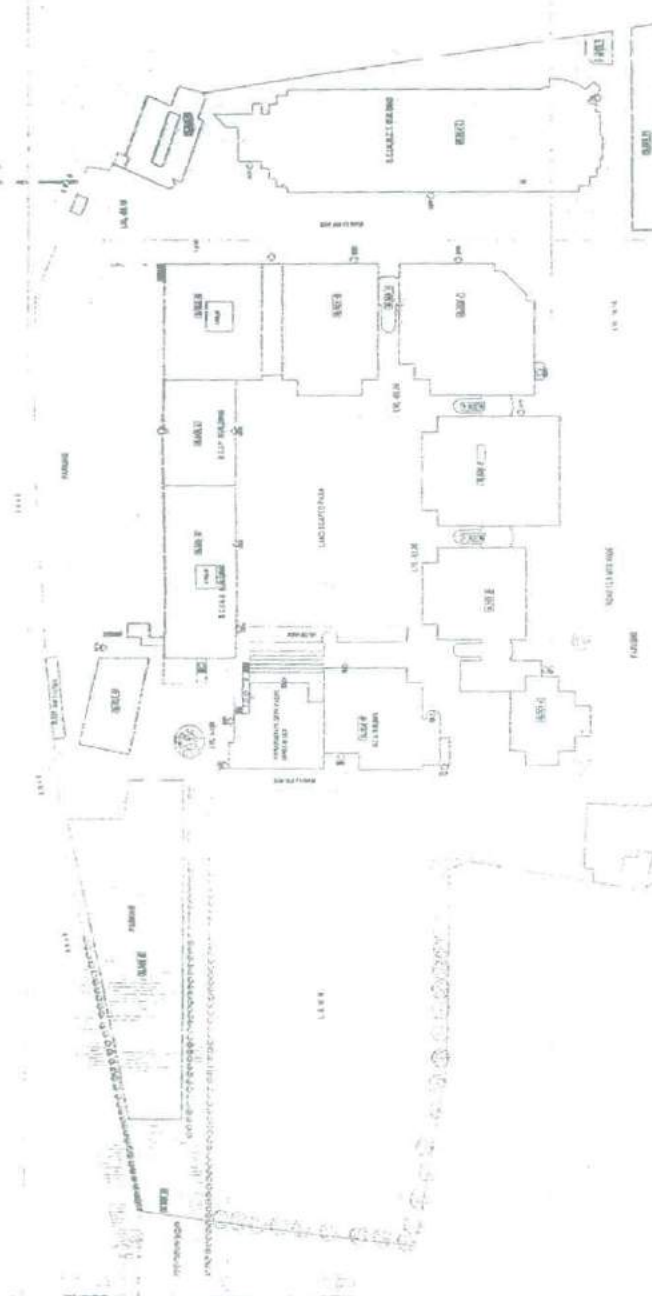
- 62 -
Annexure - B

-63- Annexure

Minutes of Meeting dated 15.06.2018 between VC, DDA and Commissioner (SDMC).

- Commissioner (SDMC) invited attention on the orders of the Appellate Tribunal MCD (ATMCD) dated 27.11.2017 and 21.05.2018 in P. No.29/2013. The Hon'ble ATMCD vide its order dated 27.11.2017 directed that if no decision has been taken on the application for regularization submitted by Banarsi Das Chandi Wala Sewa Samarak Trust Society, Man Anandnagar Marg, New Delhi then the Commissioner (SDMC) and VC, DDA will hold a meeting to decide the said application as already a year has passed.
- On 21.05.2018, the Hon'ble ATMCD noted that no action has been taken subsequent to its directions dated 27.11.2017 and directed Commissioner (SDMC) and VC, DDA to take up this matter seriously and to comply the order dated 27.11.2017.
- In compliance of the order dated 27.11.2017 and 21.05.2018, this meeting was convened on 15.06.2018 and it was noted that DDA had formulated a policy for regularization pre-existing institution providing cultural and religious (including spiritual), health care and educational services prior to 1st Jan, 2006 which are existing on privately owned land but not in accordance with the provisions of the Master Plan. Later, MCD conveyed its approval for regularization of such institutes as existed as on 1st Jan, 2006 and listed in the Annexure of the Zonal Development Plan or those cases recommended by DDA to Govt. on or before 08.03.2010 subject to certain conditions and payment of penalty and other applicable charges.
- In a meeting at Raj Niwas under the Chairmanship of Hon'ble LG, it was decided that :-
"It was inter alia decided that since education and health are among the prime concerns for any society, applications received only from educational and health institutions should be considered first for the proposed regularization. As the building plan approval/sanctioning powers vest with the concerned local bodies, all the applications received from educational and health institutions within due date in response to public notice dated 01.05.2008 shall be referred to the concerned local body by DDA. The concerned local body shall examine the individual cases as per provisions of applicable building bylaws, statutory requirements for fire safety, structural safety/stability and norms laid down by GNCTD. Further, while examining their regularization, the local bodies shall also keep in mind the information regarding whether the institution under reference is on public/forest/ridge land or on heritage zone, being very critical.

