



दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

मिसिल संख्या P/1(10)/2020-MP

टिप्पणी

पत्र व्यवहार

10th Technical ^{विषय} Committee Meeting to be held
On 23.12.2020 at 3.00 P.M., Vikas Sadan, INA.



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

E. File No.- PLG/MP/0009/2020/F-1/
O/o DY DIRECTOR(PLG)
MP AND DC/14

Date: 07.01.2021

Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2020 held on 23.12.2020.

The 10th Technical Committee Meeting of DDA for the year 2020 was held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on Wednesday, 23.12.2020 at 03:00 PM. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Manju Paul
(Manju Paul)

Addl. Commissioner (Plg.)-I

7/1/2021

To:

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

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA

Item No. 52/2020

**Confirmation of the Minutes of 9th Technical Committee meeting held on 04.12.2020
PLG/MP/0008/2020/F-1**

It was informed that an amendment in the minutes related to item no. 46/2020 i.e. 'Planning Permission for CNG/EVC/LCNG Station on Private Land at Khasra no. 9/24 (6-3), Village Baprola (Chanchal Park)' has been sought vide note dated 22.12.2020 received from Addl Commr., Land pooling.

It was brought out in the note that the said station does not comply to the requirement of a mandatory minimum distance of 50.0 m from the plot to the ROW of minor road intersection as it is a minor road (<30m) in this case.

It was deliberated and agreed that distance of the plot to the intersection is a mandatory requirement which cannot be relaxed. Therefore, the plot may be re-sited in a manner that the exit from CNG station is at least at a distance of 50 m from the intersection.

Item No. 53/2020

**Proposal regarding approval of higher FAR and higher ground coverage of integrated property development at Okhla NSIC metro station, falling in planning Zone F.
PLG/MP/0025/2020/F-20**

It was informed that the current proposal had been designed as per the approved TOD policy dated 14.07.2015 and is awaiting completion. The policy under which the proposal was approved stands superseded by the new TOD policy making the proposal ineligible for TOD, as it is not a notified node, which is a prerequisite for availing the norms of TOD policy.

As per the modified TOD Policy the area under Okhla NSIC station falls short by 730 sqm against minimum required area of 1 Ha. Therefore given the special circumstances that the proposal was mooted as a Pilot Project in pursuance of the extant Policy in the year 2015, the Technical Committee recommended that the proposal be placed before the Authority for forwarding the proposal to Ministry for seeking relaxations as a 'Special Case' with the following conditions:

- a. Okhla NSIC station to be considered as a special project.
- b. Ground Coverage of 30%; FAR 140 to be allowed on the composite plot of 9270 sq.m as already constructed by DMRC.

Item No.54/2020

**Guidelines for implementation of "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018.
PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG) UC AND Zone J**

The agenda was presented by Addl. Comm.(Plg.) projects.

The agenda was deliberated and deferred with the following observation that since the agenda item is for modification to the regulations, it may be ensured that all required modifications in the regulations vis-à-vis the guidelines are incorporated in the proposal.

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Item No.55/2020

Modification in the Layout Plan of Facility Corridor (F.C.) - 1 with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively.
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The agenda was deferred with the observation to examine whether the said institute can be considered under the proposed Green Development Area policy thereby ensuring a green campus and an asset to the city.

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

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9. Addl. Commissioner (Plg.) LP
10. Addl. Commissioner (Plg.) Projects

Representatives of the following Organizations has also attended the meeting:

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. South Delhi Municipal Corporation
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Modification in the Layout Plan of Facility Corridor (F.C.) - 1 with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively. F.26(8)/2019-MP

The agenda was presented by Addl. Comm.(Plg.) Projects.

The Agenda was deferred with the observation that detailed analysis of the proposals under private land policy falling in the facility corridors vis a vis existing developments /sanctions be presented to have a comprehensive view.

Item No.56/2020

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PLG/MP/0060/2020/F-3/-O/o ADDL. COMM(RPLG-PROJ MPMR)

The agenda was presented by Addl. Commissioner (Plg.) Projects..

The agenda was deferred with the observation to examine whether the said institute can be considered under the proposed Green Development Area policy thereby ensuring a green campus and an asset to the city.

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

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ANNEXURE-I

List of participants of 10th meeting for the year 2020 of Technical Committee on 23.12.2020

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg)
5. Addl. Commissioner (Landscape)
6. Chief Architect
7. Addl. Commissioner (Plg.) - I
8. Addl. Chief Architect, VC Office
9. Addl. Commissioner (Plg.) LP
10. Addl. Commissioner (Plg.) Projects

Representatives of the following Organizations has also attended the meeting:

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. South Delhi Municipal Corporation
5. Delhi Fire Service
6. CPWD

Madhvi



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

E. File No.- PLG/MP/0009/2020/F-1/
O/o DY DIRECTOR (PLG)
MP AND DC/14

Date: 07.01.2021

Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2020 held on 23.12.2020.

The 10th Technical Committee Meeting of DDA for the year 2020 was held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on Wednesday, 23.12.2020 at 03:00 PM. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Manju Paul
(Manju Paul) 7/1/2021
Addl. Commissioner (Plg.)-I

To:

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3. Member (Admin. & LM), DDA
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17. Dy. Commr. of Police (Traffic), Delhi
18. Land & Development Officer, (L&DO)
19. Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA

Item No. 52/2020

**Confirmation of the Minutes of 9th Technical Committee meeting held on 04.12.2020
PLG/MP/0008/2020/F-1**

It was informed that an amendment in the minutes related to item no. 46/2020 i.e. 'Planning Permission for CNG/EVC/LCNG Station on Private Land at Khasra no. 9/24 (6-3), Village Baprola (Chanchal Park)' has been sought vide note dated 22.12.2020 received from Addl Commr., Land pooling.

It was brought out in the note that the said station does not comply to the requirement of a mandatory minimum distance of 50.0 m from the plot to the ROW of minor road intersection as it is a minor road (<30m) in this case.

It was deliberated and agreed that distance of the plot to the intersection is a mandatory requirement which cannot be relaxed. Therefore, the plot may be re-sited in a manner that the exit from CNG station is at least at a distance of 50 m from the intersection.

Item No. 53/2020

**Proposal regarding approval of higher FAR and higher ground coverage of integrated property development at Okhla NSIC metro station, falling in planning Zone F.
PLG/MP/0025/2020/F-20**

It was informed that the current proposal had been designed as per the approved TOD policy dated 14.07.2015 and is awaiting completion. The policy under which the proposal was approved stands superseded by the new TOD policy making the proposal ineligible for TOD, as it is not a notified node, which is a prerequisite for availing the norms of TOD policy.

As per the modified TOD Policy the area under Okhla NSIC station falls short by 730 sqm against minimum required area of 1 Ha. Therefore given the special circumstances that the proposal was mooted as a Pilot Project in pursuance of the extant Policy in the year 2015, the Technical Committee recommended that the proposal be placed before the Authority for forwarding the proposal to Ministry for seeking relaxations as a 'Special Case' with the following conditions:

- a. Okhla NSIC station to be considered as a special project.
- b. Ground Coverage of 30%; FAR 140 to be allowed on the composite plot of 9270 sq.m as already constructed by DMRC.

Item No.54/2020

Guidelines for implementation of "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018.

PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG) UC AND Zone J

The agenda was presented by Addl. Commr.(Plg.) projects.

The agenda was deliberated and deferred with the following observation that since the agenda item is for modification to the regulations, it may be ensured that all required modifications in the regulations vis-à-vis the guidelines are incorporated in the proposal.

Major

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Madhu

SUBJECT: PROPOSAL REGARDING APPROVAL OF HIGHER FAR AND HIGHER GROUND COVERAGE OF INTEGRATED PROPERTY DEVELOPMENT AT OKHLA NSIC METRO STATION, FALLING IN PLANNING ZONE F.

E-File No. : PLG/MP/0025/2020/F-20

Synopsis

- TOD Policy was conceptualized and incorporated in MPD-2021 as part of its Chapter 12: Transportation vide notification dated 14.07.2015. The policy provisioned for 400 FAR and 40% Ground Coverage for projects developed as per the TOD norms. However, the Regulations for operationalization of the TOD Policy could not be notified.
- DMRC site at the Okhla NSIC Metro Station was eligible for development under the then notified TOD Policy.
- A workshop to promote TOD policy was conducted by UTTIPEC on 10.10.2015 for the officials of DMRC and it was discussed that the development at Okhla NSIC metro station may be taken up as a pilot project under TOD policy.
- The Integrated Residential Complex at the DMRC site of Okhla NSIC Metro Station utilized 140 FAR and 30% Ground Coverage in anticipation of the TOD Policy and Regulations and is currently fully constructed and awaiting approval.
- In the meanwhile TOD policy was revised and notified by MoHUA on 24.12.2019 and incorporated as Chapter-20 'Transit Oriented Development (TOD) Policy' in MPD-2021. However, the Regulations for the operationalization of the TOD policy notified on 24.12.2019 are yet to be notified.
- As per the revised TOD Policy notified on 24.12.2019, TOD development is to be undertaken only in few select TOD nodes. The DMRC site at Okhla NSIC by virtue of the changed policy has become ineligible for TOD development.
- DMRC has requested for permitting regularization of NSIC case as the only case with FAR 140 (as against 100 FAR and 25% Ground Coverage allowed in MPD-2021 as notified on 07.02.2007) as a special case to enable approval of the plans for the already constructed and completed project i.e. Integrated residential complex developed at Okhla NSIC station.

1.0 BACKGROUND

- 1.1 Various requests have been received from Delhi Metro Rail Corporation Limited (DMRC) regarding approval of Integrated Residential Complex at the Okhla NSIC Metro Station developed as per the pre revised TOD policy of DDA notified on 14.07.2015. Since the said policy has been superseded by the revision in Policy notified on 24.12.2019. Due to the revision in Policy, the development control norms adopted in the project cease to be in conformity with the MPD 2021.
- 1.2 Okhla NSIC station is one of the stations of Line 8 (Janakpuri West to botanical garden) in phase -III. For the construction of Okhla NSIC station, 3 land pockets on the outer

Ring road near Lotus temple were acquired with a total area of 9270 sqm which is 730 sqm less than presently permitted minimum area for a TOD scheme i.e. 1 Ha.

The details of the land parcels are as provided below:

| | Pocket - 1 | Pocket - 2 | Pocket - 3 |
|-------------------|---|----------------------|-----------------|
| Area | 3070.93 | 2947.63 | 3113.79 |
| Initial Land Use | Recreational | Recreational | Recreational |
| Proposed Land Use | Transportation | Transportation | Transportation |
| Owner | NSIC | Private Land Owners* | Delhi Jal Board |
| Status of CLU | Notified vide S.O. vide S.O 2226(E) dated 28.06.2019. | | |

* Land Pocket 2 has been acquired from private land owners. A MoU was signed between DMRC and land owners, DMRC is obligated to allot proportionate built-up space to these land owners on Okhla NSIC station itself.

1.3 DMRC in their letter dated 09.06.2020 mentioned the following: (Annexure I)

- i. National Metro Rail Policy 2017 mandates enhancing of Revenue through Transit Oriented Development (TOD) and Value Captures finance (VCF). It is stated that Metro Rail Implementing agencies should endeavor to maximize revenue through commercial development at stations.
- ii. Mandate was also given to DMRC vide circular from MOUD dated 30.03.2009 to explore PD options wherever feasible with TOD as an accepted source of non-Farebox revenue/resource mobilization towards capital cost as well as sustainable operations.
- iii. A workshop to promote TOD policy was conducted by UTTIPEC on 10.10.2015 for the officials of DMRC and it was discussed that the development at Okhla NSIC metro station may be taken up as a TOD project.
- iv. A commercial cum residential complex was planned at Okhla NSIC as a mixed use development, as per the norms applicable under TOD policy dated 14.07.2015 alongwith other criteria such as zero set back from ≥ 18 m ROW, provision of Multi-modal Integration (MMI), universal accessibility, etc.
- v. The construction of the project was completed by 20.12.2019 and completion certificate from local authorities is required for disposal of the units/scheme.

2.0 Provisions of Master Plan 2021 w.r.t. Transportation Chapter and TOD Policy

- 2.1 MPD-2021 was notified on 07.02.2007 which permitted 100 FAR and 25% Ground Coverage as mentioned in 'Development control Norms for Metro Stations' in Chapter 12: Transportation.
- 2.2 As a part of the Master Plan Review Process, Chapter 12: Transportation of MPD-2021 was revised and the TOD Policy was incorporated vide notification dated 14.07.2015.
- 2.3 The TOD Regulations for operationalization of the TOD policy and proposed modifications in the TOD policy were approved by the Authority in its meeting dated 10.06.2016. After approval, the same were sent to MoUD for issuance of final

notification. However, the Regulations for operationalization of the TOD policy could not be notified.

- 2.4 Ministry vide letter dated 03.03.2017 requested DDA to revisit the proposed amendments in the TOD policy and proposed TOD regulations in light of the new development vis-à-vis National Policy on TOD.
- 2.5 As per the directions of Ministry, the TOD policy and Regulations were revised and the same were approved by the Authority in its meeting dated 17.09.2019. The revised TOD policy was notified by MoHUA on 24.12.2019 as 'Chapter-20 Transit Oriented Development (TOD) Policy of MPD-2021'. The Regulations for the operationalization of the TOD policy notified on 24.12.2019 are not notified till date.
- 2.6 As per the new TOD Policy notified on 24.12.2019, the policy will be strategically implemented in select TOD nodes with high development potential.
- 2.7 The DMRC site at Okhla NSIC is not falling under the identified TOD Nodes.
- 2.8 The policy, at Para 20.3 '**Framework for implementation of the Policy**', states that a committee shall be set up under the chairmanship of the Lieutenant Governor of Delhi comprising of representatives from DDA, various service providing agencies and all local bodies. The committee will be responsible for approval of any new TOD nodes (other than any priority nodes identified under the regulations)

PROJECT DETAILS

- 2.9 The Okhla NSIC project consists of 93 residential units of one or two bedrooms (with 100% of the total DU's falling under two rooms or less) along with supporting commercial area and public spaces as per TOD norm for Transportation land use as notified in July 2015.

| | |
|--------------|---------------------|
| Gr. Coverage | : 30 % |
| FAR | : 140 |
| E.C.S | : 1.33 ECS/100 Sq.M |

Also following all other criteria such as zero set back norm ≥ 18 m ROWs, provision of multimodal integration (MMI), universal accessibility etc.

- 2.10 A Traffic Impact Assessment has been also been done in this regard and as per the report submitted by the consultant, the project site will contribute insignificant traffic to the surrounding road network and hence no impact on the adjacent existing road network. However it is pertinent to say that the proposed Modi-Mill connecting flyover, should cater to the need of the traffic beyond the horizon year, with proper road alignment and appropriate signages.
- 2.11 The construction of the project was completed by 20.12.2019 and completion certificate from local authorities is required for disposal of the units/scheme.
- 2.12 A comparative statement of the Development Control Norms is as under:

| Parameter | As per MPD-2021 notified on 07.02.2007 | As per modified Chapter 12 of MPD-2021 incorporating TOD Policy as notified on 14.07.2015 | As per revised TOD Policy notified on 24.12.2019 and incorporated as Chapter 20 in MPD -2021 |
|-----------------|--|---|--|
| Plot Size | Max. 3 Ha | Min. 1 Ha | Min. 1 Ha |
| FAR | 100 | 400 | <p>Calculated as the sum of FAR calculations for all constituent plots.</p> <p>FAR entitlement for each constituent plot shall be calculated as follows:</p> <ul style="list-style-type: none"> The FAR shall be 1.5 times the existing permissible FAR on the plot or 300, whichever is more. The maximum FAR limit for any plot included in TOD Schemes shall be 500. Larger TOD Schemes with an area of 4 Ha and direct access from roads of 30m RoW, will be eligible for FAR of 500 on all constituent plots, if feasible. |
| Ground Coverage | 25% | 40% | 40% |

3.0 EXAMINATION

- 3.1 The NSIC Okhla project was envisaged under the TOD Policy notified on 14.07.2015 under which the site was eligible for development as per TOD norms. However, TOD Regulations for operationalization of the TOD Policy were not notified which is mandatory for approval and implementation of any project under TOD norms.
- 3.2 In the absence of Regulations, no project could be operationalized and approved as per the TOD norms. Therefore, the proposal for approval of 140 FAR for the DMRC site of NSIC Okhla could not be acceded to.
- 3.3 Later, a revised TOD policy was notified by MoHUA on 24.12.2019 wherein it was stated that the policy will be strategically implemented in select TOD nodes with high development potential. The DMRC site at Okhla NSIC is not falling under the identified TOD Nodes.
- 3.4 The matter was discussed with VC, DDA on 21.10.2019, wherein it was decided that DMRC shall approach DDA with a request to modify relevant provisions in MPD-2021. (Annexure II)
- 3.5 A letter dated 05.03.2020 was issued wherein it was mentioned that DMRC will only be able to avail TOD norms for its property development at Okhla NSIC if the site falls under the TOD nodes, as specified in TOD policy.
- 3.6 As per Notes (v) provided under Table 17.1 of Chapter 17.0 Development Code of MPD-2021,

"The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances."

However, MPD-2021 does not provide any provision for relaxation in FAR.

3.7 DMRC in their letter dated 09.06.2020 also mentioned the following:(Annexure I)

- i. It is worth mentioning that the FAR originally allotted to DMRC was 1.0 with 25% GC, while the FAR allowed for a standard residential project to any private developer is 2.0 with 33.3% Gr. Coverage. It may also be noted that the Okhla NSIC scheme does not avail the higher FAR (3.0 to 5.0) as permitted by the National and Delhi TOD policy, yet it meets all the other good features of the policy such as zero setbacks with active frontages, mixed-income mixed-use Housing and walk-to-shop parameters that are beneficial to the larger public, especially in the post-COVID scenario.
- ii. Keeping in view the fact that the project is already completed under circumstance explained above, it is, therefore, requested that Okhla NSIC may be considered for deciding it as one of the TOD node as a special case and approval of 1.4 FAR and 30% ground coverage may be granted so that we may seek necessary clearance from local authority and take action for leasing out of flats and mobilizing of resources at the earliest.

4.0 THE ISSUES PLACED BEFORE THE TECHNICAL COMMITTEE FOR CONSIDERATION

- 4.1 The project may be considered to be treated as a special case since it is undertaken by a government agency and was envisaged and developed based on approved TOD Policy notified on 14.07.2015 and in anticipation of the TOD Regulations which were not notified.
- 4.2 DMRC may be permitted regularization of 140 FAR and ground coverage of 30% as against FAR of 100 and ground coverage of 25% allowed in MPD-2021 as a special case to enable regularization of the already completed integrated residential complex developed at Okhla NSIC station to avoid any loss to the ex-chequer.
- 4.3 The Technical Committee may relax the excess Ground Coverage and setbacks in view of special circumstances. Once the proposal is approved by the Technical Committee, the issue of relaxation of FAR in NSIC Okhla Metro Station shall be placed before the Authority for its appropriate decision. On consideration of the issue of FAR by the Authority, the composite proposal shall be sent to the MoHUA for its final approval.

"DECISION"

It was informed that the current proposal had been designed as per the approved TOD policy dated 14.07.2015 and is awaiting completion. The policy under which the proposal was approved stands superseded by the new TOD policy making the proposal ineligible for TOD, as it is not a notified node, which is a prerequisite for availing the norms of TOD policy.

As per the modified TOD Policy the area under Okhla NSIC station falls short by 730 sqm against minimum required area of 1 Ha. Therefore given the special circumstances that the proposal was mooted as a Pilot Project in pursuance of the extant Policy in the year 2015, the Technical Committee recommended that the proposal be placed before the Authority for forwarding the proposal to Ministry for seeking relaxations as a 'Special Case' with the following conditions:

- a. Okhla NSIC station to be considered as a special project.
- b. Ground Coverage of 30%; FAR 140 to be allowed on the composite plot of 9270 sq.m as already constructed by DMRC.

| | |
|---|--------------------------|
| DELHI DEVELOPMENT AUTHORITY | OKHLA NSIC STATION |
| MASTER PLAN SECTION | |
| VERIFIED | |
| This Proposal was Considered in the <u>10th</u> Technical Committee Meeting held on <u>23.12.2020</u> Vide Item No. <u>53/TC/2020</u> | |
| Asstt. Director Master Plan | Dy. Secy. Master Plan |

Minutes of the Technical Committee Meeting
Held on 23.12.2020 ITEM No. 55/TC/202

Sub: Modification in the Layout Plan of Facility Corridor (F.C.)-1. with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively.

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

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. 'Commercial use' was granted on the basis of decision of Technical Committee for M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. since the owner of the plots had requested for the same under the "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018. The other vacant plots in the LOP were permitted 'Commercial/PSP' use. (Annexure 'A').
- ii. Further, M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. vide letter dated 09.12.2020 requested for changing the use of part of the total area of Plot No. 3 and 4 (60%) to 'Public and Semi-public' use from 'Commercial' use and the balance area (i.e. 40%) to be used as Commercial as already approved by the Technical Committee (Annexure 'B').

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. M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. vide letter dated 09.12.2020 requested for 'Public and Semi-public' land use specifically for Museum and related permitted socio cultural activities because due to lockdown and pandemic Covid-19, the demand for Commercial activities has reduced tremendously as people have started online shopping, also commercial offices have started working from home.
- iii. As per Zonal Development Plan of Zone-J, the permitted uses (Zonal level facilities) in 'Facility Corridor' are- Commercial, Recreational, Transportation and Public and Semi-public.

Attni

- iv. As per MPD-2021, the requested uses i.e. 'Public and Semi-public' and 'Commercial' are permitted in 'Socio-cultural Centre' use premise under 'Public and Semi-Public' land use.
- v. As per Table 13.27: 'Socio-Cultural and Community Facilities' of MPD-2021, 'Socio-Cultural Centre' use premise includes the following activities:
"Outdoor spaces /amphitheater for cultural activities, museums (art, cultural artifacts, natural history, science, community etc.), planetarium, auditorium, exhibition areas, convention centre, literary / film festival, Film centre, Multipurpose training and meeting rooms, Areas for public education, Documentation centre, library, Temporary as well as permanent exhibition areas, commercial office / retail space, Guest rooms, Hotels with permissibility of activities as per Table 13.17 and Table 5.5." (Annexure 'C')
- vi. Further, as per Table 13.17: 'Development Controls for Socio-Cultural Facilities', the DC norms for 'Socio-Cultural Centre' are annexed as Annexure 'D'.

| Category | Maximum | | | Other controls |
|-----------------------|-----------------|-----|---|---|
| | Ground coverage | FAR | Height | |
| Socio-Cultural Centre | 40% | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies. | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area. |

3. Proposal:

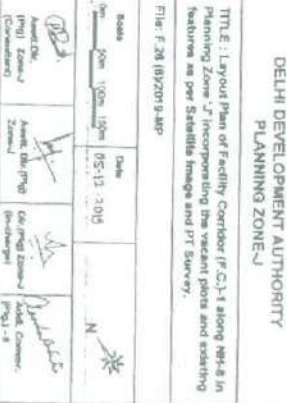
In view of the examination in Para-2 specifically Para 2 (iii) and (iv), the matter is placed before Technical Committee for consideration of 'Public and Semi-public' with use premise as 'Socio-Cultural Centre' for the Plots under reference instead of 'Commercial' use as approved earlier by the Technical Committee.

DECISION

The agenda was presented by Addl. Comm.(Plg.) Projects.

The Agenda was deferred with the observation that detailed analysis of the proposals under private land policy falling in the facility corridors vis a vis existing development/sanctions be presented to have a comprehensive view.

DEPT. DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VERIFIED
 This Proposal was Considered in
 the.....**10th**..... Technical Committee
 Meeting held on **23.12.2020**
 Vide Item No. **55.17c/2020**
Debas
 Asst. Director
 Master Plan
Shukla
 Dy. Director
 Master Plan



- 17 -

Annexure 'B'

PASCO HOTELS PRIVATE LIMITED
PASCO MOTELS PRIVATE LIMITED

निदेशक (योजना)
शु.स. जे. व. जी. (य. र.)
हाथी सं. 4434
दिनांक 17/12/2020

अति. आ.युक्त (पी. 0)-11

हाथी सं. 4910

दिनांक 16/12/2020

आ.युक्त (वि.स.स.) महालय

आ.स. सं. I-2/20

दिनांक 9/12/2020

December 9th, 2020

To,
Shrimati Leenu Seligal Ji,
The Commissioner (Planning)
Delhi Development Authority
Vikas Minar
New Delhi

Subject: Request for clarification about use of Plot No. 3 & Plot No. 4, measuring about 7.5 acres, for use of MUSEUM; designated for Commercial use in approved layout plan of Facility Corridor along NH-8, New Delhi.

Dear Respected Madam,

The Delhi Development Authority very kindly accorded approval vide Letter No. F.26(8)2019/-MP/D-374 dated 6/12/2019 for the use of my land having Plot No. 3 & Plot No. 4, in approved layout plan of Facility Corridor for Commercial use. This Commercial use was processed on my request.

In the past nine months, since the lockdown and pandemic COVID-19, the demand for Commercial activities has reduced tremendously as people have started online shopping, also Commercial offices have started working on work from home concept. In such a situation I intend to use part of my plot for Public, semi-public use, specifically for MUSEUM and related permitted socio cultural activities.

As per provision of Master Plan for Delhi 2021, clause 5.7.1, "Facility Corridor will have non-residential uses like Commercial, Recreational, Public and Semi Public, Utilities, Services and Repair etc. with detail Urban Design and landscape schemes." (Annexure A)

17/12/2020
A. S. Singh

17/12/2020

Director City & Town Planning

Regd office : 57 Golf Links, New Delhi - 110003
Tel No : 9810064388. Email: pasco@pasco.in

From perusal of the activities/usage allowed under commercial activities, we do understand that social cultural activities are allowed under certain commercial areas (Refer Table 5.1-Annexure B).

Further, all public and semi public uses / activities have been detailed out in Master Plan under chapter Social Infrastructure. Table 13.27 with heading socio cultural and Community Facilities; at serial no. 10 allows development of MUSEUM, exhibition Centre and art gallery, auditorium and open air theatre, (Annexure C).

I understand this Socio Cultural Activities is common, which is allowed both in the premises designated as Commercial or Public & Semi Public Areas.

I request you to kindly oblige me, by changing part of Plot No. 3 & Plot No. 4 i.e. 60% of the total area to public and semi-public use from the present approved land use of Commercial. The balance area i.e. 40% of Plot No. 3 & Plot No. 4 would continue to be used as Commercial. We would further request your good office to clarify on the applicable FAR and ground coverage for Plot No. 3 & Plot No. 4 keeping into consideration its proposed usage for both public and semi-public (museum) and Commercial under the already approved layout plan of Facility Corridor.

We would be happy to provide any additional information or clarification, as may be required by you for providing us with the aforesaid clarification.

Thanking You,

Yours Sincerely,


Director

MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

levies. ¹[To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.

FAR enhancement in the shops cum residence complex developed prior to 1962 in rehabilitation colonies or other residential area shall be allowed higher FAR equivalent to FAR permissible on residential plot subject to availability of the parking in the area. The plot holder of shop-cum-residence plot is also allowed to continue with the original use i.e. shop-cum-residence and in such cases there will be no insistence for levy of any conversion charges.]

5.7 COMMERCIAL CENTRES IN URBAN EXTENSION

5.7.1 SUB CITY LEVEL COMMERCIAL AREAS

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. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and bus terminals, as the case may be, shall be integrated within these facility corridors.

5.7.2 LOCAL LEVEL COMMERCIAL AREAS

In case of Urban Extensions it is proposed to combine and integrate LSC and CSC at neighborhood level to ensure their location within walkable distance.

5.8 ²[(A)] HOTELS

Delhi is emerging as an international centre of education, health care, tourism, sports and business, which require complimentary facilities such as hotels catering to various economic groups. Such uses are proposed as part of commercial use (Community Centres and above), Public Semi-Public facilities, wholesale markets, transport nodes, etc.

³[To cater to low tariff accommodation, a hierarchy of Guest House, Lodging and Boarding House / Dharamshala / Hostel have been proposed under respective land uses.

Hotels are permitted in Commercial Use Zone, Commercial Centres in Industrial Use Zone, and Transport Nodes (ISBT, Bus Depot/ Terminal, Railway Station, Airport, Integrated Freight Complex, Metropolitan Passenger Terminal) and other use zones - where already existing and where building plans are approved by the Competent Authority. The maximum ground coverage and FAR in such cases shall be as per the sanctioned building plans but in no case exceeding the permissible ground coverage and FAR of that use zone. This is subject to the provision of parking as per norms.

5.8 (B) LONG TERM (SERVICE APARTMENTS) AND SHORT TERM ACCOMMODATION

In order to cater to the long term accommodation requirement, service apartments are proposed as per the parameters stipulated by Ministry of Tourism and Culture, GOI. To cater to low tariff short term accommodation, a hierarchy of Guest House, Lodging and Boarding House / Dharamshala / Hostel have been proposed.

¹Added vide S.O. 1215 (E) dated 13-05-2013

²Added vide S.O. 2695 (E) dated 23-09-2013

³Added vide S.O. 2695 (E) dated 23-09-2013

⁴Added vide S.O. 2695 (E) dated 23-09-2013

MPD-2021 modified upto 31/01/2015

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5.0 TRADE AND COMMERCE

Shopping and commercial areas reflect the economy and the image of the city. As per the Economic Survey of Delhi 2001-2002, there were about 2.3 lakhs retail enterprises in Delhi with an employment of 5.4 lakhs engaged in trade, commerce and allied services. It is expected that the number of enterprises in retail trade are likely to increase to about 4.15 lakhs by 2021 and the corresponding employment is likely to increase to about 9.63 lakhs. In addition to these, large number of enterprises in sectors such as restaurants and hotels, finance & insurance, real estate & business operate from commercial centres. This indicates the predominance of retail and allied service activities in the economic structure of the city.

The major changes in the economic structure are due to liberalization of the economy, entry of multinational companies in the consumer sector, improved telecommunication system, increased per capita income and the purchasing power of the people.

5.1 PRE 1962 / MPD-1962 COMMERCIAL AREAS

Residential areas and streets / stretches earlier declared as commercial areas / streets or where commercial use was allowed in MPD-1962 shall continue such use at least to the extent as permissible in MPD-1962. Commercial activities existing from prior to 1962 in residential areas are also permitted subject to documentary proof thereof.

5.2 HIERARCHY OF COMMERCIAL AREAS

The following five-tier system of Commercial Areas is envisaged to accommodate required shopping, commercial office and other service activities like cinema, hotel and restaurant and various community services and facilities in an integrated manner.

In addition, some components of commercial use are also provided under mixed use, non-hierarchical commercial centres, and informal sector in the selected areas along the MRTS corridor.

Table 5.1: Five-Tier System of Commercial Areas

| Tier | | I | II | III | IV | V |
|----------------------|--|--|--|--|--|--|
| Population | | About 5 lakhs | About 1 lakh | About 10,000 | About 5,000 | About 5,000 |
| | Metropolitan City Centre (Pertains to already developed Central Business District) | District Centre | Community Centre | Local Shopping Centre | Convenience Shopping Centre | |
| Area (Ha.) | - | 40 | 4.0 | 0.3 | 0.1 | |
| Activities Permitted | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, Hotels, Restaurants, Bungalow Halls, Socio-Cultural | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, | Retail Shopping, Local level service activities, Repair, Office up to 125 sqm.], Bank, ATM, Informal Trade, Restaurant |

Modified vide S.O. 2895(E) dated 23-09-2013

5.0 Trade and Commerce

MPD-2021 modified upto 31/01/2015

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| | | | |
|---|--|---|---|
| activities / Recreational Club, Service Apppts, Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Station, Bus Terminal, Informal Trade. | Hotels, Restaurants, Banquet Halls, Socio-Cultural activities / Recreational Club, Service Apppts, Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Stn., Bus Terminal, Repair / Services, Bank, ATM, Guest House, Nursing Home, Informal Trade. | Hotels, Service Apppts, Restaurants, Banquet Halls, Guest House, Nursing Home, Dispensary, Clinical Lab, Clinic & Poly Clinic, Coaching Centres / Training Institutes, Police Post, Post Office, Petrol Pump / CNG Station, Repair / Services, Bank, ATM, Informal Trade, Multi level parking. | Services, Bank, ATM, Guest House, Nursing Home, Informal Trade, Coaching Centres / Training Institutes, Restaurant. |
|---|--|---|---|

i. The provision of office space upto 125 sq.mtr. to be applicable from the prospective date of notification in view of clause 3 (4) of Development Code.]

Notes:

- i. Besides the above, retail shopping of desired level shall also be provided in all work centres and transportation nodes.
- ii. Utilities, Public Conveniences shall be provided as per requirement.
- iii. Service & Repair and informal activities should be provided as Service markets and Informal bazaar.
- iv. The mandatory requirement of parking as per prescribed standards would be met through multi level parking as far as possible in Metropolitan City Centre, District Centre and Community Centre.
- v. [The non-residential activities permitted as per Mixed Use Regulations with stipulations for category of colony, road ROW etc. in residential plots will be permitted in Commercial Centres.]

5.3 METROPOLITAN CITY CENTRE

The existing CBDs are Connaught Place and its Extension, commercial areas in Walled City and its Extension and Karol Bagh. These have all the necessary ingredients to emerge as Metropolitan City Centres.

These Metropolitan City Centres need to be seen in the light of the historical legacy of the pre-colonial and post-colonial capital cities of the so called old and new Delhi, are envisioned as a City Centre for shopping, entertainment, socio-cultural and all other

Approved by S.O. 1216/Br/1 dated 13-05-2013

Revised by S.O. 1216/Br/1 dated 23-02-2015

Table 13.27: Socio-Cultural and Community Facilities

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|---------|--|--|---|
| 1 | Multipurpose Community Hall, Bara ghar | A premise having an enclosed space for various social and cultural activities | Community Hall, Watch & Ward Residence (upto 20 sqm), Soft Drink and Snack Stall and library etc. |
| 2 | Music Dance and Drama Training Centre | A premise having facilities for imparting training and coaching for music, dance and dramatics | Music dance and drama training centre, watch and ward residence up to 20 sqm, canteen, auditorium |
| 3 | Yoga Meditation | A premise having facilities for self | Yoga centre, meditation, spiritual and |

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| | | | |
|----|--|--|--|
| | Spiritual and Religious Discourse Centre | Discernment, achieving higher quality of mind and body, spiritual and religious discourse etc. | religious discourse centre, watch and ward residence up to 20 sqm, hostel, soft drink and snack stall |
| 4 | Recreational Club | A premise having the facility for recreation with indoor sports, swimming pool, outdoor sports, socializing and gathering space for small functions with restaurant. | Recreational club, watch & ward residence (upto 20 sqm), Residential flat (for maintenance staff), swimming pool, indoor and outdoor games facilities club |
| 5 | Banquet Hall | A premise to hold small public gatherings, community functions, marriages, etc. | Hall for public gatherings, marriages, cooking facilities and other logistics |
| 6 | Open air theater | A premise having facilities for audience seating and a stage for performance and open to sky. | Open Air theatre, Watch & Ward Residence (upto 20 sqm), canteen |
| 7 | Auditorium | A premise having an enclosed space to seat audience and stage for various performances like concerts, play recitals, functions etc. | Auditorium, Watch & Ward Residence (upto 20 sqm), canteen |
| 8 | Museum | A premise with facilities for storage and exhibition of objects illustrating antiquities, natural history, art etc. | Museum, Watch & Ward Residence (upto 20 sqm), canteen |
| 9 | Exhibition-cum-Fair Ground | A premise having facilities for the exhibition and display and other cultural activities for a group of participants. | Fair Ground, Residential Flat (for maintenance staff), Exhibition Centre (Temporary in nature), Restaurant, Soft Drink & snack, Stall, Police Post, Fire Post, Bank, Extension counter facility, Post Office, counter facility |
| 10 | Museum, exhibition centre and art gallery, auditorium and open air theatre | Combination of Museum, exhibition centre and art gallery, auditorium and open air theatre | Museum, Exhibition Centre and Art Gallery, Auditorium and Open Air Theatre, Watch & Ward Residence (upto 20 sqm) |
| 11 | Cultural and Information Centre | A premise with facility for cultural and information services for an institution, state and country | Cultural and Information Centre, Watch & Ward Residence (upto 20 sqm), Hostel, Canteen, Bank, Extension, Courier, Facility, Auditorium (Up to 500 seating capacity), Library, Exhibition and Art Gallery |
| 12 | Social and Cultural Institute | A premise with facilities for activities of socio-cultural nature run by a public, voluntary or individual on primarily non-commercial basis | Social and Cultural Institute, Watch & Ward Residence (upto 20 sqm), Soft Drink & Snack Stall, Restaurant, Canteen, Bank, Extension, Courier |

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|-------------------|---|--|--|
| ¹ [25] | Short Term Accommodation (Hostel / Guest House / Boarding and Lodging House / Working women-men Hostel / Service Apartment) | A premise fully furnished, serviced and self-contained with meal preparation and used for short term or long term individual, family or corporate accommodation | i) Guest Suite ii) Conference Facilities, Office, Retail and Service Shops and Common Dining Facilities, and other facilities supporting the main activity (restricted up to 20% of permissible FAR).] |
| ² [26] | Socio-Cultural Centre | A premise with facilities that promote culture & other activities that include traditions or living expressions such as oral traditions, performing arts, social practices, rituals, festive events, knowledge and practices concerning nature and the universe or the knowledge and skills. | Outdoor spaces / amphitheatre for cultural activities, museums (art, cultural artifacts, natural history, science, community etc.), planetarium, auditorium, exhibition areas, convention centre, literary / film festival, Film centre, Multipurpose training and meeting rooms, Areas for public education, Documentation centre, library, Temporary as well as permanent exhibition areas, commercial office / retail space, Guest rooms, Hotels with permissibility of activities as per Table 13.17 and Table 5.5.] |

Table 13.28: Cremation / Burial Ground and Cemetery

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|---------|------------------|---|---|
| 1. | Burial ground | A premise with facilities for burying of dead bodies. | Burial Ground, Cremation Ground Cemetery and Crematorium, retail shops of Wood, flowers and related materials, Watch & Ward Residence (upto 20 sqm.). |
| 2. | Cremation ground | A premise with facilities of performing last rites of dead bodies by burning. | |
| 3. | Cemetery | A premise with facilities for burying of dead bodies. | Facility for registration of deaths, sheds for performing rituals, drinking water, parking, etc. |
| 4. | Crematorium | A premise with facilities for last rites of the deceased. | |

--- X---X---X---X---X---

¹ Added vide S.O. 2895(E) dated 23-09-2013
² Added vide S.O. 2790(E) dated 24-08-2016

| Sl. No. | Category | Maximum | | | Other Controls |
|------------------|---|--------------------|-----|---|--|
| | | Ground Coverage | FAR | Height | |
| 3 | b) Recreational Club Socio-cultural activities such as auditorium, music, dance & drama centre/ meditation & spiritual centre etc. | 35% | 120 | 26 m | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. A proper scheme for visitors parking and parking adequacy statement shall be prepared taking into consideration large number of visitors. |
| 4 | Exhibition -cum - Fair Ground | 20% | 20 | -- | Subject to statutory clearances |
| 5 | Science Centre | 30% | 120 | 26 m | Parking standard @ 2 ECS |
| 6 | International Convention centre | ¹ [40%] | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies | i. Parking standard @ 2 ECS/ 100sqm of floor area. ¹ ii. Exhibition space, Convention and meeting space shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area.] |
| ² [7] | Socio-Cultural Centre | 40% | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies. | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area.] |

¹ Added vide S.O. 1901(E) dated 26-05-2016² Added vide S.O. 2790(E) dated 24-08-2016

Sub: Guidelines for implementation of "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018

File No. PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG)UC AND ZONE J

1.0 Background:

- 1.1 Delhi Development Authority vide S.O. 3249 (E) dated 04.07.2018 notified the "Regulations for Enabling the Planned Development of Privately Owned Lands".
- 1.2 For implementation of these Regulations, a Standard Operating Procedure (SOP) and guidelines were prepared and uploaded on DDA website.
- 1.3 As per the Regulations, "Private Land / Privately Owned Land" means any unacquired / freehold land or property, which is not open to the use and enjoyment of the public and the ownership of the said land vests with an individual land owner or a company or a society or a group of land owners voluntarily agreeing to participate pursuant to an agreement. This is subject to applicability set out in Clause 3.1 of these Regulations.
- 1.4 As per Clause 3.1, these Regulations shall be applicable to the following types of privately owned land parcels:
 - 1.4.1 Land parcels having activities / uses that were already in existence before the notification of MPD 1962.
 - 1.4.2 Land parcels that were left out and could not form a part of any layout plan / planned development during the implementation of the MPD.
 - 1.4.3 Land parcels that could not be acquired by DDA because:
 - 1.4.3.1 Acquisition proceedings were challenged by the land owners and quashed by the courts.
 - 1.4.3.2 Acquisition lapsed as per sub-section 2 of section 24 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (the 'New Land Acquisition Act').
 - 1.4.4 Land parcels assigned 'Recreational use' in the layout plan, resulting in restricting their development are also included (except for notified or reserved forest area, Regional Park and Monument Regulated Zones as per MPD 2021).

2.0 Examination:

- 2.1 Total 26 no. of applications have been received in Planning Zone-J and G (Urban Extension) till date for consideration under the Private Land Policy. Out of these, 13 nos. of cases have already existing built-up structures on ground. Some of them have also given undertaking to demolish already built

Signature

structures. Also, such applications are being received in various other zones within Delhi.

- 2.2 Para 3.3 of the Regulations states that, "These regulations shall not entitle any land owner for regularization of any already existing unauthorized / illegal development on its property." However, there is no clear stipulation whether the Regulations are applicable for vacant land only or certain types of existing structures are covered under the Regulations.

3.0 Proposal:

In view of the examination in Para-2 above, the matter is placed before Technical Committee for deliberation:

- 3.1 Privately owned land parcels may be divided into three broad categories i.e. vacant land parcels, land parcels with existing dilapidated structure and land parcels with existing structure in good condition.
- 3.2 For cases having existing dilapidated structure, the applicants may be asked to demolish the structure for applicability of these regulations on their land parcels.
- 3.3 For cases having existing structure in good condition with and without sanction, the applicants may be allowed to continue using the existing structure after reviewing the structural stability and conformity to all Planning norms applicable on that land parcel.

In such cases, additional charges/ penalty without sanction/ compounding fee may be levied on the applicant for per sq.m. of construction. Requisite charges shall be worked out by Land Costing Deptt.

- 3.4 The regulations shall not be applicable on the following types of land parcels:
- 3.5.1 Land parcels in Zone 'O'
 - 3.5.2 Land parcels in Notified Green Belt
 - 3.5.3 Land parcels covered under water bodies
 - 3.5.4 Land parcels in the Ridge, Regional Park, Reserved Forest areas
 - 3.5.5 Land parcels in Monument Regulated Zones
 - 3.5.6 Land parcels already eligible for land pooling as per the notified Land Policy
 - 3.5.7 Land parcels falling in Lal Dora (Village Abadi) / Extended Lal Dora and Unauthorized colonies.
 - 3.5.8 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.

DECISION

The agenda was presented by Addl. Comm.(Plg.) projects.

The agenda was deliberated and deferred with the following observation that since the agenda item is for modification to the regulations, it may be ensured that all required modifications in the regulations vis-à-vis the guidelines are incorporated in the proposal.

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

VERIFIED

This Proposal was Considered in the.....
Meeting held on 23.12.2020
Vide Item No. 54/TC/2020

Asst. Director
Master Plan

Minutes of the Tech. Committee Meeting
Held on 23.12.2020
ITEM No. 56/TC/20

NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT

E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002

No. TP/G/1173/2020

Dated 2/12/2020

To

The Addl. Comm. (Plg). Narela Projects
Area Planning Zone P-I & P-II.
11th Floor, Vikas Minar, I.P.Estate.
Delhi Development Authority,
New Delhi-110002.

Sub:- Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

Sir,

This is with reference to the letter dated 10.11.2020 vide which it is requested to re-submit the proposal for relaxation in Gr. Coverage & setbacks in the enclosed format for placing the case before Technical Committee of DDA. Accordingly, please find enclosed the agenda prepared for relaxation in ground coverage, setbacks & change in landuse for consideration of Technical Committee.

This issues with approval of Chief Town Planner.

Encl: As above

Yours faithfully,

Asstt. Town Planner-II

Copy to:

1. Chairman Hira Lal Mohan Devi Rita Gupta (HMR) Memorial Trust, 2585/10, Chuna Mandi, Pahar Ganj, Delhi-110055.

27/12/2020

A.D. Clk. Narela (on leave)

En. Anas, Plg. Asstt.

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

1.0 Background:-

- 1.1. DDA has formulated the policy for regularization of pre-existing institutions providing Cultural & Religious (Including Spiritual), Health Care & Educational Services which have been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. The applications for regularization of pre-existing institutions were invited by DDA through Public Notice on 01.05.2008. In response about 700 applications were received within stipulated time period and the same were processed for listing in Zonal Development Plans (ZDPs). Later, MoUD while conveying approval of ZDPs specifically conveyed approval of Govt. for regularisation of such institutes as existed on 01.01.2006 and listed them in the annexure of respective zonal plan. The existing institutions as titled in the annexure of ZDPs are to be examined as per Authority Resolution dated 10.04.2008 (Policy for Spot Zoning of pre-existing Cultural, Religious (including Spiritual) Health Care and Education Institutions) and fulfilment of all the conditions contained in the Government directions in letter No.-K-12011/23/2009-DDIB dated 8th March 2010, issued by MoUD, Govt. of India.
- 1.2. Hira Lal, Mohan Devi Rita Gupta Memorial Trust (HMR), Village Hamid Pur, Delhi-110036 has been in existence prior to 01.01.2006 and is listed in the annexure G (List of pre-existing institutes) of Zonal Development Plan of Zone 'P-II' at Sl.No. 18 (copy annexed at 'A').

2.0 Examination:-

- 2.1 As per the regularisation file submitted by the applicant, institute falls in Extended Lal Dora of Village Hamidpur, Delhi, on the land bearing khasras No.s 326/2, 326/3, 327, 329/1, 329/2, 329/3, 329/4, 330, 331, 364/1/1, 364/1/2, 364/1/3, 364/1/4, 364/1/5, 364/1/6, 361/1 min., 365/1 min., 369, 370/2, having an area 20107.00 sqm. (2.0107 Ha.). The said area comprise of three separate plots i.e. plot no. 1 measuring 12213.00 sqm (college building & parking), plot no. 2 measuring 3827.00 sqm (proposed for parking) & plot No. 3 measuring 4067.00 sqm. (vacant, having temporary structures).
- The plot 1 having college building is bounded as under:
- | | |
|---------|---------------------|
| North = | Other's property |
| East = | 24' 9" Phirni Road |
| West = | Other's property |
| South = | 24' 9" Phirni Road. |
- The access to the site is drawn from 24' 9" Phirni Road.
- 2.2 As per the location verified by the applicant and Architect on the Zonal Development Plan (ZDP) of Zone 'P-II' the land use of the site u/r is "Green Belt" under Agriculture and Water Body.
- 2.3 The regularisation is for structures existing on the plot No. '1' measuring 11882.50 sqm (including plot area 7850.50 sqm, rasta (0-8) biswa (344.41 sqm) and parking area 4032.00 sqm). The achieved Gr. Cov. & FAR are 37.96% (4511.00 sqm) & 135.14 (1605.77 sqm) respectively against permissible Gr. cov. 35% & FAR 225.
- 2.4 The setback as per regularisation plan, MPD-2001 & MPD-2021 for plot No. 1 are as under:

| Setback | As per Regularisation Plan (in meter) | As per MPD-2001 (in meter) | As per MPD-2021 Mini. Setback for plot size above 10000 (in sqm) | As per MPD-2021 Mini. Setback for plot size 2000 upto 10000 (in sqm) (preceding category) |
|---------|---------------------------------------|----------------------------|--|---|
| Front | 9.72 | 15 | 15 | 9 |
| Rear | 6.45 | 9 | 12 | 6 |
| L.H.S | 6.0 | 9 | 12 | 6 |
| R.H.S | 6.0 | 9 | 12 | 6 |

The existing setbacks are less than the required. Hence clarification / concurrence of DDA was sought vide letter dated 06.03.2020.