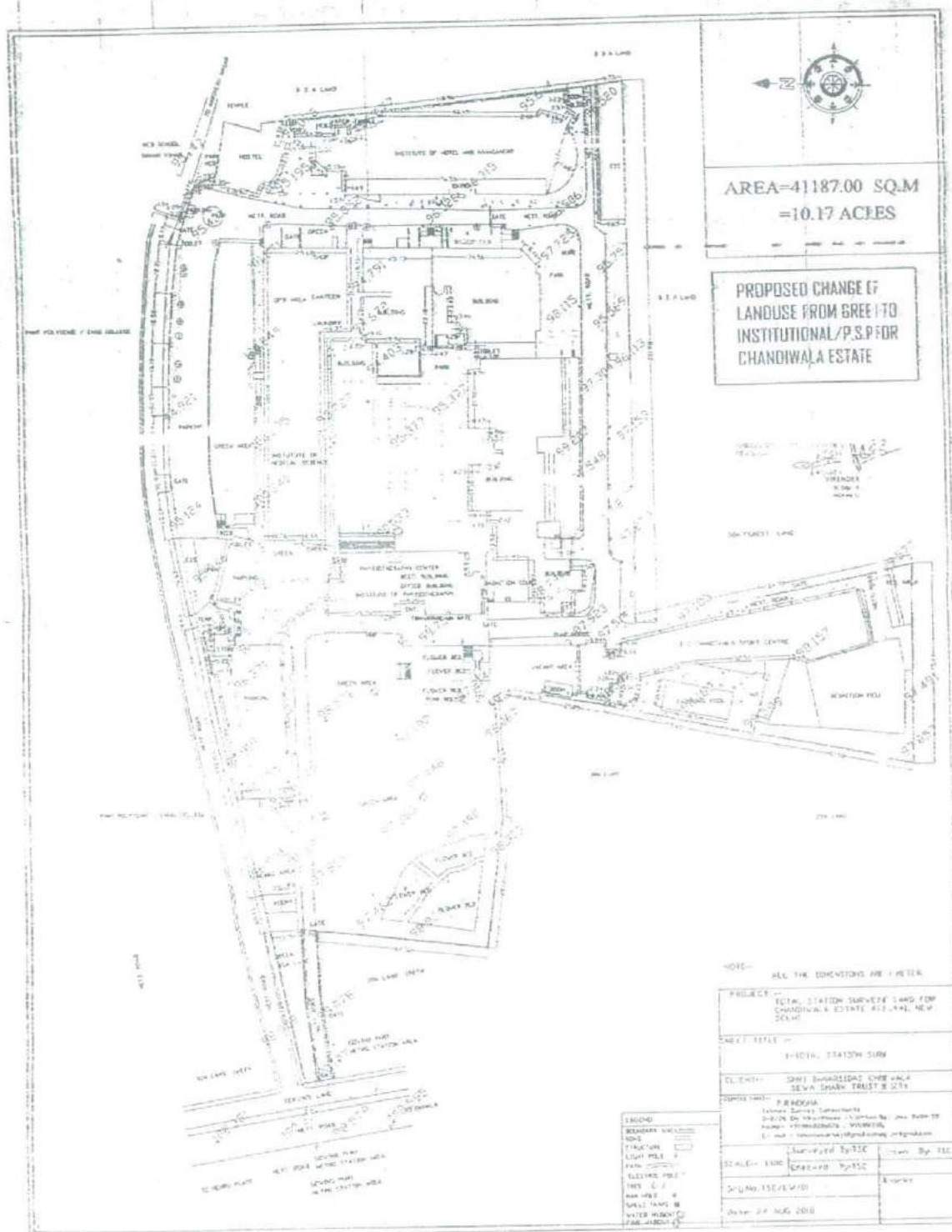
-66-

[illegible]