- 2.5 The NOCs of fire safety and structural safety/ stability dated 16.05.2018 & dated 01.09.2017 respectively are available in the regularisation file.
- 2.6 As per Note iv under table 17.1, Minimum Setbacks (Other than Residential Plotted Development), the Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.
- 3.0 Information required as per the MoUD GoI letters dated 07.04.2015 & 04.09.2015

| S.No. | Information required | Explanatory background |
|-------|--|--|
| i | Background note indicating the current situation /provisions; | As mentioned in para 1.0 above- Background |
| ii | Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how; | Yes, similar projects of various proposals have been considered / allowed by the Authority w.r.t relaxation in setback. |
| iii | What were the specific recommendations of the Authority with regard to the proposal; | The proposal is to be placed before Technical Committee and Authority. |
| iv | How and why the proposal was initiated; | The institute is in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. It is listed in the annexure G (List of pre-existing institutes) of Zonal Development Plan of Zone 'P-II' at Sl.No. 18 (copy annexed at 'A'). |
| v | What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof; | The regularisation of the institute is required as per the policy of the pre-existing institute. It is also explained in the background note. |
| vi | What are the expected short-term and long-term outcomes if the proposal is approved and implemented. | The properties will be regularised as per MPD-2021 and unauthorised construction if any will be removed. |
| vii | How the proposal will benefit in the development and economic growth of the city; | The provisions of the Master Plan will be implemented and unauthorised construction, if any will be removed. |
| viii | What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi; | The proposal is specific to the requirement of Delhi for implementation of the policy framed for regularization of pre-existing institutions providing Cultural & Religious (Including Spiritual), Health Care & Educational Services which have been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. |
| ix | What is the public purpose proposed to be served by modification of MPD and /or change of land use? | The institute is in existence and providing facilitating educational service to the community. The change of landuse of the institute is required under policy of pre-existing. |
| x | What is the number of people / families / households likely to be affected by the proposed policy; | The proposal shall not affect any family/household as the institute is already operational as on day under the control of HMR Memorial Trust. |
| xi | Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc; | The relaxation is sought as per provision of MPD-2021 Chapter 17 Development Code 8(3)(iv). |
| 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; | As per (xi) above. |
| 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; | Not applicable. |
| xiv | Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal. | Not applicable. |
| xv | Background note indicating the current situation /provisions; | As mentioned in para 1.0 above- Background |
| xvi | Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how; | Yes, similar projects of various proposals have been considered / allowed by the Authority w.r.t relaxation in setback. |

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| B. As per MoJD letter dated 07.04.2015 | | |
|--|---|---|
| a | Whether the land is government or private and who is the land owning agency? | The land under reference is private land situated at Village Hamidpur, Delhi measuring 20107.00 sqm. (2.0107 Ha.). The said land is owned / under possession of HMR Memorial Trust. |
| b | On whose request the change of land use case or modification to MPD-2021 has been initiated? | The land measuring 20107.00 sqm. (2.0107 Ha.) of HMR Memorial Trust in extended lal dora of Village Hamid Pur, Delhi-110036, is required to be changed from "Green Belt" to "Public and Semi-Public Facility (PSP)" under the policy of pre-existing. |
| c | Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided. | Pertains to DDA. |
| d | What is the public purpose proposed to be served by modification of MPD and /or change of land use? | The institute is in existence and providing facilitating educational service to the community. The change of landuse of the institute is required under policy of pre-existing. |
| e | What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies? | N.A |
| f | What will be proposal's impact/ implications on general public e.g. Law & order etc.? | There will be no adverse impact on the general public. |
| g | Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached. | As per available information no ongoing court case on the land mentioned in proposal. |

4.0 Processing in light of DDA's letter dated 10.11.2020 :-

- 4.1 In view of the Addl. Comm.(Plg)/ Narela, DDA letter was sent to the Chairman HMR Memorial Trust for compliance.
- 4.2 The applicant vide letter 02.12.2020 has submitted that as per provisions of MPD-2021 the amalgamation of plots is permitted (Copy annexed at 'B'). Further, applicant has requested that plot 1 and 2 as shown in the modified plan of regularisation (copy annexed at 'C') be considered / treated as one plot for regularisation, including the road area which shall be used as public area and no FAR shall be claimed for the said area.
- 4.3 As per regularisation file of the HMR Memorial Trust the total area is 20107.00 sqm (2.0107 Ha.) comprise of three separate plots. (refer para 2.1).
- 4.4 As per the modified drawings submitted by the applicant the total area of plot no. '1' is 11882.50 sqm. (including plot area as 7850.50 sqm and parking area 4032.00 sqm).
- 4.5 Order of Hon'ble High court dated 22.05.2003 is also available in the regularisation file, issued in the matter of Heera lal mohini devi vs. Guru Gobind Singh Indraprastha University, CW No. 4259/2003. Vide which the use of the land for the purpose of college i.e. extended lal dora is permitted (copy annexed at 'D').

5.0 Proposal :-

- 5.1 Based on examination the ground coverage & setback, requires consideration / approval of Technical Committee, DDA.
- 5.2 The land measuring 20107.00 sqm. (2.0107 Ha.) of HMR Memorial Trust in extended lal dora of Village Hamid Pur, Delhi-110036, is required to be changed from "Green Belt" to "Public and Semi-Public Facility (PSP)".

6.0 Recommendation:-

The proposal as given in para 5.0 above may be considered by the Technical Committee, DDA.

DECISION

The agenda was presented by Addl. Commissioner (Plg.) Projects.

The agenda was deferred with the observation to examine whether the said institute can be considered under the proposed Green Development Area policy thereby ensuring a green campus and an asset to the city.



ANNEXURE - 'G'

THE LIST OF THE APPLICATIONS OF PRE-EXISTING INSTITUTIONS (OWNING LAND) & RENDERING CULTURAL, RELIGIOUS (INCLUDING SPIRITUAL), HEALTH CARE AND EDUCATIONAL SERVICES IN RESPONSE TO THE PUBLIC NOTICE ISSUED BY M.P. SECTION ON 01.05.08:

| Sl. No. | Name & Address |
|---------|---|
| 1. | Delhi Institute of Rural Development (DIRD) near Kapoor Diesel, G. T. Karnal Road, Nangli Poona. |
| 2. | Anubhav Public School, Plot No.57, Gali No-2, Uttaranchal Enclave, Kamal Pur, Burari, Delhi-110084. |
| 3. | Joseph S. Mary Public School, Shastri Park, Burari, Delhi-110084. |
| 4. | Little Star Convent School, Parasram Enclave, Burari, Delhi-110084. |
| 5. | Nalanda Modren Public School, Sant Nagar, Burari, Delhi-110084. |
| 6. | D. K. Convent School, 'B' Block, Gali No.110, Sant Nagar Burari, Delhi-110084. |
| 7. | Great Mission Convent School, B-29, Kaushik Enclave Near Badrinath Mandir, Burari, Delhi-110084. |
| 8. | Yash Vidhya Public School, Harit Vihar, Pepsi Road, Sant Nagar, Burari, Delhi-110084. |
| 9. | Swami Vivekanand Public School, Block-'A', Gali No-8, Amrit Vihar Road, Burari, Delhi-110084. |
| 10. | Bright Star Model School, 154/41 Feet Road, Uttaranchal Enclave, Kamal Pur, Burari, Delhi-110084. |
| 11. | Delhi Modren Public School, B-2, Mukand Pur, Delhi-110042. |
| 12. | Oscar Public School, Swaroop Nagar Road, Burari, Delhi-110082. |
| 13. | M. P. Model School, C-18, Main Road Mukand Vihar, Delhi. |
| 14. | J. C. Gaur - Public School, Gali No.5, Mukand Pur, Part-II, Delhi-110042, (Mata Naraini Devi Sanstha) |
| 15. | J. Premier educational Society, Gali No.-6, Shiv Kunj, Jharoda Sant Nagar, Burari, Delhi-110084. |
| 16. | Baunk Pura Public School, Burari, Delhi-110084. |
| 17. | Samarth Shikha Samiti (Shisu Bal Mandir). Rao Mahar Chand Sarswati Vidhya Mandir School. |
| 18. | Hira Lal, Mohan Devi & Rita Gupta Memorial Trust, Village Hamid Pur, Delhi-110036. |
| 19. | Maharaja Agarsen Naturopathy & Yoga Sadhna Research Trust, Main Palla Road, Bhkhtawarpur. |
| 20. | Upadhyay Convent School Kadi Vihar, Nathupura, Delhi. |
| 21. | Sant Nirankari Mandal, Spiritual Centre |
| 22. | Sawan Kirpal Ruhani Mission. |
| 23. | Mata Sukh Devi Public School, Nangli Poona. |

Note: Regularization of above institutions would be subject to examination by Zonal Committee and further processing for approvals as per Authority resolution dated 10.04.2008, and fulfillment of all the conditions contained in the Government directions in letter no. K-12011/23/2009-DDIB dated the 8th March 2010 from MOUD, Govt. of India. Some of such facilities although indicated on plan as existing facilities shall not become part of use zone till the competent authority approve it, subject to fulfillment of all the conditions.

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Annexure 'B'

SITA LAL MOHAN DEVI RITA GUPTA MEMORIAL TRUST

2585/10, Chuna Mandi, Pahar Ganj, New Delhi 110 055

Ref:



Dated: 02-12-2020

To,
The Chief Town Planner,
13th Floor, T.P. Deptt.,
Civic Centre, Minto Road,
New Delhi-110002.

Sub: Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

Ref. DDA letter No. F.O.3(65)/2008/MP-Pt.-III/D-134 dated 10.11.2020

R/Sir,

This is with reference to your letter dated 27.11.2020 on the above cited subject vide which it is requested for necessary action in reference to the DDA letter dated 10.11.2020.

In this regard it is to inform that as per the Policy of Spot Zoning the institutes which were existing upto 01.01.2006 only are to be considered for regularisation. The regularisation shall be allowed in respect of lands which do not form part of Notified Ridge / Regional Park/Developed Park / River Bed / Gram Sabha Land or Public Land. The extent of buildable area shall be limited to the extent of MPD-2021 norms / prevailing relevant provision of MPD-2021

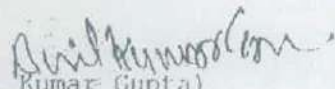
As per as per clause 3.3.1.3, (B) Village under 3.3.1 Redevelopment Strategy for provision of social and educational facilities reduced space standards shall be adopted. However, as per clause 3.3.2 of MPD-2021 Policy for redevelopment point iv. "Amalgamation and reconstitution of the plots for planning purpose will be permitted." Further point No. vi stipulates "In case of plots with service lanes, the lane area may be included in the scheme. However, no FAR / coverage will be granted and the area shall be used as public area."

The institute falls in extended Lal Dora wherein the use of the premise i.e. college is permitted the same is allowed vide orders of Hon'ble High court dated 22.05.2003 in the matter of Heera Lal Mohini Devi vs. Guru Gobind Singh Indraprastha University, CW No. 4259/2003 (Copy enclosed).

In view of the above, it is requested that plot 1 and 2 as shown in the modified plan of regularisation (copy enclosed) be considered / treated as one plot for regularisation, including the road area which shall be used as public area and no FAR shall be claimed for the said area.

An early approval / regularisation of the institute is solicited.

Encl: As above.


(Anil Kumar Gupta)
Chairman

ATP-II

My Asst.


2/12/2020

[illegible][illegible]MAILING ADDRESS: info@nph.org

COLLECTIVE SCHEME FOR PLOT-1 & PLOT-2

| P L O T A R E A S | |
|---------------------|-----------------------------------|
| AREA OF PLOT NO. 1 | = 7850.50 SQ M = 9389.12 SQ YARDS |
| AREA OF PLOT NO. 2 | = 4073.00 SQ M = 4822.23 SQ YARDS |
| AREA OF PLOT NO. 3 | = 3827.00 SQ M = 4575.39 SQ YARDS |
| AREA OF PLOT NO. 4 | = 4067.00 SQ M = 4862.22 SQ YARDS |

PROJECT:-
COMPOSITE LAYOUT PLANS OF HIRAJAL MOHENDRAVATI
GUPTA MEMORIAL TRUST
PLOT NO. 1 - 7850.50 SQ. M. (FAR = 225%)
PLOT NO. 2 - 4073.00 SQ. M. (FAR = 225%)
PLOT NO. 3 - 3827.00 SQ. M. (FAR = 225%)
PLOT NO. 4 - 4067.00 SQ. M. (FAR = 225%)

N

| S.NO | A R E A S T A T E M E N T |
|------|--|
| 1. | TOTAL PLOT AREA (college building) = (Plot 1 + Plot 2) = (7850.50 + 4073.00) = 11923.50 SQ. YARDS MET. |
| 2. | EXISTING GROUND COVERAGE = 4511 SQ M |
| 3. | PERMISSIBLE GROUND COVERAGE = 35 % |
| 4. | GROUND COVERAGE ACHIEVED = 37.96 % |
| 5. | BUILT UP AREA |
| | BUILT UP AREA AT GROUND FLOOR = 4511 SQ M |
| | BUILT UP AREA AT FIRST FLOOR = 4430.42 SQ M |
| | BUILT UP AREA AT SECOND FLOOR = 4130.42 SQ M |
| | TOTAL BUILT UP AREA (G+F+2F) = 16957.77 SQ M |
| 6. | F.A.R |
| | PERMISSIBLE F.A.R = 225 % = 26735.62 SQ M |
| | ACHIEVED F.A.R = 135.14 % |
| 7. | HEIGHT |
| | PERMISSIBLE HEIGHT = 37 M. |
| | EXISTING HEIGHT = 15 M. |
| 8. | E.C.S |
| | PERMISSIBLE E.C.S = 2 E.C.S @ PER 100 SQ. M OF BUILT UP |
| | REQUIREMENT E.C.S = (16957.77 / 100) X 2 = 321 E.C.S |
| | E.C.S ON PLOT NO. 1 = 135 E.C.S |
| | E.C.S ON PLOT NO. 2 = 166 E.C.S |
| | ACHIEVED TOTAL E.C.S = 321 E.C.S |

| Date | Orders |
|------|--------|
|------|--------|

22.5.2003

Present: Mr. P.V. Kapur, Sr. Advocate with Mr. Naresh Gupta and Mr. Nagrath for petitioner.
Mr. G.D. Goel with Mr. Sanjiv Goel and Mr. Suresh Chandran for respondents 1 and 2.
Mr. Badri Babu and Mr. S.P. Arora for respondent No.3
Ms. Sujata Kashyap with Ms. Priya Kiran for respondent No.4.

CW No.4259/2002

In the order dated 20.3.2003, this court had categorically observed as under:

"On the other hand, Mr. Kapur learned senior counsel for the petitioner has drawn my attention to the Delhi Master Plan 2001 as per which college is permitted in Ial dora/extended Ial dora. Even reading of letter dated 13th November, 2002 of the DDA would confirm that as per clause 8(ii) A of MPS-2001 land use as college is permissible under residential use zone as a part of approval of lay out plan or as a case of special permission from the authority. From this it is clear that the proposed college of the petitioner at the aforesaid land which is extended Ial dora, the use of the land for the purpose of college is permitted. It may also be pointed out that the petitioner has given examples of other such colleges in Ial dora where MCD certificates are accepted by the respondents and affiliation granted."

Registered with
High Court of Delhi

Thereafter, inspection was carried out on 25.3.2003 and further proceedings as directed by this court on 1.5.2003 were carried out. The Board of Affiliation also held a meeting on 15.5.2003 pursuant to the direction of this court on 1.5.2003. After the meeting, the Board has considered the question of affiliation of the petitioner Institute with the Guru Gobind Singh Indraprastha University. By a letter dated 21.5.2003 issued by the Deputy Registrar (Affiliation) of the Guru Gobind Singh Indraprastha University to the petitioner, it is made clear that in terms of Section 5(21) of the Indraprastha Viswavidyalaya Act 1998, with the prior approval of Board of Affiliation, approval is granted for provisional affiliation to HMR Institute of Technology, for conduct of B.Tech. in (i) ECE, (ii) CSE, (iii) IT & (iv) MAE programme (four years duration) with the maximum permitted intake of 60 each, for academic session 2003-2004. The affiliation granted is provisional and is subject

ALLES 02-03

[Signature]

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Orders

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to the conditions mentioned in the letter itself. It is made clear by the letter appearing for the respondent university that provisional affiliation is a term which is followed in respect of new cases and this affiliation would relate to the academic session 2003-2004. The said letter is taken on record.

The AICTE as well as the Government of NCT have also given their respective no-objections/approval/consolidation for the academic session 2003-2004 as mentioned in the letters which are on record.

In view of the above provisional affiliation and directions, no further directions are required to be given in the present writ petition and accordingly the same is disposed of.

sd/-

Bader Durrani Ahmad, J

MAY 22, 2003

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Certified to be True Copy

Examiner Judicial Department
High Court of Delhi
Authorized Under Section 20
Evidence Act

SALES 02-03


Planning observations of Narela Project Unit

Asstt. Town Planner-II vide letter No. TP/g/1173/2020 dated 2.12.2020 has forwarded the Agenda for Change of Landuse of pre-existing institutions Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. Also, relaxation in ground coverage and setbacks are also requested. The agenda has been signed by Chief Town Planner, Asstt. Town Planner and Planning Asstt., of North DMC.

In the Agenda, following are the observations of Narela Planning Unit:

3. In para 4.2 of the Agenda, it has been mentioned that applicant vide letter dated 02.12.2020 has submitted that as per the provisions of MPD-2021 the amalgamation of plots is permitted. Further, applicant has requested that plot no. '1' and '2' as shown in the modified plan of regularization be considered/treated as one plot for regularization, including the road area which shall be used as public area and no FAR shall be claimed for the said area. In this regard, it is informed that the provisions referred regarding amalgamation of plots are in the case of redevelopment as referred in MPD-2021 and not for the regularisation of pre-existing institutes. Since the road is passing through the plot number '1' having an area 11882.50 sqm. (including plot area 7850.50 sqm., parking area 4032.00 sqm. and excluding road of area 344.41 sqm.) of the existing institution, no FAR on the road portion shall be considered and the two plots can be connected through underpass or overhead.
4. As per the Agenda, the institute comprised of 3 separate plots and the 2 of the plots are at the approx. distance of 280 mtrs. and 460 mtrs. from plot no. '1'. One of the plot is vacant and on another plot, there are some temporary structures existing. Therefore, the same may not be considered for Change of Landuse.

With the above observations, Agenda as received from North DMC is put up for placing before the Technical Committee.


21/12/2020

Plg. Asst (Narela Project)


21/12/2020

Addl. Commr. (Plg.)/Projects

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

E-File No.- PLG/MP/0009/2020/F-
1/-O/o DY DIRECTOR
(PLG)MP AND DC/393

Date : 16.12.2020

MEETING NOTICE

The 10th Technical Committee Meeting of DDA for the year 2020 will be held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Wednesday, 23.12.2020 at 03:00 PM**. The meeting ID is 176 323 7040 and password is 12345.

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



(Manju Paul)

Addl. Commissioner (Plg.)-I

To:

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

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Director (Building), DDA
3. Representative from IGL

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10th Technical Committee Meeting to be held on 23.12.2020

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

E. File No.-PLG/MP/0008/2020/F-1/
O/o DY DIRECTOR(PLG)
MP AND DC/432

Date: 21.12.2020

Subject: Minutes of the 9th Technical Committee meeting of DDA for the year 2020 held on 04.12.2020.

The 9th Technical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Friday, 04.12.2020. 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.

Manju Paul

(Manju Paul)

Addl. Commissioner (Plg)-I

21/12/20

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.) - III, DDA
11. Addl. Commr. (Plg.) - Projects, DDA
12. Addl. Commr. (Plg.) - Land Pooling, 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, C&TD

Special Invitees:

1. Addition: Chief Architect, V.C. Office, DDA
2. Director (Building), DDA
3. Representative from IGL

Item No. 44/2020

Confirmation of the Minutes of 8th Technical Committee meeting held on 02.11.2020.
PLG/MP/0007/2020/F-1

Since no observations/comments were received, the minutes of the 8th Technical Committee held on 02.11.2020 were confirmed as circulated.

Item No. 45/2020

Planning Permission for CNG Station on Private Land Khasra no. 78/18, Village Ghevra.
F.07(03)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. The representative from IGL mentioned that the area of the proposed station is 1697.48 sqm which is more than permissible maximum size required for CNG station i.e 1485 sqm. Further, it was requested that the same be approved for CNG Mother Station for which the maximum permissible size as per MPD 2021 is 75m x 40m as per the requirement. IGL was requested to submit the modified request for considering the site for Mother Station.

After detailed deliberations, based on the request of IGL, the proposal was approved for CNG Mother station as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.

Item No.46/2020

Planning Permission for CNG/EVC/LCNG Station on Private Land at Khasra no. 9/24 (6-3), Village Baprola (Chanchal Park)
F.07(02)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. It was observed that there is a 6.0 m wide road existing outside the property line of the CNG station providing accessibility to the unauthorized colony. It was clarified by IGL that distance between plot and nearest road T junction is 25m. 'T' junction formed by a road of such width does not qualify for intersection. Further IGL vide email dated 4.12.2020 has clarified that another road which is 6m road adjoining the plot is dealer's private road for accessing the back side of the plot.

After detailed deliberations, the proposal was approved for CNG station as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.

Item No.47/2020

Planning Permission for CNG Station on Private Land Khasra no. 63/9/2, Village Mitraon
F.07(08)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. It has been informed by the concerned Engineering wing that the proposed CNG station partly falls on the proposed UER-1 of 80 m RoW. The construction of UER-1 is going to take time as the land for road parcel falling in this alignment is yet to be acquired by DDA. IGL requested that permission for temporary station be granted. After detailed deliberations, it was decided that only temporary permission may be granted subject to the following:

- a) The permission for the CNG station is purely for a temporary station with temporary structures.

Min

- b) IGL would ensure immediate cancellation of license as soon as the plans for the construction of UER is firmed up. IGL agreed to give an undertaking to this effect.
- c) The IGL/allottee would also be required to give an affidavit that no claims/compensation whatsoever would be sought on account of closure/shifting of the CNG station.

Item No.48/2020

Modification in Table 3.3: Hierarchy of Urban Development in Chapter 3.0 Delhi Urban Area 2021 in MPD-2021 w.r.t Provisions of Sewage Treatment Plants (STP) including sewage pumping station & effluent pumping station.
PLG/MP/0013/2020/F-20/-AD (PLG-MP AND DC)-III

The agenda was presented by Addl. Comm.(Plg)-I. It was deliberated that the modified norms have been proposed considering the adoption of new technologies of SBR and ASP for STPs and is inclusive of the area requirement for Sewage Pumping Station and Effluent Pumping Station. The area norms of 50sqm/MLD for Sewage Pumping Stations and Effluent Pumping Stations has been adopted. In view of this, the new norms have been prescribed in the MPD for new facilities.

After the deliberations, the agenda item was approved for further processing as per Section 11 A of DD Act with the following modifications:

MPD 2021

Chapter 3.0: Delhi Urban Area - 2021

Table 3.3 : Hierarchy of Urban Development

| Existing Provisions | | | | | Proposed Amendments/Modifications | | | | |
|-------------------------------------|---|---------------|--------------------|-------------|-------------------------------------|---|----------------|--------------------|-------------|
| Level | Facilities | Area in sq.m. | | | Level | Facilities | Area in sq.m. | | |
| 1 | 2 | No. | Per Unit | Total | 1 | 2 | No. | Per Unit | Total |
| 2. Neighbor-hood Population- 10,000 | 1. Primary School | 1 | 2,000-4,000 | 2,000-4,000 | 2. Neighbor-hood Population- 10,000 | 1. Primary School | 1 | 2,000-4,000 | 2,000-4,000 |
| | 13. Sewage Pumping Station | 1 | 500 | 500 | | 13. Sewage Pumping Station | 1 | 500 | 500 |
| | 14.Coaching centres, IT & language training centres | 1 | 500 | 500 | | 14. Coaching centres, IT & language training centres | 1 | 500 | 500 |
| | 15.Dhalao including segregation | 1 | 200 | 200 | | 15. Dhalao including segregation | 1 | 200 | 200 |
| | 16.Dispensary | 1 | 800-1,200 | 800-1,200 | | 16. Dispensary | 1 | 800-1,200 | 800-1,200 |
| | 17.Local level waste water treatment facility | | As per requirement | | | 17. Local level waste water treatment facility | | As per requirement | |
| | | | | | | 18. Sewage Treatment Plant# (including 50sqm/MLD for Sewage Pumping Station and 50sqm/MLD for Effluent Pumping Station) | Up to 22.7 MLD | 650 Sqm/MLD | |

Naip

| Level | Facilities | Area in sq.m. | | |
|--|--|---------------|---|-------|
| | | No. | Per Unit | Total |
| 1 | 2 | 3 | 4 | 5 |
| 5. Zonal / Sub-City Population 10,00,000 | 1. Medical College | 1 | As per Medical Council of India/Regulatory Body | |
| | 8. Sewage Pumping Station | 1 | 2,500 | 2,500 |
| | 9. Municipal Office for Water & sewerage | 1 | 500 | 500 |
| | 10. Sewerage Treatment Plant (180 MLD) | 1 | 200 | 200 |
| | 16. Science Centre | | As per requirement | |
| | 17. Socio-Cultural Centre | | As per requirement | |
| | | | | |

| Level | Facilities | Area in sq.m. | | |
|--|---|----------------|---|-------|
| | | No. | Per Unit | Total |
| 1 | 2 | 3 | 4 | 5 |
| 5. Zonal / Sub-City Population 10,00,000 | 1. Medical College | 1 | As per Medical Council of India/Regulatory Body | |
| | 8. Sewage Pumping Station | 1 | 2,500 | 2,500 |
| | 9. Municipal Office for Water & sewerage | 1 | 500 | 500 |
| | 10. Sewerage Treatment Plants (including 50 sqm / MLD for Sewage Pumping Station and 50 sqm / MLD for Effluent Pumping Station) | above 22.7 MLD | 1100 Sqm/MLD. | |

Notes:
The area norms are for new proposed facilities.

Item No.49/2020

Regarding revision in Development Control Norms for siting of fuel stations - CNG in Community Centres having ROW less than 30 m.

PLG/MP/0003/2020/F-7/-O/o DY DIRECTOR (PLG)MP AND DC

The Agenda was presented by Addl. Commissioner-I. It was informed that many Community Center sites which have already been planned or are in various stages of planning are located on roads with ROW less than 30.0m.

Petrol pumps are existing in these Community Centers as it is a permitted activity as per Master Plan. However, the aspect of the mandatory requirement of a minimum of 30.0 m ROW for siting Fuel Stations (CNG/Petrol Pumps) appears to have been overlooked while earmarking the Petrol Pump sites.

After detailed deliberations, the following was decided:

- It was agreed that new CNG stations in Community Centers existing on 24.0 m wide road in the developed areas be allowed.
- As per clause 12.13.2 of MPD 2021, "the regulations for locating the fuel stations - cum service stations, the development control norms and permissibility shall be governed by the Policy/decision of competent Authority/ Government Notifications from time to time." Accordingly the approval of Authority may be sought.

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Proposal for planning permission for CNG / EV Charging on Private Land Khasra No. 68/20, 68/11 & 67/15/2, Rupali Enclave, Village Karala, Tehsil Kanjhawala, Delhi 110081 in view of notified regulations dated 08.03.2019.
F.7(10)/2020 - MP

The agenda was presented by Dy. Director (Plg) Zone N. It was observed that some portion of gram sabha land is falling within the proposed site, which seems to be an irrigation channel. IGL and the allottee in consultation with Revenue Deptt may ascertain whether the channel is still functional and accordingly submit the proposal afresh after consolidation of land.

The proposal was not agreed to.

Laid on Table:

Item No.51/2020

Proposal for change of land use from Recreational (District Park) to Utility (U4) of an area measuring 10.7 acres (9 acres +1.7acres) for establishment of Solid Waste Management Facilities (for processing of C& D Waste) and for dumping site for inert materials generated due to bio mining at Tehkhand falling in Planning Zone 'F'.

- The proposal was deferred. The Agenda to be resubmitted incorporating the following:
- i. Justification for allotment of more land for SWM facilities considering the allotments already made.
 - ii. SDMC to provide details with respect to total land allotted to SDMC in and around the area for Solid Waste Management facilities till date and its utilization with detailed planning of the area.
 - iii. The new allotment be contiguous and to be earmarked in such a way that the Solid Waste Management facilities are developed without impacting the proper planning of the left over adjoining areas.
 - iv. The proposal for Change of Landuse may be accompanied with a proper T.S.S. for the convenience of seeking Public Objections/Suggestions.

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

Mangru

ANNEXURE-I

List of participants of 9th meeting for the year 2020 of Technical Committee on 04.12.2020

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg)
5. Addl. Commissioner (Landscape)
6. Chief Architect
7. Addl. Commissioner (Plg.) -I
8. Addl. Commissioner (Plg.) -III
9. Addl. Chief Architect, VC Office
10. Secretary, DUAC
11. Dy. Director (Plg.), LP-I
12. Dy. Director (Plg.), LP-II

Representatives of the following Organizations has also attended the meeting:

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. South Delhi Municipal Corporation
5. Delhi Fire Service
6. CPWD
7. IGL

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

SUBJECT: PROPOSAL REGARDING APPROVAL OF HIGHER FAR AND HIGHER GROUND COVERAGE OF INTEGRATED PROPERTY DEVELOPMENT AT OKHLA NSIC METRO STATION, FALLING IN PLANNING ZONE F.

E-File No. : PLG/MP/0025/2020/F-20

Synopsis

- TOD Policy was conceptualized and incorporated in MPD-2021 as part of its Chapter 12: Transportation vide notification dated 14.07.2015. The policy provisioned for 400 FAR and 40% Ground Coverage for projects developed as per the TOD norms. However, the Regulations for operationalization of the TOD Policy could not be notified.
- DMRC site at the Okhla NSIC Metro Station was eligible for development under the then notified TOD Policy.
- A workshop to promote TOD policy was conducted by UTTIPEC on 10.10.2015 for the officials of DMRC and it was discussed that the development at Okhla NSIC metro station may be taken up as a pilot project under TOD policy.
- The Integrated Residential Complex at the DMRC site of Okhla NSIC Metro Station utilized 140 FAR and 30% Ground Coverage in anticipation of the TOD Policy and Regulations and is currently fully constructed and awaiting approval.
- In the meanwhile TOD policy was revised and notified by MoHUA on 24.12.2019 and incorporated as Chapter-20 'Transit Oriented Development (TOD) Policy' in MPD-2021. However, the Regulations for the operationalization of the TOD policy notified on 24.12.2019 are yet to be notified.
- As per the revised TOD Policy notified on 24.12.2019, TOD development is to be undertaken only in few select TOD nodes. The DMRC site at Okhla NSIC by virtue of the changed policy has become ineligible for TOD development.
- DMRC has requested for permitting regularization of NSIC case as the only case with FAR 140 (as against 100 FAR and 25% Ground Coverage allowed in MPD-2021 as notified on 07.02.2007) as a special case to enable approval of the plans for the already constructed and completed project i.e. Integrated residential complex developed at Okhla NSIC station.

1.0 BACKGROUND

- 1.1 Various requests have been received from Delhi Metro Rail Corporation Limited (DMRC) regarding approval of Integrated Residential Complex at the Okhla NSIC Metro Station developed as per the pre revised TOD policy of DDA notified on 14.07.2015. Since the said policy has been superseded by the revision in Policy notified on 24.12.2019. Due to the revision in Policy, the development control norms adopted in the project cease to be in conformity with the MPD 2021.
- 1.2 Okhla NSIC station is one of the stations of Line 8 (Janakpuri West to botanical garden) in phase -III. For the construction of Okhla NSIC station, 3 land pockets on the outer

Ring road near Lotus temple were acquired with a total area of 9270 sqm which is 730 sqm less than presently permitted minimum area for a TOD scheme i.e. 1 Ha.

The details of the land parcels are as provided below:

| | Pocket - 1 | Pocket - 2 | Pocket - 3 |
|-------------------|---|----------------------|-----------------|
| Area | 3070.93 | 2947.63 | 3113.79 |
| Initial Land Use | Recreational | Recreational | Recreational |
| Proposed Land Use | Transportation | Transportation | Transportation |
| Owner | NSIC | Private Land Owners* | Delhi Jal Board |
| Status of CLU | Notified vide S.O. vide S.O 2226(E) dated 28.06.2019. | | |

* Land Pocket 2 has been acquired from private land owners. A MoU was signed between DMRC and land owners, DMRC is obligated to allot proportionate built-up space to these land owners on Okhla NSIC station itself.

1.3 DMRC in their letter dated 09.06.2020 mentioned the following: (Annexure I)

- i. National Metro Rail Policy 2017 mandates enhancing of Revenue through Transit Oriented Development (TOD) and Value Captures finance (VCF). It is stated that Metro Rail Implementing agencies should endeavor to maximize revenue through commercial development at stations.
- ii. Mandate was also given to DMRC vide circular from MOUD dated 30.03.2009 to explore PD options wherever feasible with TOD as an accepted source of non-Farebox revenue/resource mobilization towards capital cost as well as sustainable operations.
- iii. A workshop to promote TOD policy was conducted by UTTIPEC on 10.10.2015 for the officials of DMRC and it was discussed that the development at Okhla NSIC metro station may be taken up as a TOD project.
- iv. A commercial cum residential complex was planned at Okhla NSIC as a mixed use development, as per the norms applicable under TOD policy dated 14.07.2015 alongwith other criteria such as zero set back from ≥ 18 m ROW, provision of Multi-modal Integration (MMI), universal accessibility, etc.
- v. The construction of the project was completed by 20.12.2019 and completion certificate from local authorities is required for disposal of the units/scheme.

2.0 Provisions of Master Plan 2021 w.r.t. Transportation Chapter and TOD Policy

- 2.1 MPD-2021 was notified on 07.02.2007 which permitted 100 FAR and 25% Ground Coverage as mentioned in 'Development control Norms for Metro Stations' in Chapter 12: Transportation.
- 2.2 As a part of the Master Plan Review Process, Chapter 12: Transportation of MPD-2021 was revised and the TOD Policy was incorporated vide notification dated 14.07.2015.
- 2.3 The TOD Regulations for operationalization of the TOD policy and proposed modifications in the TOD policy were approved by the Authority in its meeting dated 10.06.2016. After approval, the same were sent to MoUD for issuance of final

notification. However, the Regulations for operationalization of the TOD policy could not be notified.

- 2.4 Ministry vide letter dated 03.03.2017 requested DDA to revisit the proposed amendments in the TOD policy and proposed TOD regulations in light of the new development vis-à-vis National Policy on TOD.
- 2.5 As per the directions of Ministry, the TOD policy and Regulations were revised and the same were approved by the Authority in its meeting dated 17.09.2019. The revised TOD policy was notified by MoHUA on 24.12.2019 as 'Chapter-20 Transit Oriented Development (TOD) Policy of MPD-2021'. The Regulations for the operationalization of the TOD policy notified on 24.12.2019 are not notified till date.
- 2.6 As per the new TOD Policy notified on 24.12.2019, the policy will be strategically implemented in select TOD nodes with high development potential.
- 2.7 The DMRC site at Okhla NSIC is not falling under the identified TOD Nodes.
- 2.8 The policy, at Para 20.3 '**Framework for implementation of the Policy**', states that a committee shall be set up under the chairmanship of the Lieutenant Governor of Delhi comprising of representatives from DDA, various service providing agencies and all local bodies. The committee will be responsible for approval of any new TOD nodes (other than any priority nodes identified under the regulations)

PROJECT DETAILS

- 2.9 The Okhla NSIC project consists of 93 residential units of one or two bedrooms (with 100% of the total DU's falling under two rooms or less) along with supporting commercial area and public spaces as per TOD norm for Transportation land use as notified in July 2015.

| | |
|--------------|---------------------|
| Gr. Coverage | : 30 % |
| FAR | : 140 |
| E.C.S | : 1.33 ECS/100 Sq.M |

Also following all other criteria such as zero set back norm ≥ 18 m ROWs, provision of multimodal integration (MMI), universal accessibility etc.

- 2.10 A Traffic Impact Assessment has been also been done in this regard and as per the report submitted by the consultant, the project site will contribute insignificant traffic to the surrounding road network and hence no impact on the adjacent existing road network. However it is pertinent to say that the proposed Modi-Mill connecting flyover, should cater to the need of the traffic beyond the horizon year, with proper road alignment and appropriate signages.
- 2.11 The construction of the project was completed by 20.12.2019 and completion certificate from local authorities is required for disposal of the units/scheme.
- 2.12 A comparative statement of the Development Control Norms is as under:

| Parameter | As per MPD-2021 notified on 07.02.2007 | As per modified Chapter 12 of MPD-2021 incorporating TOD Policy as notified on 14.07.2015 | As per revised TOD Policy notified on 24.12.2019 and incorporated as Chapter 20 in MPD -2021 |
|-----------------|--|---|--|
| Plot Size | Max. 3 Ha | Min. 1 Ha | Min. 1 Ha |
| FAR | 100 | 400 | <p>Calculated as the sum of FAR calculations for all constituent plots.</p> <p>FAR entitlement for each constituent plot shall be calculated as follows:</p> <ul style="list-style-type: none"> • The FAR shall be 1.5 times the existing permissible FAR on the plot or 300, whichever is more. • The maximum FAR limit for any plot included in TOD Schemes shall be 500. • Larger TOD Schemes with an area of 4 Ha and direct access from roads of 30m RoW, will be eligible for FAR of 500 on all constituent plots, if feasible. |
| Ground Coverage | 25% | 40% | 40% |

3.0 EXAMINATION

- 3.1 The NSIC Okhla project was envisaged under the TOD Policy notified on 14.07.2015 under which the site was eligible for development as per TOD norms. However, TOD Regulations for operationalization of the TOD Policy were not notified which is mandatory for approval and implementation of any project under TOD norms.
- 3.2 In the absence of Regulations, no project could be operationalized and approved as per the TOD norms. Therefore, the proposal for approval of 140 FAR for the DMRC site of NSIC Okhla could not be acceded to.
- 3.3 Later, a revised TOD policy was notified by MoHUA on 24.12.2019 wherein it was stated that the policy will be strategically implemented in select TOD nodes with high development potential. The DMRC site at Okhla NSIC is not falling under the identified TOD Nodes.
- 3.4 The matter was discussed with VC, DDA on 21.10.2019, wherein it was decided that DMRC shall approach DDA with a request to modify relevant provisions in MPD-2021. (Annexure II)
- 3.5 A letter dated 05.03.2020 was issued wherein it was mentioned that DMRC will only be able to avail TOD norms for its property development at Okhla NSIC if the site falls under the TOD nodes, as specified in TOD policy.
- 3.6 As per Notes (v) provided under Table 17.1 of Chapter 17.0 Development Code of MPD-2021,

"The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances."

However, MPD-2021 does not provide any provision for relaxation in FAR.

3.7 DMRC in their letter dated 09.06.2020 also mentioned the following: **(Annexure I)**

- i. It is worth mentioning that the FAR originally allotted to DMRC was 1.0 with 25% GC, while the FAR allowed for a standard residential project to any private developer is 2.0 with 33.3% Gr. Coverage. It may also be noted that the Okhla NSIC scheme does not avail the higher FAR (3.0 to 5.0) as permitted by the National and Delhi TOD policy, yet it meets all the other good features of the policy such as zero setbacks with active frontages, mixed-income mixed-use Housing and walk-to-shop parameters that are beneficial to the larger public, especially in the post-COVID scenario.
- ii. Keeping in view the fact that the project is already completed under circumstance explained above, it is, therefore, requested that Okhla NSIC may be considered for deciding it as one of the TOD node as a special case and approval of 1.4 FAR and 30% ground coverage may be granted so that we may seek necessary clearance from local authority and take action for leasing out of flats and mobilizing of resources at the earliest.

4.0 THE ISSUES PLACED BEFORE THE TECHNICAL COMMITTEE FOR CONSIDERATION

- 4.1 The project may be considered to be treated as a special case since it is undertaken by a government agency and was envisaged and developed based on approved TOD Policy notified on 14.07.2015 and in anticipation of the TOD Regulations which were not notified.
- 4.2 DMRC may be permitted regularization of 140 FAR and ground coverage of 30% as against FAR of 100 and ground coverage of 25% allowed in MPD-2021 as a special case to enable regularization of the already completed integrated residential complex developed at Okhla NSIC station to avoid any loss to the ex-chequer.
- 4.3 The Technical Committee may relax the excess Ground Coverage and setbacks in view of special circumstances. Once the proposal is approved by the Technical Committee, the issue of relaxation of FAR in NSIC Okhla Metro Station shall be placed before the Authority for its appropriate decision. On consideration of the issue of FAR by the Authority, the composite proposal shall be sent to the MoHUA for its final approval.


Dy. Director
(UTTIPEC)


Director (UTTIPEC)


Dy. Director (Plg)
Master Plan


Addl. Commissioner
(Plg.) - I

Sub: Guidelines for implementation of "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018

File No. PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG)UC AND ZONE J

1.0 Background:

- 1.1 Delhi Development Authority vide S.O. 3249 (E) dated 04.07.2018 notified the "Regulations for Enabling the Planned Development of Privately Owned Lands".
- 1.2 For implementation of these Regulations, a Standard Operating Procedure (SOP) and guidelines were prepared and uploaded on DDA website.
- 1.3 As per the Regulations, "Private Land / Privately Owned Land" means any unacquired / freehold land or property, which is not open to the use and enjoyment of the public and the ownership of the said land vests with an individual land owner or a company or a society or a group of land owners voluntarily agreeing to participate pursuant to an agreement. This is subject to applicability set out in Clause 3.1 of these Regulations.
- 1.4 As per Clause 3.1, these Regulations shall be applicable to the following types of privately owned land parcels:
 - 1.4.1 Land parcels having activities / uses that were already in existence before the notification of MPD 1962.
 - 1.4.2 Land parcels that were left out and could not form a part of any layout plan / planned development during the implementation of the MPD.
 - 1.4.3 Land parcels that could not be acquired by DDA because:
 - 1.4.3.1 Acquisition proceedings were challenged by the land owners and quashed by the courts.
 - 1.4.3.2 Acquisition lapsed as per sub-section 2 of section 24 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (the 'New Land Acquisition Act').
 - 1.4.4 Land parcels assigned 'Recreational use' in the layout plan, resulting in restricting their development are also included (except for notified or reserved forest area, Regional Park and Monument Regulated Zones as per MPD 2021).

2.0 Examination:

- 2.1 Total 26 no. of applications have been received in Planning Zone-J and G (Urban Extension) till date for consideration under the Private Land Policy. Out of these, 13 nos. of cases have already existing built-up structures on ground. Some of them have also given undertaking to demolish already built

Aditi

structures. Also, such applications are being received in various other zones within Delhi.

- 2.2 Para 3.3 of the Regulations states that, *"These regulations shall not entitle any land owner for regularization of any already existing unauthorized / illegal development on its property."* However, there is no clear stipulation whether the Regulations are applicable for vacant land only or certain types of existing structures are covered under the Regulations.

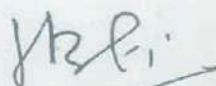
3.0 Proposal:

In view of the examination in Para-2 above, the matter is placed before Technical Committee for deliberation:

- 3.1 Privately owned land parcels may be divided into three broad categories i.e. vacant land parcels, land parcels with existing dilapidated structure and land parcels with existing structure in good condition.
- 3.2 For cases having existing dilapidated structure, the applicants may be asked to demolish the structure for applicability of these regulations on their land parcels.
- 3.3 For cases having existing structure in good condition with and without sanction, the applicants may be allowed to continue using the existing structure after reviewing the structural stability and conformity to all Planning norms applicable on that land parcel.

In such cases, additional charges/ penalty without sanction/ compounding fee may be levied on the applicant for per sq.m. of construction. Requisite charges shall be worked out by Land Costing Deptt.

- 3.4 The regulations shall not be applicable on the following types of land parcels:
- 3.5.1 Land parcels in Zone 'O'
 - 3.5.2 Land parcels in Notified Green Belt
 - 3.5.3 Land parcels covered under water bodies
 - 3.5.4 Land parcels in the Ridge, Regional Park, Reserved Forest areas
 - 3.5.5 Land parcels in Monument Regulated Zones
 - 3.5.6 Land parcels already eligible for land pooling as per the notified Land Policy
 - 3.5.7 Land parcels falling in Lal Dora (Village Abadi) / Extended Lal Dora and Unauthorized colonies.
 - 3.5.8 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.



Addl. Commr. (Plg.)
Projects



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



Asstt. Director (Plg.)
UC&J

Sub: Modification in the Layout Plan of Facility Corridor (F.C.)-1. with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively.

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

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. 'Commercial use' was granted on the basis of decision of Technical Committee for M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. since the owner of the plots had requested for the same under the "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018. The other vacant plots in the LOP were permitted 'Commercial/PSP' use. (Annexure 'A').
- ii. Further, M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. vide letter dated 09.12.2020 requested for changing the use of part of the total area of Plot No. 3 and 4 (60%) to 'Public and Semi-public' use from 'Commercial' use and the balance area (i.e. 40%) to be used as Commercial as already approved by the Technical Committee (Annexure 'B').

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. M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. vide letter dated 09.12.2020 requested for 'Public and Semi-public' land use specifically for Museum and related permitted socio cultural activities because due to lockdown and pandemic Covid-19, the demand for Commercial activities has reduced tremendously as people have started online shopping, also commercial offices have started working from home.
- iii. As per Zonal Development Plan of Zone-J, the permitted uses (Zonal level facilities) in 'Facility Corridor' are- Commercial, Recreational, Transportation and Public and Semi-public.

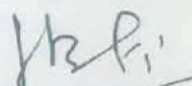
Ali

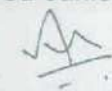
- iv. As per MPD-2021, the requested uses i.e. 'Public and Semi-public' and 'Commercial' are permitted in 'Socio-cultural Centre' use premise under 'Public and Semi-Public' land use.
- v. As per Table 13.27: 'Socio-Cultural and Community Facilities' of MPD-2021, 'Socio-Cultural Centre' use premise includes the following activities:
"Outdoor spaces /amphitheater for cultural activities, museums (art, cultural artifacts, natural history, science, community etc.), planetarium, auditorium, exhibition areas, convention centre, literary / film festival, Film centre, Multipurpose training and meeting rooms, Areas for public education, Documentation centre, library, Temporary as well as permanent exhibition areas, commercial office / retail space, Guest rooms, Hotels with permissibility of activities as per Table 13.17 and Table 5.5." (Annexure 'C')
- vi. Further, as per Table 13.17: 'Development Controls for Socio-Cultural Facilities', the DC norms for 'Socio-Cultural Centre' are annexed as Annexure 'D'.