LAY OUT PLAN

[illegible]

2007-2008		2006-2007		2005-2006		2004-2005		2003-2004		2002-2003		2001-2002		2000-2001		1999-2000		1998-1999		1997-1998		1996-1997		1995-1996		1994-1995		1993-1994		1992-1993		1991-1992		1990-1991		1989-1990		1988-1989		1987-1988		1986-1987		1985-1986		1984-1985		1983-1984		1982-1983		1981-1982		1980-1981		1979-1980		1978-1979		1977-1978		1976-1977		1975-1976		1974-1975		1973-1974		1972-1973		1971-1972		1970-1971		1969-1970		1968-1969		1967-1968		1966-1967		1965-1966		1964-1965		1963-1964		1962-1963		1961-1962		1960-1961		1959-1960		1958-1959		1957-1958		1956-1957		1955-1956		1954-1955		1953-1954		1952-1953		1951-1952		1950-1951		1949-1950		1948-1949		1947-1948		1946-1947		1945-1946		1944-1945		1943-1944		1942-1943		1941-1942		1940-1941		1939-1940		1938-1939		1937-1938		1936-1937		1935-1936		1934-1935		1933-1934		1932-1933		1931-1932		1930-1931		1929-1930		1928-1929		1927-1928		1926-1927		1925-1926		1924-1925		1923-1924		1922-1923		1921-1922		1920-1921		1919-1920		1918-1919		1917-1918		1916-1917		1915-1916		1914-1915		1913-1914		1912-1913		1911-1912		1910-1911		1909-1910		1908-1909		1907-1908		1906-1907		1905-1906		1904-1905		1903-1904		1902-1903		1901-1902		1900-1901		1899-1900		1898-1899		1897-1898		1896-1897		1895-1896		1894-1895		1893-1894		1892-1893		1891-1892		1890-1891		1889-1890		1888-1889		1887-1888		1886-1887		1885-1886		1884-1885		1883-1884		1882-1883		1881-1882		1880-1881		1879-1880		1878-1879		1877-1878		1876-1877		1875-1876		1874-1875		1873-1874		1872-1873		1871-1872		1870-1871		1869-1870		1868-1869		1867-1868		1866-1867		1865-1866		1864-1865		1863-1864		1862-1863		1861-1862		1860-1861		1859-1860		1858-1859		1857-1858		1856-1857		1855-1856		1854-1855		1853-1854		1852-1853		1851-1852		1850-1851		1849-1850		1848-1849		1847-1848		1846-1847		1845-1846		1844-1845		1843-1844		1842-1843		1841-1842		1840-1841		1839-1840		1838-1839		1837-1838		1836-1837		1835-1836		1834-1835		1833-1834		1832-1833		1831-1832		1830-1831		1829-1830		1828-1829		1827-1828		1826-1827		1825-1826		1824-1825		1823-1824		1822-1823		1821-1822		1820-1821		1819-1820		1818-1819		1817-1818		1816-1817		1815-1816		1814-1815		1813-1814		1812-1813		1811-1812		1810-1811		1809-1810		1808-1809		1807-1808		1806-1807		1805-1806		1804-1805		1803-1804		1802-1803		1801-1802		1800-1801		1799-1800		1798-1799		1797-1798		1796-1797		1795-1796		1794-1795		1793-1794		1792-1793		1791-1792		1790-1791		1789-1790		1788-1789		1787-1788		1786-1787		1785-1786		1784-1785		1783-1784		1782-1783		1781-1782		1780-1781		1779-1780		1778-1779		1777-1778		1776-1777		1775-1776		1774-1775		1773-1774		1772-1773		1771-1772		1770-1771		1769-1770		1768-1769		1767-1768		1766-1767		1765-1766		1764-1765		1763-1764		1762-1763		1761-1762		1760-1761		1759-1760		1758-1759		1757-1758		1756-1757		1755-1756		1754-1755		1753-1754		1752-1753		1751-1752		1750-1751		1749-1750		1748-1749		1747-1748		1746-1747		1745-1746		1744-1745		1743-1744		1742-1743		1741-1742		1740-1741		1739-1740		1738-1739		1737-1738		1736-1737		1735-1736		1734-1735		1733-1734		1732-1733		1731-1732		1730-1731		1729-1730		1728-1729		1727-1728		1726-1727		1725-1726		1724-1725		1723-1724		1722-1723		1721-1722		1720-1721		1719-1720		1718-1719		1717-1718		1716-1717		1715-1716		1714-1715		1713-1714		1712-1713		1711-1712		1710-1711		1709-1710		1708-1709		1707-1708		1706-1707		1705-1706		1704-1705		1703-1704		1702-1703		1701-1702		1700-1701		1699-1700		1698-1699		1697-1698		1696-1697		1695-1696		1694-1695		1693-1694		1692-1693		1691-1692		1690-1691		1689-1690		1688-1689		1687-1688		1686-1687		1685-1686		1684-1685		1683-1684		1682-1683		1681-1682		1680-1681		1679-1680		1678-1679		1677-1678		1676-1677		1675-1676		1674-1675		1673-1674		1672-1673		1671-1672		1670-1671		1669-1670		1668-1669		1667-1668		1666-1667		1665-1666		1664-1665		1663-1664		1662-1663		1661-1662		1660-1661		1659-1660		1658-1659		1657-1658		1656-1657		1655-1656		1654-1655		1653-1654		1652-1653		1651-1652		1650-1651		1649-1650		1648-1649		1647-1648		1646-1647		1645-1646		1644-1645		1643-1644		1642-1643		1641-1642		1640-1641		1639-1640		1638-1639		1637-1638		1636-1637		1635-1636		1634-1635		1633-1634		1632-1633		1631-1632		1630-1631		1629-1630		1628-1629		1627-1628		1626-1627		1625-1626		1624-1625		1623-1624		1622-1623		1621-1622		1620-1621		1619-1620		1618-1619		1617-1618		1616-1617		1615-1616		1614-1615		1613-1614		1612-1613		1611-1612		1610-1611		1609-1610		1608-1609		1607-1608		1606-1607		1605-1606		1604-1605		1603-1604		1602-1603		1601-1602		1600-1601		1599-1600		1598-1599		1597-1598		1596-1597		1595-1596		1594-1595		1593-1594		1592-1593		1591-1592		1590-1591		1589-1590		1588-1589		1587-1588		1586-1587		1585-1586		1584-1585		1583-1584		1582-1583		1581-1582		1580-1581		1579-1580		1578-1579		1577-1578		1576-1577		1575-1576		1574-1575		1573-1574		1572-1573		1571-1572		1570-1571		1569-1570		1568-1569		1567-1568		1566-1567		1565-1566		1564-1565		1563-1564		1562-1563		1561-1562		1560-1561		1559-1560		1558-1559		1557-1558		1556-1557		1555-1556		1554-1555		1553-1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-68-

Annexure - F

SOUTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT
23rd Floor, Civic Centre, Minto Road, New Delhi-110002.

No. 11/2019/PP-102/17

Date: 23/08/19

To

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

Sub: Proposal regarding proposed change of Land Use of an area measuring (10.17 Acres 48 Bighas, 17 biswas (Kh. No. 1578/474, 475, 465, 467, 468 & 469) at village Bahapur situated along the Maa Anandmai Marg, Kalkaji from "Recreational (City Park, District park, Community Park) to 'Institutional' in planning Zone-F

Kindly find enclosed a draft agenda as prepared and signed by undersigned for placing the case in Technical Committee of DDA.

Encl. As above


EE(B)- / Central Zone/SDMC



SOUTH DELHI MUNICIPAL CORPORATION
BUILDING DEPARTMENT: CENTRAL ZONE:
LAJPAT NAGAR : NEW DELHI

No. D-539/AE(B)/CNZ/2019

Dated: 18/12/19

✓ The Asstt. Director (Planning) Zone-F (Pt)
Delhi Development Authority,
Area Planning-I, Zone-F,
4th Floor, Vikas Minar,
New Delhi 02

Subject:- Proposal regarding proposed change of Land use of an area measuring 10.17 Acres (48 Bighas, 17 Biswas), (Kh. No. 1578/474, 475, 465, 467, 468 & 409) at Village Bahapur situated along the Maa Anandmai Marg, Kalkaji from 'Recreational' (City Park, District Park, Community Park) to 'Institutional' in Planning Zone-'F'.