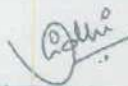
| Category | Maximum | | | Other controls |
|-----------------------|-----------------|-----|---|---|
| | Ground coverage | FAR | Height | |
| Socio-Cultural Centre | 40% | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies. | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area. |

3. Proposal:

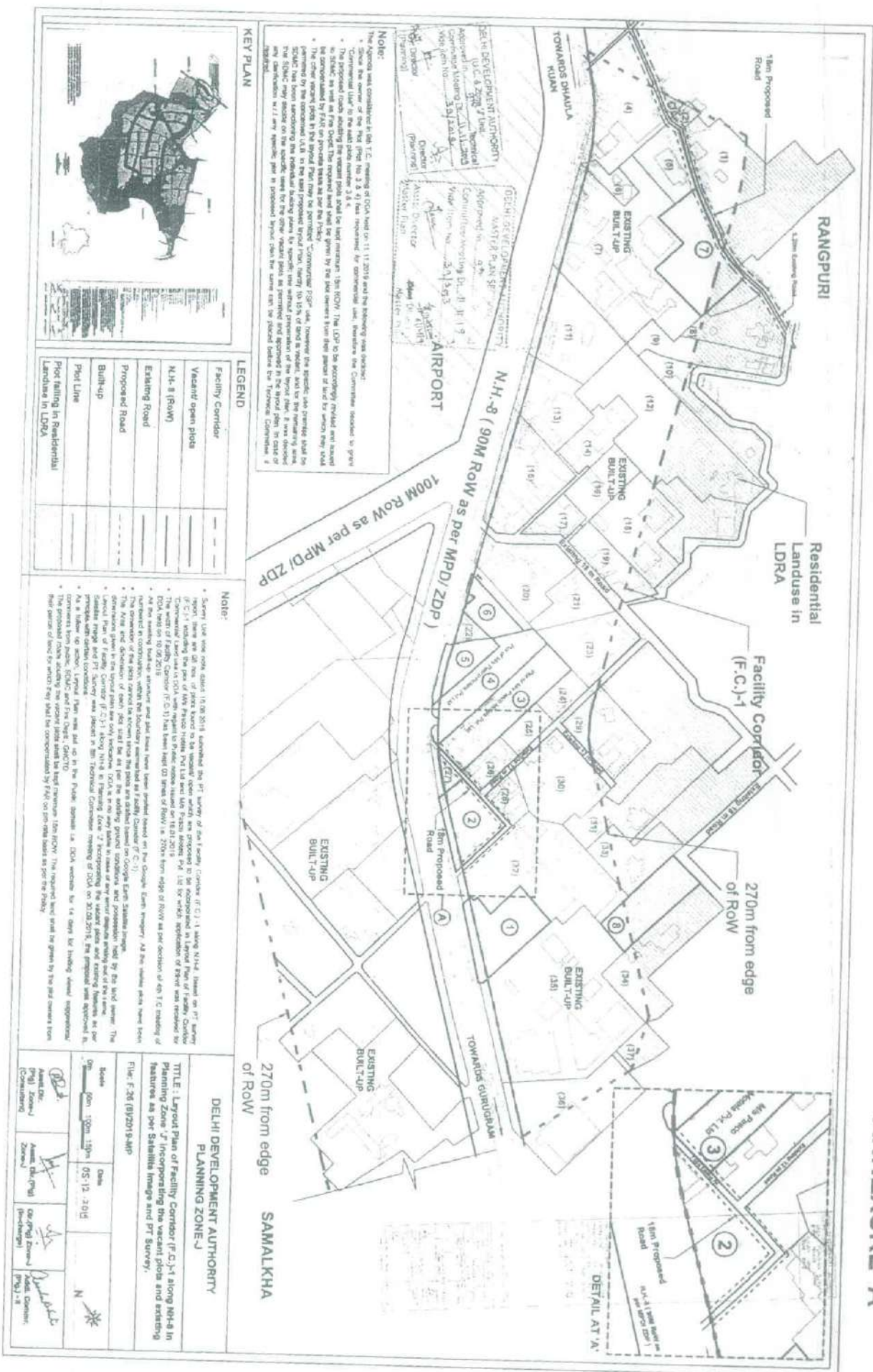
In view of the examination in Para-2 specifically Para 2 (iii) and (iv), the matter is placed before Technical Committee for consideration of 'Public and Semi-public' with use premise as 'Socio-Cultural Centre' for the Plots under reference instead of 'Commercial' use as approved earlier by the Technical Committee.


 Addl. Commissioner
 (Plg.) Projects


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


 Asstt. Dir. (Plg.)
 UC & J

ANNEXURE 'A'



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Annexure 'B'

PASCO HOTELS PRIVATE LIMITED
PASCO MOTELS PRIVATE LIMITED

निवेशक (योजना)
शुद्धी. जे. व. जी (यू. ई.)
हायरी सं०: 4434
दिनांक: 17/12/2020

अति० आधुक्त (पे०)-11

हायरी सं०: 4910

दिनांक: 16/12/20

आयुक्त (विप्लव) कार्यालय

हायरी सं०: I-2/20

दिनांक: 9/12/2020

December 9th, 2020

To,
Shrimati Leenu Sehgal Ji,
The Commissioner (Planning)
Delhi Development Authority
Vikas Minar
New Delhi

Subject: Request for clarification about use of Plot No. 3 & Plot No. 4, measuring about 7.5 acres, for use of MUSEUM; designated for Commercial use in approved layout plan of Facility Corridor along NH-8, New Delhi.

Dear Respected Madam,

The Delhi Development Authority very kindly accorded approval vide Letter No. F.26(8)2019/-MP/D-374 dated 6/12/2019 for the use of my land having Plot No. 3 & Plot No. 4, in approved layout plan of Facility Corridor for Commercial use. This Commercial use was processed on my request.

In the past nine months, since the lockdown and pandemic COVID-19, the demand for Commercial activities has reduced tremendously as people have started online shopping, also Commercial offices have started working on work from home concept. In such a situation I intend to use part of my plot for Public, semi-public use, specifically for MUSEUM and related permitted socio cultural activities.

As per provision of Master Plan for Delhi 2021, clause 5.7.1, "Facility Corridor will have non-residential uses like Commercial, Recreational, Public and Semi Public, Utilities, Services and Repair etc. with detail Urban Design and landscape schemes." (Annexure A)

bnv
17/12/2020
Accd
2/12/2020

JR
17/12/2020

Director

Regd office : 57 Golf Links, New Delhi - 110003
Tel No : 9810064388, Email: pasco@pasco.in

From perusal of the activities/usage allowed under commercial activities, we do understand that social cultural activities are allowed under certain commercial areas (Refer Table 5.1-Annexure B).

Further, all public and semi public uses / activities have been detailed out in Master Plan under chapter Social Infrastructure. Table 13.27 with heading socio cultural and Community Facilities; at serial no. 10 allows development of MUSEUM, exhibition Centre and art gallery, auditorium and open air theatre, (Annexure C).


I understand this Socio Cultural Activities is common, which is allowed both in the premises designated as Commercial or Public & Semi Public Areas.

I request you to kindly oblige me, by changing part of Plot No. 3 & Plot No. 4 i.e. 60% of the total area to public and semi-public use from the present approved land use of Commercial. The balance area i.e. 40% of Plot No. 3 & Plot No. 4 would continue to be used as Commercial. We would further request your good office to clarify on the applicable FAR and ground coverage for Plot No. 3 & Plot No. 4 keeping into consideration its proposed usage for both public and semi-public (museum) and Commercial under the already approved layout plan of Facility Corridor.

We would be happy to provide any additional information or clarification, as may be required by you for providing us with the aforesaid clarification.

Thanking You,

Yours Sincerely,


Director

MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

levies. ¹[To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.

FAR enhancement in the shops cum residence complex developed prior to 1962 in rehabilitation colonies or other residential area shall be allowed higher FAR equivalent to FAR permissible on residential plot subject to availability of the parking in the area. The plot holder of shop-cum-residence plot is also allowed to continue with the original use i.e. shop-cum-residence and in such cases there will be no insistence for levy of any conversion charges.]

5.7 COMMERCIAL CENTRES IN URBAN EXTENSION

5.7.1 SUB CITY LEVEL COMMERCIAL AREAS

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. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and bus terminals, as the case may be, shall be integrated within these facility corridors.

5.7.2 LOCAL LEVEL COMMERCIAL AREAS

In case of Urban Extensions it is proposed to combine and integrate LSC and CSC at neighborhood level to ensure their location within walkable distance.

5.8 ²[(A)] HOTELS

Delhi is emerging as an International centre of education, health care, tourism, sports and business, which require complimentary facilities such as hotels catering to various economic groups. Such uses are proposed as part of commercial use (Community Centres and above), Public Semi-Public facilities, wholesale markets, transport nodes, etc.

³[To cater to low tariff accommodation, a hierarchy of Guest House, Lodging and Boarding House / Dharamshala / Hostel have been proposed under respective land uses.

Hotels are permitted in Commercial Use Zone.] Commercial Centres in Industrial Use Zone, and Transport Nodes (ISBT, Bus Depot/ Terminal, Railway Station, Airport, Integrated Freight Complex, Metropolitan Passenger Terminal) and other use zones - where already existing and where building plans are approved by the Competent Authority. The maximum ground coverage and FAR in such cases shall be as per the sanctioned building plans but in no case exceeding the permissible ground coverage and FAR of that use zone. This is subject to the provision of parking as per norms.

5.8 (B) LONG TERM (SERVICE APARTMENTS) AND SHORT TERM ACCOMMODATION

In order to cater to the long term accommodation requirement, service apartments are proposed as per the parameters stipulated by Ministry of Tourism and Culture, GOI. To cater to low tariff short term accommodation, a hierarchy of Guest House, Lodging and Boarding House / Dharamshala / Hostel have been proposed.

¹ Added vide S.O. 1215 (E) dated 13-05-2013

² Added vide S.O. 2895 (E) dated 23-09-2013

³ Modified vide S.O. 2895 (E) dated 23-09-2013

⁴ Added vide S.O. 2895 (E) dated 23-09-2013

5.0 TRADE AND COMMERCE

Shopping and commercial areas reflect the economy and the image of the city. As per the Economic Survey of Delhi 2001-2002, there were about 2.3 lakhs retail enterprises in Delhi with an employment of 5.4 lakhs engaged in trade, commerce and allied services. It is expected that the number of enterprises in retail trade are likely to increase to about 4.15 lakhs by 2021 and the corresponding employment is likely to increase to about 9.63 lakhs. In addition to these, large number of enterprises in sectors such as restaurants and hotels, finance & insurance, real estate & business operate from commercial centres. This indicates the predominance of retail and allied service activities in the economic structure of the city.

The major changes in the economic structure are due to liberalization of the economy, entry of multinational companies in the consumer sector, improved telecommunication system, increased per capita income and the purchasing power of the people.

5.1 PRE 1962 / MPD-1962 COMMERCIAL AREAS

Residential areas and streets / stretches earlier declared as commercial areas / streets or where commercial use was allowed in MPD-1962 shall continue such use at least to the extent as permissible in MPD-1962. Commercial activities existing from prior to 1962 in residential areas are also permitted subject to documentary proof thereof.

5.2 HIERARCHY OF COMMERCIAL AREAS

The following five-tier system of Commercial Areas is envisaged to accommodate required shopping, commercial office and other service activities like cinema, hotel and restaurant and various community services and facilities in an integrated manner.

In addition, some components of commercial use are also provided under mixed use, non-hierarchical commercial centres, and informal sector in the selected areas along the MRTS corridor.

Table 5.1: Five-Tier System of Commercial Areas

| Tier | | I | II | III | IV | V |
|----------------------|---|---|---|--|---|---|
| Population | Metropolitan City Centre (Pertains to already developed Central Business District) | About 5 lakhs | About 1 lakh | About 10,000 | About 5,000 | |
| | | District Centre | Community Centre | Local Shopping Centre | Convenience Shopping Centre | |
| Area (Ha.) | - | 40 | 4.0 | 0.3 | 0.1 | |
| Activities Permitted | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, Hotels, Restaurants, Banquet Halls, Socio-Cultural | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial Offices, Clinical Laboratory, Clinic & Poly Clinic, Repair / | Retail Shopping, Local level service activities, Repair, [Office up to 125 sqm.], Bank, ATM, Informal Trade, Restaurant | |

¹ Modified vide S.O. 2895(E) dated 23-05-2013

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MPD-2021 modified upto 31/01/2015

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| | | | | |
|---|--|---|---|--|
| activities / Recreational Club, Service Apppts. Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Station, Bus Terminal, Informal Trade. | Hotels, Restaurants, Banquet Halls, Socio-Cultural activities / Recreational Club, Service Apppts. Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Stn., Bus Terminal, Repair / Services, Bank, ATM, Guest House, Nursing Home, Informal Trade. | Hotels, Service Apppts. Restaurants, Banquet halls, Guest House, Nursing Home, Dispensary, Clinical Lab. Clinic & Poly Clinic, Coaching Centres / Training Institutes, Police Post, Post Office, Petrol Pump / CNG Station, Repair / Services, Bank, ATM, Informal Trade, Multi level parking. | Services, Bank, ATM, Guest House, Nursing Home, Informal Trade, Coaching Centres / Training Institutes, Restaurant. | |
|---|--|---|---|--|

- [The provision of office space upto 125 sq.mtr. to be applicable from the prospective date of notification in view of clause 3 (4) of Development Code.]

Notes:

- Besides the above, retail shopping of desired level shall also be provided in all work centres and transportation nodes.
- Utilities, Public Conveniences shall be provided as per requirement.
- Service & Repair and Informal activities should be provided as Service markets and Informal bazaar.
- The mandatory requirement of parking as per prescribed standards would be met through multi level parking as far as possible in Metropolitan City Centre, District Centre and Community Centre.
- [The non-residential activities permitted as per Mixed Use Regulations with stipulations for category of colony, road ROW, etc. in residential plots will be permitted in Commercial Centres.]

5.3 METROPOLITAN CITY CENTRE

The existing CBDs are Connaught Place and its Extension, commercial areas in Walled City and its Extension and Karol Bagh. These have all the necessary ingredients to emerge as Metropolitan City Centres.

These Metropolitan City Centres need to be seen in the light of the historical legacy of the pre-colonial and post-colonial capital cities of the so called old and new Delhi, are envisaged as a city level centre for shopping, entertainment, socio-cultural and all other

Added vide S.O. 1216(E) dated 13-05-2013.

Added vide S.O. 2505(E) dated 23-09-2013.

Table 13.27: Socio-Cultural and Community Facilities

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|---------|--|--|---|
| 1 | Multipurpose Community Hall, Barati ghar | A premise having an enclosed space for various social and cultural activities | Community Hall, Watch & Ward Residence (upto 20 sqm), Soft Drink and Snack Stall and library etc. |
| 2 | Music Dance and Drama Training Centre | A premise having facilities for imparting training and coaching for music, dance and dramatics | Music dance and drama training centre, watch and ward residence up to 20 sqm, canteen, auditorium |
| 3 | Yoga Meditation | A premise having facilities for self | Yoga centre, meditation spiritual and |

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| | | | |
|----|--|---|--|
| | Spiritual and Religious Discourse Centre | attainment, achieving higher quality of mind and body, spiritual and religious discourse etc. | religious discourse centre, watch and ward residence (up to 20 sqm), hostel, soft drink and snack stall |
| 4 | Recreational Club | A premise having the facility for recreation with indoor sports, swimming pool, outdoor sports, socializing and gathering space for small functions with restaurant | Recreational Club, watch & ward residence (upto 20 sqm), Residential flat (for maintenance staff), swimming pool, indoor and outdoor games facilities, club |
| 5 | Banquet Hall | A premise to hold small public gatherings, community functions, marriages, etc. | Hall for public gatherings, marriages, cooking facilities and other logistics |
| 6 | Open air theatre | A premise having facilities for audience seating and a stage for performance and open to sky | Open Air theatre, Watch & Ward Residence (upto 20 sqm), Canteen |
| 7 | Auditorium | A premise having an enclosed space to seat audience and stage for various performances like concerts, play, recitals, functions etc. | Auditorium, Watch & Ward Residence (upto 20 sqm), Canteen |
| 8 | Museum | A premise with facilities for storage and exhibition of objects illustrating antiquities, natural history, art etc. | Museum, Watch & Ward Residence (upto 20 sqm), Canteen |
| 9 | Exhibition-cum-Fair Ground | A premise having facilities for the exhibition and display and other cultural activities for a group of participants | Fair Ground, Residential Flat (for maintenance staff), Exhibition Centre (Temporary in nature), Restaurant, Soft Drink & snack, Sign, Police Post, Fire Post, Bank, Extension counter facility, Post Office counter facility |
| 10 | Museum, exhibition centre and art gallery, auditorium and open air theatre | Combination of Museum, exhibition centre and art gallery, auditorium and open air theatre | Museum, Exhibition Centre and Art Gallery, Auditorium and Open Air Theatre, Watch & Ward Residence (upto 20 sqm) |
| 11 | Cultural and Information Centre | A premise with facility for cultural and information services for an institution, state and country | Cultural and Information Centre, Watch & Ward Residence (up to 20 sqm), Hostel, Canteen, Bank, Extension Counter Facility, Auditorium (Up to 500 seating capacity), Library, Exhibition and Art Gallery |
| 12 | Social and Cultural Institute | A premise with facilities for activities of socio-cultural nature run by a public, voluntary or individual on primarily non-commercial basis. | Social and Cultural Institute, Watch & Ward Residence (upto 20 sqm), Soft Drink & Snack Stall, Restaurant, Canteen, Bank, Extension Counter |

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|-------------------|---|--|--|
| ¹ [25] | Short Term Accommodation (Hostel / Guest House / Boarding and Lodging House / Working women-men Hostel / Service Apartment) | A premise fully furnished, serviced and self-contained with meal preparation and used for short term or long term individual, family or corporate accommodation | i) Guest Suite ii) Conference Facilities, Office, Retail and Service Shops and Common Dining Facilities, and other facilities supporting the main activity (restricted up to 20% of permissible FAR).] |
| ² [26] | Socio-Cultural Centre | A premise with facilities that promote culture & other activities that include traditions or living expressions such as oral traditions, performing arts, social practices, rituals, festive events, knowledge and practices concerning nature and the universe or the knowledge and skills. | Outdoor spaces / amphitheatre for cultural activities, museums (art, cultural artifacts, natural history, science, community etc.), planetarium, auditorium, exhibition areas, convention centre, literary / film festival, Film centre, Multipurpose training and meeting rooms, Areas for public education, Documentation centre, library, Temporary as well as permanent exhibition areas, commercial office / retail space, Guest rooms, Hotels with permissibility of activities as per Table 13.17 and Table 5.5.] |

Table 13.28: Cremation / Burial Ground and Cemetery

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|---------|------------------|---|---|
| 1. | Burial ground | A premise with facilities for burying of dead bodies. | Burial Ground, Cremation Ground Cemetery and Crematorium, retail shops of Wood, flowers and related materials, Watch & Ward Residence (upto 20 sqm.). |
| 2. | Cremation ground | A premise with facilities of performing last rites of dead bodies by burning. | |
| 3. | Cemetery | A premise with facilities for burying of dead bodies. | Facility for registration of deaths, sheds for performing rituals, drinking water, parking, etc. |
| 4. | Crematorium | A premise with facilities for last rites of the deceased. | |

--- X---X---X---X---X---

¹ Added vide S.O. 2895(E) dated 23-09-2013² Added vide S.O. 2790(E) dated 24-08-2016

| Sl No. | Category | Maximum | | | Other Controls |
|------------------|---|--------------------|-----|---|---|
| | | Ground Coverage | FAR | Height | |
| 3 | b) Recreational Club Socio-cultural activities such as auditorium, music, dance & drama centre/ meditation & spiritual centre etc. | 35% | 120 | 26 m | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. A proper scheme for visitors parking and parking adequacy statement shall be prepared taking into consideration large number of visitors. |
| 4 | Exhibition -cum - Fair Ground | 20% | 20 | -- | Subject to statutory clearances |
| 5 | Science Centre | 30% | 120 | 26 m | Parking standard @ 2 ECS |
| 6 | International Convention centre | ¹ [40%] | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies | i. Parking standard @ 2 ECS/ 100sqm of floor area. ¹ [ii. Exhibition space, Convention and meeting space shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area.] |
| ² [7] | Socio-Cultural Centre | 40% | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies. | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area.] |

¹ Added vide S.O. 1901(E) dated 26-05-2016² Added vide S.O. 2790(E) dated 24-08-2016

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 NORTH DELHI MUNICIPAL CORPORATION
 TOWN PLANNING DEPARTMENT

E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002

आपने आदेश (नं.) 11
 डाकरी सं. 4279
 दिनांक 07/12/20

No. TP/G/117.3/1220

Dated... 2/12/2020

To

The Addl. Comm. (Plg). Narela Projects
 Area Planning Zone P-I & P-II,
 11th Floor, Vikas Minar, I.P.Estate.
 Delhi Development Authority.
 New Delhi-110002.

Sub:- Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

Sir,

This is with reference to the letter dated 10.11.2020 vide which it is requested to re-submit the proposal for relaxation in Gr. Coverage & setbacks in the enclosed format for placing the case before Technical Committee of DDA. Accordingly, please find enclosed the agenda prepared for relaxation in ground coverage, setbacks & change in landuse for consideration of Technical Committee.

This issues with approval of Chief Town Planner.

Encl: As above

Yours faithfully,

Geetika

Asstt. Town Planner-II

Copy to:

1. Chairman Hira Lal Mohan Devi Rita Gupta (HMR) Memorial Trust, 2585/10, Chuna Mandi, Pahar Ganj, Delhi-110055.

YRL
 02/12/2020

A.D. Clf. Narela (on leave),

En. Anas, Prg. Asstt.

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

1.0 Background:-

1.1. DDA has formulated the policy for regularization of pre-existing institutions providing Cultural & Religious (Including Spiritual), Health Care & Educational Services which have been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. The applications for regularization of pre-existing institutions were invited by DDA through Public Notice on 01.05.2008. In response about 700 applications were received within stipulated time period and the same were processed for listing in Zonal Development Plans (ZDPs). Later, MoUD while conveying approval of ZDPs specifically conveyed approval of Govt. for regularisation of such institutes as existed on 01.01.2006 and listed them in the annexure of respective zonal plan. The existing institutions as titled in the annexure of ZDPs are to be examined as per Authority Resolution dated 10.04.2008 (Policy for Spot Zoning of pre-existing Cultural, Religious (including Spiritual) Health Care and Education Institutions) and fulfilment of all the conditions contained in the Government directions in letter No.-K-12011/23/2009-DDIB dated 8th March 2010, issued by MoUD, Govt. of India

1.2. Hira Lal, Mohan Devi Rita Gupta Memorial Trust (HMR), Village Hamid Pur, Delhi-110036 has been in existence prior to 01.01.2006 and is listed in the annexure G (List of pre-existing institutes) of Zonal Development Plan of Zone 'P-II' at Sl.No. 18 (copy annexed at 'A').

2.0 Examination:-

2.1 As per the regularisation file submitted by the applicant, institute falls in Extended Lal Dora of Village Hamidpur, Delhi, on the land bearing khasras No.s 326/2, 326/3, 327, 329/1, 329/2, 329/3, 329/4, 330, 331, 364/1/1, 364/1/2, 364/1/3, 364/1/4, 364/1/5, 364/1/6, 361/1 min., 365/1 min., 369, 370/2, having an area 20107.00 sqm. (2.0107 Ha.). The said area comprise of three separate plots i.e. plot no. 1 measuring 12213.00 sqm (college building & parking), plot no. 2 measuring 3827.00 sqm (proposed for parking) & plot No. 3 measuring 4067.00 sqm. (vacant, having temporary structures).

The plot 1 having college building is bounded as under:

| | |
|---------|---------------------|
| North = | Other's property |
| East = | 24' 9" Phirni Road |
| West = | Other's property |
| South = | 24' 9" Phirni Road. |

The access to the site is drawn from 24' 9" Phirni Road.