Reference:- F.3(64)/2003-MPD/D-180 dated 11.11.2019.

Sir,

This refers to your letter bearing No. F.3(64)/2006-MP/D-180 dated 11.11.2019 vide which following information has been provided :-

"As per the minutes of the meeting dated 14.10.2015 held under the chairmanship of Hon'ble LG on the status of the policy for regularization of Pre-Existing institutions [Health Care, Cultural and Religious (including spiritual) and Educational Institutional Institute] existing prior to 01.01.2006, reveal that the cases which are not in conformity to the land use of approved ZDP/MPD-2021 i.e. cases where change of land use is required, such cases shall be referred by the concerned local body to DDA for processing their change of land use as per provision of Delhi Development Act, 1957. And DDA, after receiving all such proposals for change of land use from local bodies, shall make one consolidated proposal and bring the same before the Authority for decision, and the same has been intimated vide office letter dated 21.11.2015. In this case, isolated proposal has been received. The reasons if any/ any exigencies by which, why the proposal has been singled out and referred to DDA for CLU may kindly be brought out on record."

In this regard, it is submitted that the issue of change of land use of the subject premises is not a requirement of the South Delhi Municipal Corporation, but the matter was placed before the DDA, in compliance of the orders of Hon'ble ATMCD passed on 27.11.2017 and 21.05.2018 in appeal No. 29/2013, vide which it was directed that application submitted by the applicant in the light of public notice has not so far been decided accordingly, Tribunal directed that the Commissioner, SDMC and Vice Chairman, DDA will hold a meeting to decide the application. This fact was also informed/ mentioned in the forwarded agenda dated 23.08.2019 at S. No. (V). Further, as the query related to submission of isolated proposal of change of Land Use being submitted to DDA for CLU is that as of now only one case is available with the Building Department, Central Zone, SDMC.

In view of above, it is once again requested to place the issue before the Technical Committee for necessary action please.

Asstt. Engineer (Sldg.)
Central Zone

F.4(5)/2006-MP/PT.-III AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Proposal for sanctioning of layout for Daulat Ram College (University of Delhi) which needs relaxation in setback by the Technical committee, DDA for existing Sports building block built during Common Wealth Games by the University of Delhi in planning zone 'C'

1. Background

During Common Wealth Games in 2010, University of Delhi College's playground has been used as training centers for various Common Wealth Games, such is a case with Daulat Ram College which has been a training playground for Rugby game.

The University of Delhi has approved of construction of Sports block in most of the colleges including Daulat Ram College under the supervision of 'Engineering Department' of University of Delhi under the guidance of both Govt. of NCT Delhi and Central government.

During this process, College has been in correspondence with University of Delhi and was not involved in getting prior approval from authorities for construction.

The revised layout plan of the college is under process of North DMC for approval O/S 313 of DMC Act. The North DMC vide letter no. TP/G/3710/NDMC dated 10/7/18 has communicated the decision of LOSC in its meeting held on 28/06/19 that "For relaxation in setback, the applicant be advised to submit his proposal to TC, DDA for consideration.

2. Examination

A block has been built for sports facilities in the year 2010 during Common Wealth Games.

As per Resolution No. 218 dated 26-07-1973 states that 0.35 acres area has to be deducted from total plot area for road widening.

The block has been built in the playground area and at a side adjacent to the main road. Setback provided for the block is 7.37meters from the adjacent College boundary.

The road widening is proposed on two adjacent roads, one on the Southern Side (Sant Kripal Singh Marg) where boundary has to be taken aback by 3.63m and second on the front side i.e. on East side (Guru Tegh Bahadur Marg) where the boundary has to be taken aback by 1.5m.

Hence, setback left for Sports block (South Side) after road widening is 3.74m.

3. Proposal

In view of the above, Daulat Ram College in an area measuring 13.27 Acres located in Delhi, falling in the Planning zone-'C', the existing sports complex setback i.e. 3.74m after road widening be permitted as fait accompli.

Table: Setback Details

Setback	As approved earlier vide Reso. No. 218 dated 26.07.1973	Present Proposal (new block)	As per MPD-2021
1. E - Front (Guru Tegh Bahadur)	14.31 m	15 m	15 m
2. N - RHS (Towards service lane)	7.62 m	12 m	12 m
3. S - LHS (Towards Sant Kripal Marg)	4.8 m	3.74 m	12 m
4. W - Rear	5.89 m	12 m	12 m

4. Recommendations

The existing Sports complex built during Common Wealth Games having setback of 3.74m after road widening be taken in order and regularized.