2.2 As per the location verified by the applicant and Architect on the Zonal Development Plan (ZDP) of Zone 'P-II' the land use of the site u/r is "Green Belt" under Agriculture and Water Body.

2.3 The regularisation is for structures existing on the plot No. '1' measuring 11882.50 sqm (including plot area 7850.50 sqm, rasta (0-8) biswa (344.41 sqm) and parking area 4032.00 sqm). The achieved Gr. Cov. & FAR are 37.96% (4511.00 sqm) & 135.14 (1605.77 sqm) respectively against permissible Gr. cov. 35% & FAR 225.

2.4 The setback as per regularisation plan, MPD-2001 & MPD-2021 for plot No. 1 are as under:

| Setback | As per Regularisation Plan (in meter) | As per MPD-2001 (in meter) | As per MPD-2021 Mini. Setback for plot size above 10000 (in sqm) | As per MPD-2021 Mini. Setback for plot size 2000 upto 10000 (in sqm) (preceding category) |
|---------|---------------------------------------|----------------------------|--|---|
| Front | 9.72 | 15 | 15 | 9 |
| Rear | 6.45 | 9 | 12 | 6 |
| L.H.S | 6.0 | 9 | 12 | 6 |
| R.H.S | 6.0 | 9 | 12 | 6 |

The existing setbacks are less than the required. Hence clarification / concurrence of DDA was sought vide letter dated 06.03.2020.

2.5 The NOCs of fire safety and structural safety/ stability dated 16.05.2018 & dated 01.09.2017 respectively are available in the regularisation file.

2.6 As per Note iv under table 17.1, Minimum Setbacks (Other than Residential Plotted Development), the Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.

3.0 Information required as per the MoUD GoI letters dated 07.04.2015 & 04.09.2015

| S.No. | Information required | Explanatory background |
|-------|--|--|
| i | Background note indicating the current situation /provisions; | As mentioned in para 1.0 above- Background |
| ii | Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how; | Yes, similar projects of various proposals have been considered / allowed by the Authority w.r.t relaxation in setback. |
| iii | What were the specific recommendations of the Authority with regard to the proposal; | The proposal is to be placed before Technical Committee and Authority. |
| iv | How and why the proposal was initiated; | The institute is in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. It is listed in the annexure G (List of pre-existing institutes) of Zonal Development Plan of Zone 'P-II' at Sl.No. 18 (copy annexed at 'A'). |
| v | What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof; | The regularisation of the institute is required as per the policy of the pre-existing institute. It is also explained in the background note. |
| vi | What are the expected short-term and long-term outcomes if the proposal is approved and implemented. | The properties will be regularised as per MPD-2021 and unauthorised construction if any will be removed. |
| vii | How the proposal will benefit in the development and economic growth of the city; | The provisions of the Master Plan will be implemented and unauthorised construction, if any will be removed. |
| viii | What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi; | The proposal is specific to the requirement of Delhi for implementation of the policy framed for regularization of pre-existing institutions providing Cultural & Religious (Including Spiritual), Health Care & Educational Services which have been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. |
| ix | What is the public purpose proposed to be served by modification of MPD and /or change of land use? | The institute is in existence and providing facilitating educational service to the community. The change of landuse of the institute is required under policy of pre-existing. |
| x | What is the number of people / families / households likely to be affected by the proposed policy; | The proposal shall not affect any family/household as the institute is already operational as on day under the control of HMR Memorial Trust. |
| xi | Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc; | The relaxation is sought as per provision of MPD-2021 Chapter 17 Development Code 8(3)(iv). |
| 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; | As per (xi) above. |
| 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; | Not applicable. |
| xiv | Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal. | Not applicable. |
| xv | Background note indicating the current situation /provisions; | As mentioned in para 1.0 above- Background |
| xvi | Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how; | Yes, similar projects of various proposals have been considered / allowed by the Authority w.r.t relaxation in setback. |

| B. As per MoUD letter dated 07.04.2015 | | |
|--|---|---|
| a | Whether the land is government or private and who is the land owning agency? | The land under reference is private land situated at Village Hamidpur, Delhi measuring 20107.00 sqm. (2.0107 Ha.). The said land is owned / under possession of HMR Memorial Trust. |
| b | On whose request the change of land use case or modification to MPD-2021 has been initiated? | The land measuring 20107.00 sqm. (2.0107 Ha.) of HMR Memorial Trust in extended lal dora of Village Hamid Pur, Delhi-110036, is required to be changed from "Green Belt" to "Public and Semi-Public Facility (PSP)" under the policy of pre-existing. |
| c | Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided. | Pertains to DDA. |
| d | What is the public purpose proposed to be served by modification of MPD and /or change of land use? | The institute is in existence and providing facilitating educational service to the community. The change of landuse of the institute is required under policy of pre-existing. |
| e | What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies? | N.A |
| f | What will be proposal's impact/ implications on general public e.g. Law & order etc.? | There will be no adverse impact on the general public. |
| g | Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached. | As per available information no ongoing court case on the land mentioned in proposal. |

4.0 Processing in light of DDA's letter dated 10.11.2020 :-


- 4.1 In view of the Addl. Comm.(Plg)/ Narela, DDA letter was sent to the Chairman HMR Memorial Trust for compliance.
- 4.2 The applicant vide letter 02.12.2020 has submitted that as per provisions of MPD-2021 the amalgamation of plots is permitted (Copy annexed at 'B'). Further, applicant has requested that plot 1 and 2 as shown in the modified plan of regularisation (copy annexed at 'C') be considered / treated as one plot for regularisation, including the road area which shall be used as public area and no FAR shall be claimed for the said area.
- 4.3 As per regularisation file of the HMR Memorial Trust the total area is 20107.00 sqm (2.0107 Ha.) comprise of three separate plots. (refer para 2.1).
- 4.4 As per the modified drawings submitted by the applicant the total area of plot no. '1' is 11882.50 sqm. (including plot area as 7850.50 sqm and parking area 4032.00 sqm).
- 4.5 Order of Hon'ble High court dated 22.05.2003 is also available in the regularisation file, issued in the matter of Heera lal mohini devi vs. Guru Gobind Singh Indraprastha University, CW No. 4259/2003. Vide which the use of the land for the purpose of college i.e. extended lal dora is permitted (copy annexed at 'D').

5.0 Proposal :-

- 5.1 Based on examination the ground coverage & setback, requires consideration / approval of Technical Committee of DDA.
- 5.2 The land measuring 20107.00 sqm. (2.0107 Ha.) of HMR Memorial Trust in extended lal dora of Village Hamid Pur, Delhi-110036, is required to be changed from "Green Belt" to "Public and Semi-Public Facility (PSP)".

6.0 Recommendation:-

The proposal as given in para 5.0 above may be considered by the Technical Committee, DDA.


Plg. Asstt.


Asstt. Town Planner-II


Chief Town Planner

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Annexure A

ANNEXURE - 'G'

THE LIST OF THE APPLICATIONS OF PRE-EXISTING INSTITUTIONS (OWNING LAND) & RENDERING CULTURAL, RELIGIOUS (INCLUDING SPIRITUAL), HEALTH CARE AND EDUCATIONAL SERVICES IN RESPONSE TO THE PUBLIC NOTICE ISSUED BY M.P. SECTION ON 01.05.08:

| Sl. No. | Name & Address |
|---------|---|
| 1. | Delhi Institute of Rural Development (DIRD) near Kapoor Diesel, G. T. Karnal Road, Nangli Poona. |
| 2. | Anubhav Public School, Plot No.57, Gali No-2, Uttaranchal Enclave, Kamal Pur, Burari, Delhi-110084. |
| 3. | Joseph S. Mary Public School, Shastri Park, Burari, Delhi-110084. |
| 4. | Little Star Convent School, Parasram Enclave, Burari, Delhi-110084. |
| 5. | Nalanda Modren Public School, Sant Nagar, Burari, Delhi-110084. |
| 6. | D. K. Convent School, 'B' Block, Gali No.110, Sant Nagar Burari, Delhi-110084. |
| 7. | Great Mission Convent School, B-29, Kaushik Enclave Near Badrinath Mandir, Burari, Delhi-110084. |
| 8. | Yash Vidhya Public School, Harit Vihar, Pepsi Road, Sant Nagar, Burari, Delhi-110084. |
| 9. | Swarni Vivekanand Public School, Block-'A', Gali No-8, Amrit Vihar Road, Burari, Delhi-110084. |
| 10. | Bright Star Model School, 154.41 Feet Road, Uttaranchal Enclave, Kamal Pur, Burari, Delhi-110084. |
| 11. | Delhi Modren Public School, B-2, Mukand Pur, Delhi-110042. |
| 12. | Oscar Public School, Swaroop Nagar Road, Burari, Delhi-110082. |
| 13. | M. P. Model School, C-18, Main Road Mukand Vihar, Delhi. |
| 14. | J. C. Gaur - Public School, Gali No.5, Mukand Pur, Part-II, Delhi-110042, (Mata Naraini Devi Sanstha) |
| 15. | J. Premier educational Society, Gali No.-6, Shiv Kunj, Jharoda Sant Nagar, Burari, Delhi-110084. |
| 16. | Baunk Pura Public School, Burari, Delhi-110084. |
| 17. | Samarth Shikha Samiti (Shisu Bal Mandir). Rao Mahar Chand Sarswati Vidhya Mandir School. |
| 18. | Hira Lal, Mohan Devi & Rita Gupta Memorial Trust, Village Hamid Pur, Delhi-110036. |
| 19. | Maharaja Agarsen Naturopathy & Yoga Sadhna Research Trust, Main Palla Road, Bhkhtawarpur. |
| 20. | Upadhyay Convent School Kadi Vihar, Nathupura, Delhi. |
| 21. | Sant Nirankari Mandal, Spiritual Centre |
| 22. | Sawan Kirpal Ruhani Mission. |
| 23. | Mata Sukh Devi Public School, Nangli Poona. |

Note: Regularization of above institutions would be subject to examination by Zonal Committee and further processing for approvals as per Authority resolution dated 10.04.2008, and fulfillment of all the conditions contained in the Government directions in letter no. K-12011/23/2009-DDIB dated the 8th March 2010 from MOUD, Govt. of India. Some of such facilities although indicated on plan as existing facilities shall not become part of use zone till the competent authority approve it, subject to fulfillment of all the conditions.

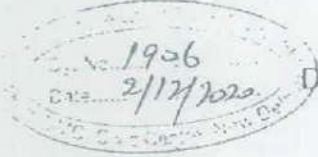
-30-

Annexure B

HIRA LAL MOHAN DEVI RITA GUPTA MEMORIAL TRUST

2585/10, Chuna Mandi, Pahar Ganj, New Delhi 110 055

Ref:



Dated: 02.12.2020

To,
The Chief Town Planner,
13th Floor, T.P. Deptt.,
Civic Centre, Minto Road,
New Delhi-110002.

Sub: Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

Ref. DDA letter No. F.O.3(65)/2008/MP-Pt.-III/D-134 dated 10.11.2020

R/Sir,

This is with reference to your letter dated 27.11.2020 on the above cited subject vide which it is requested for necessary action in reference to the DDA letter dated 10.11.2020.

In this regard it is to inform that as per the Policy of Spot Zoning the institutes which were existing upto 01.01.2006 only are to be considered for regularisation. The regularisation shall be allowed in respect of lands which do not form part of Notified Ridge / Regional Park/Developed Park / River Bed / Gram Sabha Land or Public Land. The extent of buildable area shall be limited to the extent of MPD-2021 norms / prevailing relevant provision of MPD-2021

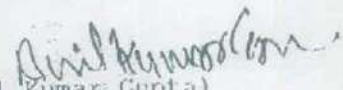
As per as per clause 3.3.1.3, (B) Village under 3.3.1 Redevelopment Strategy for provision of social and educational facilities reduced space standards shall be adopted. However, as per clause 3.3.2 of MPD-2021 Policy for redevelopment point iv. "Amalgamation and reconstitution of the plots for planning purpose will be permitted." Further point No. vi stipulates "In case of plots with service lanes, the lane area may be included in the scheme. However, no FAR / coverage will be granted and the area shall be used as public area."

The institute falls in extended Lal Dora wherein the use of the premise i.e. college is permitted the same is allowed vide orders of Hon'ble High court dated 22.05.2003 in the matter of Heera Lal Mohini Devi vs. Guru Gobind Singh Indraprastha University, CW No. 4259/2003 (Copy enclosed).

In view of the above, it is requested that plot 1 and 2 as shown in the modified plan of regularisation (copy enclosed) be considered / treated as one plot for regularisation, including the road area which shall be used as public area and no FAR shall be claimed for the said area.

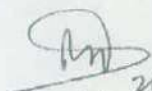
An early approval / regularisation of the institute is solicited.

Encl: As above.


(Anil Kumar Gupta)
Chairman

ATP-II

My Assn.


24/12/20

P L O T A R E A S

| | |
|----------------------|----------------------------------|
| AREA OF PLOT NO. 1 = | 7850.50 SQ M = 9389.12 SQ. YARDS |
| AREA OF PLOT NO. 2 = | 4012.00 SQ M = 4822.23 SQ. YARDS |
| AREA OF PLOT NO. 3 = | 1627.00 SQ M = 4575.39 SQ. YARDS |
| AREA OF PLOT NO. 4 = | 4067.00 SQ M = 4862.32 SQ. YARDS |

COLLECTIVE SCHEME FOR PLOT-1 & PLOT-2

| S.NO | A R E A S T A T E M E N T |
|------|--|
| 1. | TOTAL PLOT AREA (college building) = (Plot 1 + Plot 2) = (7850.50 + 4012.00) = 11862.50 SQ. YARDS ≈ 11 Ha. |
| 2. | EXISTING GROUND COVERAGE = 4511 SQ M |
| 3. | PERMISSIBLE GROUND COVERAGE = 35 % |
| 4. | GROUND COVERAGE ACHIEVED = 37.96 % |
| 5. | BUILT UP AREA |
| | BUILT UP AREA AT GROUND FLOOR = 4511 SQ M |
| | BUILT UP AREA AT FIRST FLOOR = 4430.42 SQ M |
| | BUILT UP AREA AT SECOND FLOOR = 4430.42 SQ M |
| | TOTAL BUILT UP AREA (G+F+T) = 16057.77 SQ M |
| 6. | F.A.R |
| | PERMISSIBLE F.A.R = 225 % = 26735.62 SQ M. |
| | ACHIEVED F.A.R = 135.14 % |
| 7. | HEIGHT |
| | PERMISSIBLE HEIGHT = 37 M. |
| | EXISTING HEIGHT = 15 M. |
| 8. | E.C.S |
| | PERMISSIBLE E.C.S = 2 E.C.S @ PER 100 SQ. M OF BUILT UP |
| | REQUIRED E.C.S = $(16057 / 100) \times 2 = 321$ E.C.S |
| | E.C.S ON PLOT NO. 1 = 155 E.C.S |
| | E.C.S ON PLOT NO. 2 = 166 E.C.S |
| | ACHIEVED TOTAL E.C.S = 321 E.C.S |

PROJECT

COMPOSITE LAYOUT PLANS OF BHARAL MOHANDEV RITA

GUPTA MEMORIAL TRUST

VILLAGE - HARAU, P.O. - 385001 - ANAND.

DISTRICT - D.D. - 110000

N

| Date | Orders |
|------|--------|
|------|--------|

22.5.2003

Present: Mr. P.V.Kapur, Sr. Advocate with Mr. Naresh Gupta and Mr. Nagrath for petitioner.
Mr. G.D.Goel with Mr. Sanjiv Goel and Mr. Suresh Chandran for respondents 1 and 2.
Mr. Badri Babu and Mr. S.P.Arora for respondent No.3
Ms. Sujata Kashyap with Ms. Priya Kiran for respondent No.4.

CW No.4259/2002

In the order dated 20.3.2003, this court had categorically observed as under:

"On the other hand, Mr. Kapur learned senior counsel for the petitioner has drawn my attention to the Delhi master Plan 2001 as per which college is permitted in Ial dora/extended Ial dora. Even reading of letter dated 13th November, 2002 of the DDA would confirm that as per clause 8(ii) A of MPS-2001 Ial dora use as college is permissible under residential use zone as a part of approval of lay out plan or as a case of special permission from the authority. From this it is clear that the proposed college of the petitioner at the aforesaid land which is extended Ial dora, the use of the land for the purpose of college is permitted. It may also be pointed out that the petitioner has given examples of other such colleges in Ial dora where MCD certificates are accepted by the respondents and affiliation granted."

For reference use
Judicial Department
Fifth Court of Delhi

Thereafter, inspection was carried out on 25.3.2003 and further proceedings as directed by this court on 1.5.2003 were carried out. The Board of Affiliation also held a meeting on 15.5.2003 pursuant to the direction of this court on 1.5.2003. After the meeting, the Board has considered the question of affiliation of the petitioner Institute with the Guru Gobind Singh Indraprastha University. By a letter dated 21.5.2003 issued by the Deputy Registrar (Affiliation) of the Guru Gobind Singh Indraprastha University to the petitioner, it is made clear that in terms of Section 5(21) of the Indraprastha Viswavidyalaya Act 1998, with the prior approval of Board of Affiliation, approval is granted for provisional affiliation to HMR Institute of Technology, for conduct of B.Tech. in (i) ECE, (ii) CSE, (iii) IT & (iv) MAB programme (four years duration) with the maximum permitted intake of 60 each, for academic session 2003-2004. The affiliation granted is provisional and is subject

ALES 02-03

- 34 -

Orders

to the conditions mentioned in the letter itself. It is made clear by the letter appearing for the respondent university that provisional affiliation is a term which is followed in respect of new cases and this affiliation would relate to the academic session 2003-2004. The said letter is taken on record.

The AICTE as well as the Government of NCT have also given their respective no-objections/approvals/consent for the academic session 2003-2004 as mentioned in the letters which are on record.

In view of the above provisional affiliation and directions, no further directions are required to be given in the present writ petition and accordingly the same is disposed of.

sd/-

Bader Durrat Ahmed, J

MAY 22, 2003
m

Certified to be True Copy

Judicial Department
High Court of Delhi
Authorized Under Section 71
Indian Evidence Act

JALES 02-03

Planning observations of Narela Project Unit

Asstt. Town Planner-II vide letter No. TP/g/1173/2020 dated 2.12.2020 has forwarded the Agenda for Change of Landuse of pre-existing institutions Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. Also, relaxation in ground coverage and setbacks are also requested. The agenda has been signed by Chief Town Planner, Asstt. Town Planner and Planning Asstt., of North DMC.

In the Agenda, following are the observations of Narela Planning Unit:

3. In para 4.2 of the Agenda, it has been mentioned that applicant vide letter dated 02.12.2020 has submitted that as per the provisions of MPD-2021 the amalgamation of plots is permitted. Further, applicant has requested that plot no. '1' and '2' as shown in the modified plan of regularization be considered/treated as one plot for regularization, including the road area which shall be used as public area and no FAR shall be claimed for the said area. In this regard, it is informed that the provisions referred regarding amalgamation of plots are in the case of redevelopment as referred in MPD-2021 and not for the regularisation of pre-existing institutes. Since the road is passing through the plot number '1' having an area 11882.50 sqm. (including plot area 7850.50 sqm., parking area 4032.00 sqm. and excluding road of area 344.41 sqm.) of the existing institution, no FAR on the road portion shall be considered and the two plots can be connected through underpass or overhead.
4. As per the Agenda, the institute comprised of 3 separate plots and the 2 of the plots are at the approx. distance of 280 mtrs. and 460 mtrs. from plot no. '1'. One of the plot is vacant and on another plot, there are some temporary structures existing. Therefore, the same may not be considered for Change of Landuse.

With the above observations, Agenda as received from North DMC is put up for placing before the Technical Committee.

[Signature]
21/12/2020

Plg. Asstt (Narela Project)

[Signature]
21/12/2020

Addl. Commr. (Plg.)/Projects



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

E. File No.- PLG/MP/0009/2020/F-1/
O/o DY DIRECTOR(PLG)
MP AND DC/14

Date: 07.01.2021

Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2020 held on 23.12.2020.

The 10th Technical Committee Meeting of DDA for the year 2020 was held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on Wednesday, 23.12.2020 at 03:00 PM. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Manju Paul
(Manju Paul) 7/1/2021

Addl. Commissioner (Plg.)-I

To:

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

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA

Item No. 52/2020

**Confirmation of the Minutes of 9th Technical Committee meeting held on 04.12.2020
PLG/MP/0008/2020/F-1**

It was informed that an amendment in the minutes related to item no. 46/2020 i.e. 'Planning Permission for CNG/EVC/LCNG Station on Private Land at Khasra no. 9/24 (6-3), Village Baprola (Chanchal Park)' has been sought vide note dated 22.12.2020 received from Addl Commr., Land pooling.

It was brought out in the note that the said station does not comply to the requirement of a mandatory minimum distance of 50.0 m from the plot to the ROW of minor road intersection as it is a minor road (<30m) in this case.

It was deliberated and agreed that distance of the plot to the intersection is a mandatory requirement which cannot be relaxed. Therefore, the plot may be re-sited in a manner that the exit from CNG station is at least at a distance of 50 m from the intersection.

Item No. 53/2020

**Proposal regarding approval of higher FAR and higher ground coverage of integrated property development at Okhla NSIC metro station, falling in planning Zone F.
PLG/MP/0025/2020/F-20**

It was informed that the current proposal had been designed as per the approved TOD policy dated 14.07.2015 and is awaiting completion. The policy under which the proposal was approved stands superseded by the new TOD policy making the proposal ineligible for TOD, as it is not a notified node, which is a prerequisite for availing the norms of TOD policy.

As per the modified TOD Policy the area under Okhla NSIC station falls short by 730 sqm against minimum required area of 1 Ha. Therefore given the special circumstances that the proposal was mooted as a Pilot Project in pursuance of the extant Policy in the year 2015, the Technical Committee recommended that the proposal be placed before the Authority for forwarding the proposal to Ministry for seeking relaxations as a 'Special Case' with the following conditions:

- a. Okhla NSIC station to be considered as a special project.
- b. Ground Coverage of 30%; FAR 140 to be allowed on the composite plot of 9270 sq.m as already constructed by DMRC.

Item No.54/2020

**Guidelines for implementation of "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018.
PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG) UC AND Zone J**

The agenda was presented by Addl. Comm.(Plg.) projects.

The agenda was deliberated and deferred with the following observation that since the agenda item is for modification to the regulations, it may be ensured that all required modifications in the regulations vis-à-vis the guidelines are incorporated in the proposal.

Maipu

Item No.55/2020

Modification in the Layout Plan of Facility Corridor (F.C.) - 1 with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively.
F.26(8)/2019-MP

The agenda was presented by Addl. Comm.(Plg.) Projects.

The Agenda was deferred with the observation that detailed analysis of the proposals under private land policy falling in the facility corridors vis a vis existing developments /sanctions be presented to have a comprehensive view.

Item No.56/2020

Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.
PLG/MP/0060/2020/F-3/-O/o ADDL. COMM(RPLG-PRO) MPMR)

The agenda was presented by Addl. Commissioner (Plg.) Projects..

The agenda was deferred with the observation to examine whether the said institute can be considered under the proposed Green Development Area policy thereby ensuring a green campus and an asset to the city.

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

Manjiv

ANNEXURE-I

List of participants of 10th meeting for the year 2020 of Technical Committee on 23.12.2020

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman,DDA
2. Engineer Member,DDA
3. Member (Admin. & LM),DDA
4. Commissioner(Plg)
5. Addl.Commissioner(Landscape)
6. Chief Architect
7. Addl. Commissioner (Plg.) -I
8. Addl. Chief Architect, VC Office
9. Addl. Commissioner (Plg.)LP
10. Addl. Commissioner (Plg.)Projects

Representatives of the following Organizations has also attended the meeting:

1. TCPO
2. East Delhi MunicipalCorporation
3. North Delhi MunicipalCorporation
4. South Delhi MunicipalCorporation
5. Delhi FireService
6. CPWD

Madhu



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

E. File No.- PLG/MP/0009/2020/F-1/
O/o DY DIRECTOR (PLG)
MP AND DC/14

Date: 07.01.2021

Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2020 held on 23.12.2020.