Principal (Client)
(Dr. Savita Bpy)

Daulat Ram College
University of Delhi
Maurice Nagar, Delhi-7

(ATP-I)





NORTH DELHI MUNICIPAL CORPORATION
Town Planning Department
 E-Block, 13th Floor Civic Centre Minto Road,
 Jawaharlal Nehru Marg Delhi-02. Tel: 23226328

ANNEXURE - 'A' CA-1 & A-2
 दिनांक (वेबसाइट योजना) 28/8/19
 जयदी नं 1598
 दिनांक 28/8/19

No: TP/6/4038/2019

Dated: 28/8/2019

To,

✓ The Dy. Director (Plg.) Zone-C,
 Delhi Development Authority,
 Vikas Minar, I. P. Estate,
 New Delhi-02.

Sub: Agenda for Technical Committee Meeting of DDA regarding Daulat Ram College, University of Delhi, Delhi-07 for relaxation of setback.

Sir,

Sh. Vineet Khanna, Architect on behalf of Governing body of Daulat Ram College vide letter dated 22.08.2019 has submitted the agenda for Technical Committee consideration in respect of the above subject. The applicant has sought relaxation in setback in South side (towards Sant Kripal Singh Marg) of the plot u/r.

The copy of aforesaid agenda is being forwarded to the DDA with the request to place it before the Technical Committee for consideration.

This issue with the approval of the Chief Town Planner.

Encl: As above

Yours Faithfully,

Senior Town Planner

Copy to:-

1. The Principal, Daulat Ram College, University of Delhi, Delhi-07
2. Architect Vinit Khanna, Architect, Space Ace, V-50A/5, DLF, City III Gurgaon, Haryana

Please see at dah stage

Dir. (Plg.) AP/III

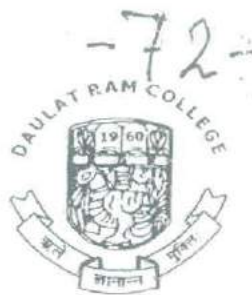
28/08/19

by Dir (Plg.) CAG
 AD/Plg. CAG

29.8.19 The up was on medical leave from 30.08.19 till 08.09.19. Recd. today. Pl. excuse & Put up

दौलत राम कॉलेज
(दिल्ली विश्वविद्यालय)

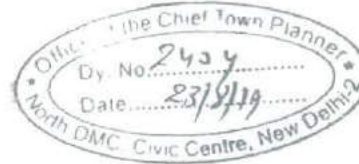
4, पटेल मार्ग, मौरिस नगर, दिल्ली-110007
फोन: 27667863 फैक्स: 27666990
ईमेल : daulatramcollegedu@gmail.com
वेबसाइट : www.dr.du.ac.in



A Star Status by G.O.I & NAAC Accredited 'A' Grade College

ANNEXURE-A-I
Daulat Ram College
(UNIVERSITY OF DELHI)
4, PATEL MARG, MAURICE NAGAR,
DELHI-110007
PHONE : 27667863 FAX : 27666990
Email : daulatramcollegedu@gmail.com,
Website : www.dr.du.ac.in

DRC/11-Repairs & Renovation/571



August 22, 2019

The Chief Town Planner
North Delhi Municipal Corporation
MCD Civic Center
J.L. Nehru Marg
New Delhi-110002

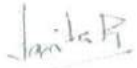
Refer: TP/G/3710/NDMC dated 10/07/2019

Subject: Submission of agenda to NDMC for obtaining relaxation in setback of existing sports building block for the sanctioning of revised master plan at Daulat Ram College, University of Delhi, Delhi-110007.


Sir,

As per direction of LO3C meeting held on 28/06/2019 please find agenda duly signed by myself as a capacity of 'Principal', Daulat Ram College and College architect (Mr. Vinit Khanna) to be sent to 'Technical Committee', DDA for relaxation in setback of existing sports block for the sanctioning of revised master plan at Daulat Ram College.

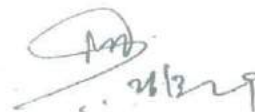
Thanking You,


Dr. Savita Roy

Principal
Daulat Ram College


ATP-L


23/8/19


21/8/19

Have Accept Bedman