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Manju Paul
(Manju Paul) 7/1/2021
Addl. Commissioner (Plg.)-I

To:

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

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA

Item No. 52/2020

**Confirmation of the Minutes of 9th Technical Committee meeting held on 04.12.2020
PLG/MP/0008/2020/F-1**

It was informed that an amendment in the minutes related to item no. 46/2020 i.e. 'Planning Permission for CNG/EVC/LCNG Station on Private Land at Khasra no. 9/24 (6-3), Village Baprola (Chanchal Park)' has been sought vide note dated 22.12.2020 received from Addl Commr., Land pooling.

It was brought out in the note that the said station does not comply to the requirement of a mandatory minimum distance of 50.0 m from the plot to the ROW of minor road intersection as it is a minor road (<30m) in this case.

It was deliberated and agreed that distance of the plot to the intersection is a mandatory requirement which cannot be relaxed. Therefore, the plot may be re-sited in a manner that the exit from CNG station is at least at a distance of 50 m from the intersection.

Item No. 53/2020

**Proposal regarding approval of higher FAR and higher ground coverage of integrated property development at Okhla NSIC metro station, falling in planning Zone F.
PLG/MP/0025/2020/F-20**

It was informed that the current proposal had been designed as per the approved TOD policy dated 14.07.2015 and is awaiting completion. The policy under which the proposal was approved stands superceded by the new TOD policy making the proposal ineligible for TOD, as it is not a notified node, which is a prerequisite for availing the norms of TOD policy.

As per the modified TOD Policy the area under Okhla NSIC station falls short by 730 sqm against minimum required area of 1 Ha. Therefore given the special circumstances that the proposal was mooted as a Pilot Project in pursuance of the extant Policy in the year 2015, the Technical Committee recommended that the proposal be placed before the Authority for forwarding the proposal to Ministry for seeking relaxations as a 'Special Case' with the following conditions:

- a. Okhla NSIC station to be considered as a special project.
- b. Ground Coverage of 30%; FAR 140 to be allowed on the composite plot of 9270 sq.m as already constructed by DMRC.

Item No.54/2020

**Guidelines for implementation of "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018.
PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG) UC AND Zone J**

The agenda was presented by Addl. Comm.(Plg.) projects.

The agenda was deliberated and deferred with the following observation that since the agenda item is for modification to the regulations, it may be ensured that all required modifications in the regulations vis-à-vis the guidelines are incorporated in the proposal.

Maipu

Item No.55/2020

Modification in the Layout Plan of Facility Corridor (F.C.) - 1 with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively.
F.26(8)/2019-MP

The agenda was presented by Addl. Comm.(Plg.) Projects.

The Agenda was deferred with the observation that detailed analysis of the proposals under private land policy falling in the facility corridors vis a vis existing developments /sanctions be presented to have a comprehensive view.

Item No.56/2020

Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.
PLG/MP/0060/2020/F-3/-O/o ADDL. COMM(RPLG-PROJ) MPMR

The agenda was presented by Addl. Commissioner (Plg.) Projects..

The agenda was deferred with the observation to examine whether the said institute can be considered under the proposed Green Development Area policy thereby ensuring a green campus and an asset to the city.

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

Manju

ANNEXURE-I

List of participants of 10th meeting for the year 2020 of Technical Committee on 23.12.2020

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman,DDA
2. Engineer Member,DDA
3. Member (Admin. & LM),DDA
4. Commissioner(Plg)
5. Addl.Commissioner(Landscape)
6. Chief Architect
7. Addl. Commissioner (Plg.) -I
8. Addl. Chief Architect, VC Office
9. Addl. Commissioner (Plg.)LP
10. Addl. Commissioner (Plg.)Projects

Representatives of the following Organizations has also attended the meeting:

1. TCPO
2. East Delhi MunicipalCorporation
3. North Delhi MunicipalCorporation
4. South Delhi MunicipalCorporation
5. Delhi FireService
6. CPWD

Madhu



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

E. File No.: PLG/MP/0009/2020/F-1/
O/o DY DIRECTOR (PLG)
MP AND DC/14

Date: 07.01.2021

Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2020 held on 23.12.2020.

The 10th Technical Committee Meeting of DDA for the year 2020 was held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Wednesday, 23.12.2020 at 03:00 PM**. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Manju Paul

(Manju Paul) 7/1/2021

Addl. Commissioner (Plg.)-I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
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9. Chief Engineer (Elect.), DDA
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Special Invitees:

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It was brought out in the note that the said station does not comply to the requirement of a mandatory minimum distance of 50.0 m from the plot to the ROW of minor road intersection as it is a minor road (<30m) in this case.

It was deliberated and agreed that distance of the plot to the intersection is a mandatory requirement which cannot be relaxed. Therefore, the plot may be re-sited in a manner that the exit from CNG station is at least at a distance of 50 m from the intersection.

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PLG/MP/0025/2020/F-20**

It was informed that the current proposal had been designed as per the approved TOD policy dated 14.07.2015 and is awaiting completion. The policy under which the proposal was approved stands superseded by the new TOD policy making the proposal ineligible for TOD, as it is not a notified node, which is a prerequisite for availing the norms of TOD policy.

As per the modified TOD Policy the area under Okhla NSIC station falls short by 730 sqm against minimum required area of 1 Ha. Therefore given the special circumstances that the proposal was mooted as a Pilot Project in pursuance of the extant Policy in the year 2015, the Technical Committee recommended that the proposal be placed before the Authority for forwarding the proposal to Ministry for seeking relaxations as a 'Special Case' with the following conditions:

- a. Okhla NSIC station to be considered as a special project.
- b. Ground Coverage of 30%; FAR 140 to be allowed on the composite plot of 9270 sq.m as already constructed by DMRC.

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PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG) UC AND Zone J**

The agenda was presented by Addl. Comm.(Plg.) projects.

The agenda was deliberated and deferred with the following observation that since the agenda item is for modification to the regulations, it may be ensured that all required modifications in the regulations vis-à-vis the guidelines are incorporated in the proposal.

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Modification in the Layout Plan of Facility Corridor (F.C.) - 1 with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively. F.26(8)/2019-MP

The agenda was presented by Addl. Comm.(Plg.) Projects.

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PLG/MP/0060/2020/F-3/-O/o ADDL. COMM(RPLG-PROJ) MPMR

The agenda was presented by Addl. Commissioner (Plg.) Projects..

The agenda was deferred with the observation to examine whether the said institute can be considered under the proposed Green Development Area policy thereby ensuring a green campus and an asset to the city.

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

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

E. File No.- PLG/MP/0009/2020/F-1/
O/o DY DIRECTOR (PLG)
MP AND DC/14

Date: 07.01.2021

Subject: Minutes of the 10th Technical Committee meeting of DDA for the year 2020 held on 23.12.2020.

The 10th Technical Committee Meeting of DDA for the year 2020 was held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Wednesday, 23.12.2020 at 03:00 PM**. 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.

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7/1/2021

Addl. Commissioner (Plg)-I

To:

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The agenda was presented by Addl. Commissioner (Plg.) Projects..

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

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MASTER PLAN SECTION
6th Floor, Vikas Minar
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PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG) UC AND Zone J**

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Majnu

Item No.55/2020

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PLG/MP/0060/2020/F-3/-O/o ADDL. COMM(RPLG-PROJ) MPMR)

The agenda was presented by Addl. Commissioner (Plg.) Projects..

The agenda was deferred with the observation to examine whether the said institute can be considered under the proposed Green Development Area policy thereby ensuring a green campus and an asset to the city.

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

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ANNEXURE-I

List of participants of 10th meeting for the year 2020 of Technical Committee on 23.12.2020

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman,DDA
2. Engineer Member,DDA
3. Member (Admin. & LM),DDA
4. Commissioner(Plg)
5. Addl.Commissioner(Landscape)
6. Chief Architect
7. Addl. Commissioner (Plg.) -I
8. Addl. Chief Architect, VC Office
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Representatives of the following Organizations has also attended the meeting:

1. TCPO
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6. CPWD

Madhu

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

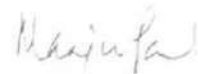
E-File No.- PLG/MP/0009/2020/F-
1/-O/o DY DIRECTOR
(PLG)MP AND DC/393

Date : 16.12.2020

MEETING NOTICE

The 10th Technical Committee Meeting of DDA for the year 2020 will be held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Wednesday, 23.12.2020 at 03:00 PM**. The meeting ID is 176 323 7040 and password is 12345.

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



(Manju Paul)

Addl. Commissioner (Plg.)-I

To:

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

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Director (Building), DDA
3. Representative from IGI.

INDEX

10th Technical Committee Meeting to be held on 23.12.2020

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| 4. | 55/2020 | Modification in the Layout Plan of Facility Corridor (F.C.) – 1 with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively. F.26(8)/2019-MP | 14-24 |
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ITEM No. 52/TC/2020



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

E. File No.-PLG/MP/0008/2020/F-1/
O/o DY DIRECTOR(PLG)
MP AND DC/432

Date: 21.12.2020

Subject: Minutes of the 9th Technical Committee meeting of DDA for the year 2020 held on 04.12.2020.

The 9th Technical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Friday, 04.12.2020. 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.

Manju Paul

(Manju Paul)

Addl. Commissioner (Plg)-I

21/12/2020

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
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18. Land & Development Officer, (L&DO)
19. Director, Fire Service, G.C.TD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Director (Building), DDA
3. Representative from IGL

Item No. 44/2020

Confirmation of the Minutes of 8th Technical Committee meeting held on 02.11.2020.
PLG/MP/0007/2020/F-1

Since no observations/comments were received, the minutes of the 8th Technical Committee held on 02.11.2020 were confirmed as circulated.

Item No. 45/2020

Planning Permission for CNG Station on Private Land Khasra no. 78/18, Village Ghevra.
F.07(03)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. The representative from IGL mentioned that the area of the proposed station is 1697.48 sqm which is more than permissible maximum size required for CNG station i.e 1485 sqm. Further, it was requested that the same be approved for CNG Mother Station for which the maximum permissible size as per MPD 2021 is 75m x 40m as per the requirement. IGL was requested to submit the modified request for considering the site for Mother Station.

After detailed deliberations, based on the request of IGL, the proposal was approved for CNG Mother station as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.

Item No.46/2020

Planning Permission for CNG/EVC/LCNG Station on Private Land at Khasra no. 9/24 (6-3), Village Baprola (Chanchal Park)
F.07(02)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. It was observed that there is a 6.0 m wide road existing outside the property line of the CNG station providing accessibility to the unauthorized colony. It was clarified by IGL that distance between plot and nearest road T junction is 25m. 'T' junction formed by a road of such width does not qualify for intersection. Further IGL vide email dated 4.12.2020 has clarified that another road which is 6m road adjoining the plot is dealer's private road for accessing the back side of the plot.

After detailed deliberations, the proposal was approved for CNG station as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.

Item No.47/2020

Planning Permission for CNG Station on Private Land Khasra no. 63/9/2, Village Mitraon
F.07(08)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. It has been informed by the concerned Engineering wing that the proposed CNG station partly falls on the proposed UER-1 of 80 m RoW. The construction of UER-1 is going to take time as the land for road parcel falling in this alignment is yet to be acquired by DDA. IGL requested that permission for temporary station be granted. After detailed deliberations, it was decided that only temporary permission may be granted subject to the following:

- a) The permission for the CNG station is purely for a temporary station with temporary structures.

Mign

- b) IGL would ensure immediate cancellation of license as soon as the plans for the construction of UER is firmed up. IGL agreed to give an undertaking to this effect.
- c) The IGL/allottee would also be required to give an affidavit that no claims/compensation whatsoever would be sought on account of closure/shifting of the CNG station.

Item No.48/2020

**Modification in Table 3.3: Hierarchy of Urban Development in Chapter 3.0 Delhi Urban Area 2021 in MPD-2021 w.r.t Provisions of Sewage Treatment Plants (STP) including sewage pumping station & effluent pumping station.
PLG/MP/0013/2020/F-20/-AD (PLG-MP AND DC)-III**

The agenda was presented by Addl. Comm.(Plg)-I. It was deliberated that the modified norms have been proposed considering the adoption of new technologies of SBR and ASP for STPs and is inclusive of the area requirement for Sewage Pumping Station and Effluent Pumping Station. The area norms of 50sqm/MLD for Sewage Pumping Stations and Effluent Pumping Stations has been adopted. In view of this, the new norms have been prescribed in the MPD for new facilities.

After the deliberations, the agenda item was approved for further processing as per Section 11 A of DD Act with the following modifications:

MPD 2021

Existing Provisions

Proposed Amendments/Modifications

Chapter 3.0: Delhi Urban Area - 2021

Table 3.3 : Hierarchy of Urban Development

| Level | Facilities | Area in sq.m. | | |
|---|---|---------------|--------------------|-------------|
| | | No. | Per Unit | Total |
| 1 | 2 | 3 | 4 | 5 |
| 2. Neighbor-hood Population- 10,000 | 1. Primary School | 1 | 2,000-4,000 | 2,000-4,000 |
| | 13. Sewage Pumping Station | 1 | 500 | 500 |
| | 14.Coaching centres, IT & language training centres | 1 | 500 | 500 |
| | 15.Dhalao including segregation | 1 | 200 | 200 |
| | 16.Dispensary | 1 | 800-1,200 | 800-1,200 |
| | 17.Local level waste water treatment facility | | As per requirement | |
| | | | | |

| Level | Facilities | Area in sq.m. | | |
|---|---|----------------|--------------------|-------------|
| | | No. | Per Unit | Total |
| 1 | 2 | 3 | 4 | 5 |
| 2. Neighbor-hood Populating- 10,000 | 1. Primary School | 1 | 2,000-4,000 | 2,000-4,000 |
| | 13. Sewage Pumping Station | 1 | 500 | 500 |
| | 14. Coaching centres, IT & language training centres | 1 | 500 | 500 |
| | 15. Dhalao including segregation | 1 | 200 | 200 |
| | 16. Dispensary | 1 | 800-1,200 | 800-1,200 |
| | 17. Local level waste water treatment facility | | As per requirement | |
| | 18. Sewage Treatment Plant# (including 50sqm/MLD for Sewage Pumping Station and 50sqm/MLD for Effluent Pumping Station) | Up to 22.7 MLD | 650 Sqm/MLD | |

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| Level | Facilities | Area in sq.m. | | |
|--|--|---------------|---|-------|
| | | No. | Per Unit | Total |
| 1 | 2 | 3 | 4 | 5 |
| 5. Zonal / Sub-City Population 10,00,000 | 1. Medical College | 1 | As per Medical Council of India/Regulatory Body | |
| | 8. Sewage Pumping Station | 1 | 2,500 | 2,500 |
| | 9. Municipal Office for Water & sewerage | 1 | 500 | 500 |
| | 10. Sewerage Treatment Plant (180 MLD) | 1 | 200 | 200 |
| | 16. Science Centre | | As per requirement | |
| | 17. Socio-Cultural Centre | | As per requirement | |
| | | | | |

| Level | Facilities | Area in sq.m. | | |
|--|---|----------------|---|-------|
| | | No. | Per Unit | Total |
| 1 | 2 | 3 | 4 | 5 |
| 5. Zonal / Sub-City Population 10,00,000 | 1. Medical College | 1 | As per Medical Council of India/Regulatory Body | |
| | 8. Sewage Pumping Station | 1 | 2,500 | 2,500 |
| | 9. Municipal Office for Water & sewerage | 1 | 500 | 500 |
| | 10. Sewerage Treatment Plants (including 50 sqm / MLD for Sewage Pumping Station and 50 sqm / MLD for Effluent Pumping Station) | above 22.7 MLD | 1100 Sqm/MLD. | |
| | | | | |

Notes:
The area norms are for new proposed facilities.

Item No.49/2020

**Regarding revision in Development Control Norms for siting of fuel stations - CNG in Community Centres having ROW less than 30 m.
PLG/MP/0003/2020/F-7/-O/o DY DIRECTOR (PLG)MP AND DC**

The Agenda was presented by Addl. Commissioner-I. It was informed that many Community Center sites which have already been planned or are in various stages of planning are located on roads with ROW less than 30.0m.

Petrol pumps are existing in these Community Centers as it is a permitted activity as per Master Plan. However, the aspect of the mandatory requirement of a minimum of 30.0 m ROW for siting Fuel Stations (CNG/Petrol Pumps) appears to have been overlooked while earmarking the Petrol Pump sites.

After detailed deliberations, the following was decided:

- It was agreed that new CNG stations in Community Centers existing on 24.0 m wide road in the developed areas be allowed.
- As per clause 12.13.2 of MPD 2021, "the regulations for locating the fuel stations - cum service stations, the development control norms and permissibility shall be governed by the Policy/decision of competent Authority/ Government Notifications from time to time." Accordingly the approval of Authority may be sought.

[Signature]

Proposal for planning permission for CNG / EV Charging on Private Land Khasra No. 68/20, 68/11 & 67/15/2, Rupali Enclave, Village Karala, Tehsil Kanjhawala, Delhi 110081 in view of notified regulations dated 08.03.2019.
F.7(10)/2020 - MP

The agenda was presented by Dy. Director (Plg) Zone N. It was observed that some portion of gram sabha land is falling within the proposed site, which seems to be an irrigation channel. JGL and the allottee in consultation with Revenue Deptt may ascertain whether the channel is still functional and accordingly submit the proposal afresh after consolidation of land.

The proposal was not agreed to.

Laid on Table:

Item No.51/2020

Proposal for change of land use from Recreational (District Park) to Utility (U4) of an area measuring 10.7 acres (9 acres +1.7acres) for establishment of Solid Waste Management Facilities (for processing of C& D Waste) and for dumping site for inert materials generated due to bio mining at Tehkhand falling in Planning Zone 'F'.

The proposal was deferred. The Agenda to be resubmitted incorporating the following:

- i. Justification for allotment of more land for SWM facilities considering the allotments already made.
- ii. SDMC to provide details with respect to total land allotted to SDMC in and around the area for Solid Waste Management facilities till date and its utilization with detailed planning of the area.
- iii. The new allotment be contiguous and to be earmarked in such a way that the Solid Waste Management facilities are developed without impacting the proper planning of the left over adjoining areas.
- iv. The proposal for Change of Landuse may be accompanied with a proper T.S.S. for the convenience of seeking Public Objections/Suggestions.

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

M. Singh

ANNEXURE-I

List of participants of 9th meeting for the year 2020 of Technical Committee on
04.12.2020

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg)
5. Addl. Commissioner (Landscape)
6. Chief Architect
7. Addl. Commissioner (Plg.) -I
8. Addl. Commissioner (Plg.) -III
9. Addl. Chief Architect, VC Office
10. Secretary, DUAC
11. Dy. Director (Plg.), LP-I
12. Dy. Director (Plg.), LP-II

Representatives of the following Organizations has also attended the meeting:

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. South Delhi Municipal Corporation
5. Delhi Fire Service
6. CPWD
7. IGL

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

SUBJECT: PROPOSAL REGARDING APPROVAL OF HIGHER FAR AND HIGHER GROUND COVERAGE OF INTEGRATED PROPERTY DEVELOPMENT AT OKHLA NSIC METRO STATION, FALLING IN PLANNING ZONE F.

E-File No. : PLG/MP/0025/2020/F-20

Synopsis

- TOD Policy was conceptualized and incorporated in MPD-2021 as part of its Chapter 12: Transportation vide notification dated 14.07.2015. The policy provisioned for 400 FAR and 40% Ground Coverage for projects developed as per the TOD norms. However, the Regulations for operationalization of the TOD Policy could not be notified.
- DMRC site at the Okhla NSIC Metro Station was eligible for development under the then notified TOD Policy.
- A workshop to promote TOD policy was conducted by UTTIPEC on 10.10.2015 for the officials of DMRC and it was discussed that the development at Okhla NSIC metro station may be taken up as a pilot project under TOD policy.
- The Integrated Residential Complex at the DMRC site of Okhla NSIC Metro Station utilized 140 FAR and 30% Ground Coverage in anticipation of the TOD Policy and Regulations and is currently fully constructed and awaiting approval.
- In the meanwhile TOD policy was revised and notified by MoHUA on 24.12.2019 and incorporated as Chapter-20 'Transit Oriented Development (TOD) Policy' in MPD-2021. However, the Regulations for the operationalization of the TOD policy notified on 24.12.2019 are yet to be notified.
- As per the revised TOD Policy notified on 24.12.2019, TOD development is to be undertaken only in few select TOD nodes. The DMRC site at Okhla NSIC by virtue of the changed policy has become ineligible for TOD development.
- DMRC has requested for permitting regularization of NSIC case as the only case with FAR 140 (as against 100 FAR and 25% Ground Coverage allowed in MPD-2021 as notified on 07.02.2007) as a special case to enable approval of the plans for the already constructed and completed project i.e. Integrated residential complex developed at Okhla NSIC station.

1.0 BACKGROUND

- 1.1 Various requests have been received from Delhi Metro Rail Corporation Limited (DMRC) regarding approval of Integrated Residential Complex at the Okhla NSIC Metro Station developed as per the pre revised TOD policy of DDA notified on 14.07.2015. Since the said policy has been superseded by the revision in Policy notified on 24.12.2019. Due to the revision in Policy, the development control norms adopted in the project cease to be in conformity with the MPD 2021.
- 1.2 Okhla NSIC station is one of the stations of Line 8 (Janakpuri West to botanical garden) in phase -III. For the construction of Okhla NSIC station, 3 land pockets on the outer

Ring road near Lotus temple were acquired with a total area of 9270 sqm which is 730 sqm less than presently permitted minimum area for a TOD scheme i.e. 1 Ha.

The details of the land parcels are as provided below:

| | Pocket - 1 | Pocket - 2 | Pocket - 3 |
|-------------------|---|----------------------|-----------------|
| Area | 3070.93 | 2947.63 | 3113.79 |
| Initial Land Use | Recreational | Recreational | Recreational |
| Proposed Land Use | Transportation | Transportation | Transportation |
| Owner | NSIC | Private Land Owners* | Delhi Jal Board |
| Status of CLU | Notified vide S.O. vide S.O 2226(E) dated 28.06.2019. | | |

* Land Pocket 2 has been acquired from private land owners. A MoU was signed between DMRC and land owners, DMRC is obligated to allot proportionate built-up space to these land owners on Okhla NSIC station itself.

1.3 DMRC in their letter dated 09.06.2020 mentioned the following: **(Annexure I)**

- i. National Metro Rail Policy 2017 mandates enhancing of Revenue through Transit Oriented Development (TOD) and Value Captures finance (VCF). It is stated that Metro Rail Implementing agencies should endeavor to maximize revenue through commercial development at stations.
- ii. Mandate was also given to DMRC vide circular from MOUD dated 30.03.2009 to explore PD options wherever feasible with TOD as an accepted source of non-Farebox revenue/resource mobilization towards capital cost as well as sustainable operations.
- iii. A workshop to promote TOD policy was conducted by UTTIPEC on 10.10.2015 for the officials of DMRC and it was discussed that the development at Okhla NSIC metro station may be taken up as a TOD project.
- iv. A commercial cum residential complex was planned at Okhla NSIC as a mixed use development, as per the norms applicable under TOD policy dated 14.07.2015 alongwith other criteria such as zero set back from ≥ 18 m ROW, provision of Multi-modal Integration (MMI), universal accessibility, etc.
- v. The construction of the project was completed by 20.12.2019 and completion certificate from local authorities is required for disposal of the units/scheme.

2.0 Provisions of Master Plan 2021 w.r.t. Transportation Chapter and TOD Policy

- 2.1 MPD-2021 was notified on 07.02.2007 which permitted 100 FAR and 25% Ground Coverage as mentioned in 'Development control Norms for Metro Stations' in Chapter 12: Transportation.
- 2.2 As a part of the Master Plan Review Process, Chapter 12: Transportation of MPD-2021 was revised and the TOD Policy was incorporated vide notification dated 14.07.2015.
- 2.3 The TOD Regulations for operationalization of the TOD policy and proposed modifications in the TOD policy were approved by the Authority in its meeting dated 10.06.2016. After approval, the same were sent to MoUD for issuance of final

notification. However, the Regulations for operationalization of the TOD policy could not be notified.

- 2.4 Ministry vide letter dated 03.03.2017 requested DDA to revisit the proposed amendments in the TOD policy and proposed TOD regulations in light of the new development vis-à-vis National Policy on TOD.
- 2.5 As per the directions of Ministry, the TOD policy and Regulations were revised and the same were approved by the Authority in its meeting dated 17.09.2019. The revised TOD policy was notified by MoHUA on 24.12.2019 as 'Chapter-20 Transit Oriented Development (TOD) Policy of MPD-2021'. The Regulations for the operationalization of the TOD policy notified on 24.12.2019 are not notified till date.
- 2.6 As per the new TOD Policy notified on 24.12.2019, the policy will be strategically implemented in select TOD nodes with high development potential.
- 2.7 The DMRC site at Okhla NSIC is not falling under the identified TOD Nodes.
- 2.8 The policy, at Para 20.3 '**Framework for implementation of the Policy**', states that a committee shall be set up under the chairmanship of the Lieutenant Governor of Delhi comprising of representatives from DDA, various service providing agencies and all local bodies. The committee will be responsible for approval of any new TOD nodes (other than any priority nodes identified under the regulations)

PROJECT DETAILS

- 2.9 The Okhla NSIC project consists of 93 residential units of one or two bedrooms (with 100% of the total DU's falling under two rooms or less) along with supporting commercial area and public spaces as per TOD norm for Transportation land use as notified in July 2015.

| | |
|--------------|---------------------|
| Gr. Coverage | : 30 % |
| FAR | : 140 |
| E.C.S | : 1.33 ECS/100 Sq.M |

Also following all other criteria such as zero set back norm ≥ 18 m ROWs, provision of multimodal integration (MMI), universal accessibility etc.

- 2.10 A Traffic Impact Assessment has been also been done in this regard and as per the report submitted by the consultant, the project site will contribute insignificant traffic to the surrounding road network and hence no impact on the adjacent existing road network. However it is pertinent to say that the proposed Modi-Mill connecting flyover, should cater to the need of the traffic beyond the horizon year, with proper road alignment and appropriate signages.
- 2.11 The construction of the project was completed by 20.12.2019 and completion certificate from local authorities is required for disposal of the units/scheme.
- 2.12 A comparative statement of the Development Control Norms is as under:

| Parameter | As per MPD-2021 notified on 07.02.2007 | As per modified Chapter 12 of MPD-2021 incorporating TOD Policy as notified on 14.07.2015 | As per revised TOD Policy notified on 24.12.2019 and incorporated as Chapter 20 in MPD -2021 |
|-----------------|--|---|--|
| Plot Size | Max. 3 Ha | Min. 1 Ha | Min. 1 Ha |
| FAR | 100 | 400 | <p>Calculated as the sum of FAR calculations for all constituent plots.</p> <p>FAR entitlement for each constituent plot shall be calculated as follows:</p> <ul style="list-style-type: none"> • The FAR shall be 1.5 times the existing permissible FAR on the plot or 300, whichever is more. • The maximum FAR limit for any plot included in TOD Schemes shall be 500. • Larger TOD Schemes with an area of 4 Ha and direct access from roads of 30m RoW, will be eligible for FAR of 500 on all constituent plots, if feasible. |
| Ground Coverage | 25% | 40% | 40% |

3.0 EXAMINATION

- 3.1 The NSIC Okhla project was envisaged under the TOD Policy notified on 14.07.2015 under which the site was eligible for development as per TOD norms. However, TOD Regulations for operationalization of the TOD Policy were not notified which is mandatory for approval and implementation of any project under TOD norms.
- 3.2 In the absence of Regulations, no project could be operationalized and approved as per the TOD norms. Therefore, the proposal for approval of 140 FAR for the DMRC site of NSIC Okhla could not be acceded to.
- 3.3 Later, a revised TOD policy was notified by MoHUA on 24.12.2019 wherein it was stated that the policy will be strategically implemented in select TOD nodes with high development potential. The DMRC site at Okhla NSIC is not falling under the identified TOD Nodes.
- 3.4 The matter was discussed with VC, DDA on 21.10.2019, wherein it was decided that DMRC shall approach DDA with a request to modify relevant provisions in MPD-2021. **(Annexure II)**
- 3.5 A letter dated 05.03.2020 was issued wherein it was mentioned that DMRC will only be able to avail TOD norms for its property development at Okhla NSIC if the site falls under the TOD nodes, as specified in TOD policy.
- 3.6 As per Notes (v) provided under Table 17.1 of Chapter 17.0 Development Code of MPD-2021,

"The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances."

However, MPD-2021 does not provide any provision for relaxation in FAR.

3.7 DMRC in their letter dated 09.06.2020 also mentioned the following: **(Annexure I)**

- i. *It is worth mentioning that the FAR originally allotted to DMRC was 1.0 with 25% GC, while the FAR allowed for a standard residential project to any private developer is 2.0 with 33.3% Gr. Coverage. It may also be noted that the Okhla NSIC scheme does not avail the higher FAR (3.0 to 5.0) as permitted by the National and Delhi TOD policy, yet it meets all the other good features of the policy such as zero setbacks with active frontages, mixed-income mixed-use Housing and walk-to-shop parameters that are beneficial to the larger public, especially in the post-COVID scenario.*
- ii. *Keeping in view the fact that the project is already completed under circumstance explained above, it is, therefore, requested that Okhla NSIC may be considered for deciding it as one of the TOD node as a special case and approval of 1.4 FAR and 30% ground coverage may be granted so that we may seek necessary clearance from local authority and take action for leasing out of flats and mobilizing of resources at the earliest.*


4.0 THE ISSUES PLACED BEFORE THE TECHNICAL COMMITTEE FOR CONSIDERATION

- 4.1 The project may be considered to be treated as a special case since it is undertaken by a government agency and was envisaged and developed based on approved TOD Policy notified on 14.07.2015 and in anticipation of the TOD Regulations which were not notified.
- 4.2 DMRC may be permitted regularization of 140 FAR and ground coverage of 30% as against FAR of 100 and ground coverage of 25% allowed in MPD-2021 as a special case to enable regularization of the already completed integrated residential complex developed at Okhla NSIC station to avoid any loss to the ex-chequer.
- 4.3 The Technical Committee may relax the excess Ground Coverage and setbacks in view of special circumstances. Once the proposal is approved by the Technical Committee, the issue of relaxation of FAR in NSIC Okhla Metro Station shall be placed before the Authority for its appropriate decision. On consideration of the issue of FAR by the Authority, the composite proposal shall be sent to the MoHUA for its final approval.


Dy. Director
(UTTIPEC)


Director (UTTIPEC)


Dy. Director (Plg)
Master Plan


Addl. Commissioner
(Plg.) - I

Sub: Guidelines for implementation of "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018

File No. PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG)UC AND ZONE J

1.0 Background:

- 1.1 Delhi Development Authority vide S.O. 3249 (E) dated 04.07.2018 notified the "Regulations for Enabling the Planned Development of Privately Owned Lands".
- 1.2 For implementation of these Regulations, a Standard Operating Procedure (SOP) and guidelines were prepared and uploaded on DDA website.
- 1.3 As per the Regulations, "Private Land / Privately Owned Land" means any unacquired / freehold land or property, which is not open to the use and enjoyment of the public and the ownership of the said land vests with an individual land owner or a company or a society or a group of land owners voluntarily agreeing to participate pursuant to an agreement. This is subject to applicability set out in Clause 3.1 of these Regulations.
- 1.4 As per Clause 3.1, these Regulations shall be applicable to the following types of privately owned land parcels:
 - 1.4.1 Land parcels having activities / uses that were already in existence before the notification of MPD 1962.
 - 1.4.2 Land parcels that were left out and could not form a part of any layout plan / planned development during the implementation of the MPD.
 - 1.4.3 Land parcels that could not be acquired by DDA because:
 - 1.4.3.1 Acquisition proceedings were challenged by the land owners and quashed by the courts.
 - 1.4.3.2 Acquisition lapsed as per sub-section 2 of section 24 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (the 'New Land Acquisition Act').
 - 1.4.4 Land parcels assigned 'Recreational use' in the layout plan, resulting in restricting their development are also included (except for notified or reserved forest area, Regional Park and Monument Regulated Zones as per MPD 2021).

2.0 Examination:

- 2.1 Total 26 no. of applications have been received in Planning Zone-J and G (Urban Extension) till date for consideration under the Private Land Policy. Out of these, 13 nos. of cases have already existing built-up structures on ground. Some of them have also given undertaking to demolish already built

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structures. Also, such applications are being received in various other zones within Delhi.

- 2.2 Para 3.3 of the Regulations states that, "These regulations shall not entitle any land owner for regularization of any already existing unauthorized / illegal development on its property." However, there is no clear stipulation whether the Regulations are applicable for vacant land only or certain types of existing structures are covered under the Regulations.

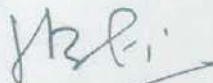
3.0 Proposal:

In view of the examination in Para-2 above, the matter is placed before Technical Committee for deliberation:

- 3.1 Privately owned land parcels may be divided into three broad categories i.e. vacant land parcels, land parcels with existing dilapidated structure and land parcels with existing structure in good condition.
- 3.2 For cases having existing dilapidated structure, the applicants may be asked to demolish the structure for applicability of these regulations on their land parcels.
- 3.3 For cases having existing structure in good condition with and without sanction, the applicants may be allowed to continue using the existing structure after reviewing the structural stability and conformity to all Planning norms applicable on that land parcel.

In such cases, additional charges/ penalty without sanction/ compounding fee may be levied on the applicant for per sq.m. of construction. Requisite charges shall be worked out by Land Costing Deptt.

- 3.4 The regulations shall not be applicable on the following types of land parcels:
- 3.5.1 Land parcels in Zone 'O'
 - 3.5.2 Land parcels in Notified Green Belt
 - 3.5.3 Land parcels covered under water bodies
 - 3.5.4 Land parcels in the Ridge, Regional Park, Reserved Forest areas
 - 3.5.5 Land parcels in Monument Regulated Zones
 - 3.5.6 Land parcels already eligible for land pooling as per the notified Land Policy
 - 3.5.7 Land parcels falling in Lal Dora (Village Abadi) / Extended Lal Dora and Unauthorized colonies.
 - 3.5.8 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.



Addl. Commr. (Plg.)
Projects



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



Asstt. Director (Plg.)
UC&J

Sub: Modification in the Layout Plan of Facility Corridor (F.C.)-1. with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively.

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

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. 'Commercial use' was granted on the basis of decision of Technical Committee for M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. since the owner of the plots had requested for the same under the "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018. The other vacant plots in the LOP were permitted 'Commercial/PSP' use. (**Annexure 'A'**).
- ii. Further, M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. vide letter dated 09.12.2020 requested for changing the use of part of the total area of Plot No. 3 and 4 (60%) to 'Public and Semi-public' use from 'Commercial' use and the balance area (i.e. 40%) to be used as Commercial as already approved by the Technical Committee (**Annexure 'B'**).

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. M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. vide letter dated 09.12.2020 requested for 'Public and Semi-public' land use specifically for Museum and related permitted socio cultural activities because due to lockdown and pandemic Covid-19, the demand for Commercial activities has reduced tremendously as people have started online shopping, also commercial offices have started working from home.
- iii. As per Zonal Development Plan of Zone-J, the permitted uses (Zonal level facilities) in 'Facility Corridor' are- Commercial, Recreational, Transportation and Public and Semi-public.

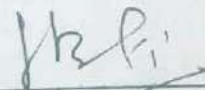
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- iv. As per MPD-2021, the requested uses i.e. 'Public and Semi-public' and 'Commercial' are permitted in 'Socio-cultural Centre' use premise under 'Public and Semi-Public' land use.
- v. As per Table 13.27: 'Socio-Cultural and Community Facilities' of MPD-2021, 'Socio-Cultural Centre' use premise includes the following activities:
"Outdoor spaces /amphitheater for cultural activities, museums (art, cultural artifacts, natural history, science, community etc.), planetarium, auditorium, exhibition areas, convention centre, literary / film festival, Film centre, Multipurpose training and meeting rooms, Areas for public education, Documentation centre, library, Temporary as well as permanent exhibition areas, commercial office / retail space, Guest rooms, Hotels with permissibility of activities as per Table 13.17 and Table 5.5." (Annexure 'C')
- vi. Further, as per Table 13.17: 'Development Controls for Socio-Cultural Facilities', the DC norms for 'Socio-Cultural Centre' are annexed as Annexure 'D'.


| Category | Maximum | | | Other controls |
|-----------------------|-----------------|-----|---|---|
| | Ground coverage | FAR | Height | |
| Socio-Cultural Centre | 40% | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies. | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area. |

3. Proposal:

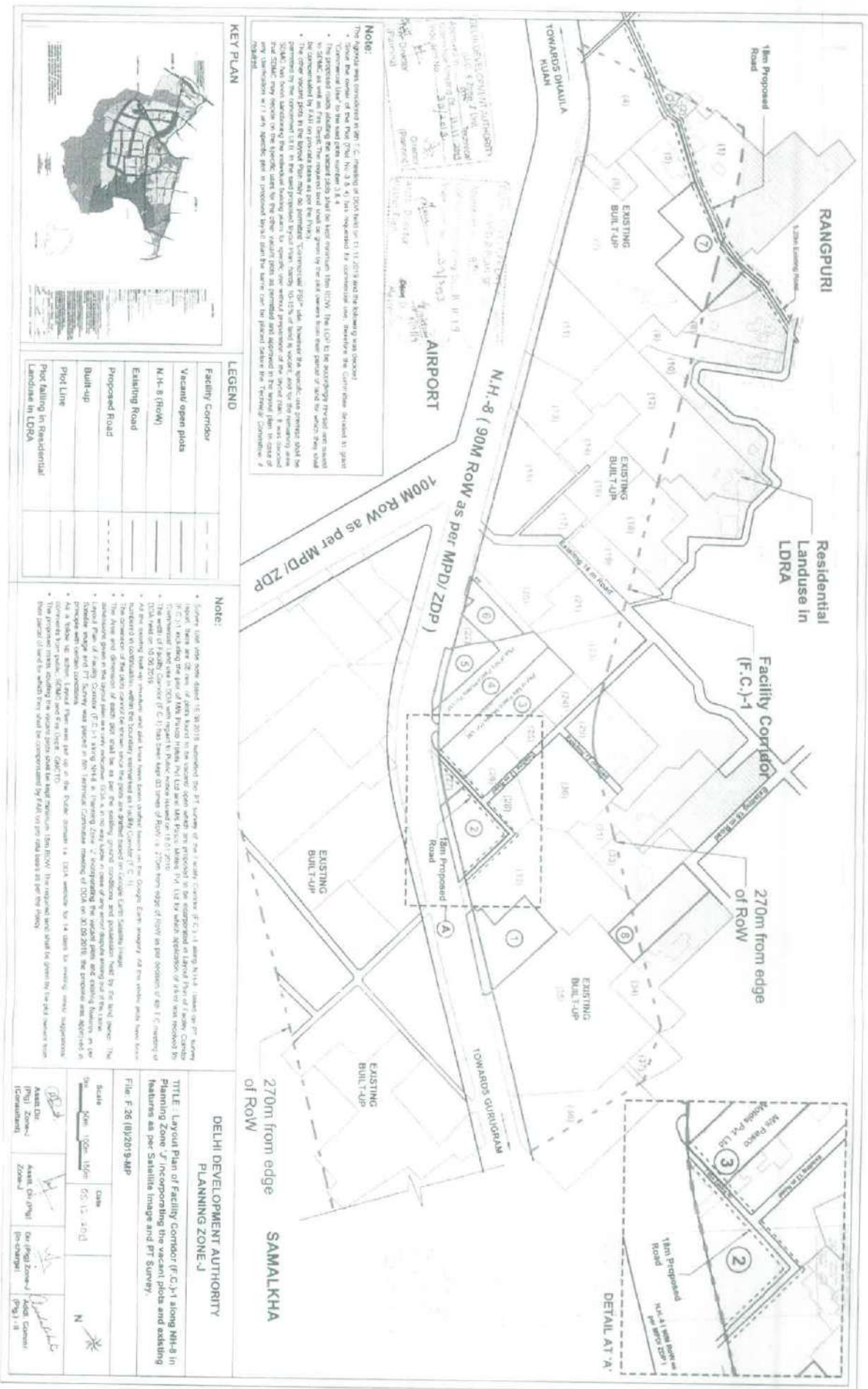
In view of the examination in Para-2 specifically Para 2 (iii) and (iv), the matter is placed before Technical Committee for consideration of 'Public and Semi-public' with use premise as 'Socio-Cultural Centre' for the Plots under reference instead of 'Commercial' use as approved earlier by the Technical Committee.


 Addl. Commissioner
 (Plg.) Projects


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


 Asstt. Dir. (Plg.)
 UC & J

ANNEXURE 'A'



KEY PLAN



LEGEND

| | |
|--|--|
| Facility Corridor | |
| Vacant open plots | |
| N.H.-8 (Row) | |
| Existing Road | |
| Proposed Road | |
| Built-up | |
| Pilot Line | |
| Pilot falling in Residential Landuse in LDRA | |

NOTE:

- 1. The project area is situated in the Rangpuri Residential Landuse in LDRA, which is a part of the city's urban development plan.
- 2. The project area is bounded by the Facility Corridor (F.C.-1) to the north and the proposed road to the south.
- 3. The project area is bounded by the existing road to the east and the proposed road to the west.
- 4. The project area is bounded by the existing built-up area to the north and the proposed road to the south.
- 5. The project area is bounded by the existing built-up area to the east and the proposed road to the west.
- 6. The project area is bounded by the existing built-up area to the north and the proposed road to the south.
- 7. The project area is bounded by the existing built-up area to the east and the proposed road to the west.
- 8. The project area is bounded by the existing built-up area to the north and the proposed road to the south.
- 9. The project area is bounded by the existing built-up area to the east and the proposed road to the west.
- 10. The project area is bounded by the existing built-up area to the north and the proposed road to the south.

DELHI DEVELOPMENT AUTHORITY PLANNING ZONE-J

| | | | |
|---|-------------------------|-----------|-------------------------|
| TITLE: Layout Plan of Facility Corridor (F.C.-1) along N.H.-8 in Planning Zone 'J' incorporating the vacant plots and existing features as per Satellite Image and PT Survey. | | | |
| File: F-26 (02019-MAP) | | | |
| Scale | 1:500 | Date | 05.12.2019 |
| Author | Asst. Dir. (P&I) Zone-J | Checked | Asst. Dir. (P&I) Zone-J |
| Drawn | Asst. Dir. (P&I) Zone-J | Reviewed | Asst. Dir. (P&I) Zone-J |
| Approved | Asst. Dir. (P&I) Zone-J | Finalized | Asst. Dir. (P&I) Zone-J |

PASCO HOTELS PRIVATE LIMITED
PASCO MOTELS PRIVATE LIMITED

निदेशक (योजना)
यु.सी. जे. व. सी (यू. ई.)
वायसी सं०: 4434
दिनांक: 17/12/2020

अति० आदर्युक्त (वी०)-३

पत्र सं०: 4910

दिनांक: 16/12/2020

आदेश सं०: I-2120

दिनांक: 9/12/2020

December 9th, 2020

To,
Shrimati Leenu Sehgal Ji,
The Commissioner (Planning)
Delhi Development Authority
Vikas Minar
New Delhi

Subject: Request for clarification about use of Plot No. 3 & Plot No. 4, measuring about 7.5 acres, for use of MUSEUM; designated for Commercial use in approved layout plan of Facility Corridor along NH-8, New Delhi.

Dear Respected Madam,

The Delhi Development Authority very kindly accorded approval vide Letter No. F.26(8)2019/-MP/D-374 dated 6/12/2019 for the use of my land having Plot No. 3 & Plot No. 4, in approved layout plan of Facility Corridor for Commercial use. This Commercial use was processed on my request.

In the past nine months, since the lockdown and pandemic COVID-19, the demand for Commercial activities has reduced tremendously as people have started online shopping, also Commercial offices have started working on work from home concept. In such a situation I intend to use part of my plot for Public, semi-public use, specifically for MUSEUM and related permitted socio cultural activities.

As per provision of Master Plan for Delhi 2021, clause 5.7.1, "Facility Corridor will have non-residential uses like Commercial, Recreational, Public and Semi Public, Utilities, Services and Repair etc. with detail Urban Design and landscape schemes." (Annexure A)

15/12/2020
Accd. 15/12/2020

17/12/2020
Director C&P, UDA

Regd office : 57 Golf Links, New Delhi - 110003
Tel No : 9810064388, Email: pasco@pasco.in

From perusal of the activities/usage allowed under commercial activities, we do understand that social cultural activities are allowed under certain commercial areas (Refer Table 5.1-Annexure B).

Further, all public and semi public uses / activities have been detailed out in Master Plan under chapter Social Infrastructure. Table 13.27 with heading socio cultural and Community Facilities; at serial no. 10 allows development of MUSEUM, exhibition Centre and art gallery, auditorium and open air theatre, (Annexure C).

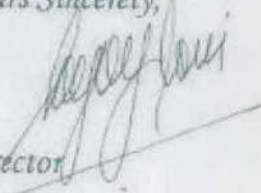
I understand this Socio Cultural Activities is common, which is allowed both in the premises designated as Commercial or Public & Semi Public Areas.

I request you to kindly oblige me, by changing part of Plot No. 3 & Plot No. 4 i.e. 60% of the total area to public and semi-public use from the present approved land use of Commercial. The balance area i.e. 40% of Plot No. 3 & Plot No. 4 would continue to be used as Commercial. We would further request your good office to clarify on the applicable FAR and ground coverage for Plot No. 3 & Plot No. 4 keeping into consideration its proposed usage for both public and semi-public (museum) and Commercial under the already approved layout plan of Facility Corridor.

We would be happy to provide any additional information or clarification, as may be required by you for providing us with the aforesaid clarification.

Thanking You,

Yours Sincerely,



Director

MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

levies. ¹[To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given]

FAR enhancement in the shops cum residence complex developed prior to 1962 in rehabilitation colonies or other residential area shall be allowed higher FAR equivalent to FAR permissible on residential plot subject to availability of the parking in the area. The plot holder of shop-cum-residence plot is also allowed to continue with the original use i.e. shop-cum-residence and in such cases there will be no insistence for levy of any conversion charges.]

5.7 COMMERCIAL CENTRES IN URBAN EXTENSION

5.7.1 SUB CITY LEVEL COMMERCIAL AREAS

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. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and bus terminals, as the case may be, shall be integrated within these facility corridors.

5.7.2 LOCAL LEVEL COMMERCIAL AREAS

In case of Urban Extensions it is proposed to combine and integrate LSC and CSC at neighborhood level to ensure their location within walkable distance.

5.8 ²[(A)] HOTELS

Delhi is emerging as an international centre of education, health care, tourism, sports and business, which require complimentary facilities such as hotels catering to various economic groups. Such uses are proposed as part of commercial use (Community Centres and above), Public Semi-Public facilities, wholesale markets, transport nodes, etc.

³[To cater to low tariff accommodation, a hierarchy of Guest House, Lodging and Boarding House / Dharamshala / Hostel have been proposed under respective land uses.

Hotels is are permitted in Commercial Use Zone,] Commercial Centres in Industrial Use Zone, and Transport Nodes (ISBT, Bus Depot/ Terminal, Railway Station, Airport, Integrated Freight Complex, Metropolitan Passenger Terminal) and other use zones - where already existing and where building plans are approved by the Competent Authority. The maximum ground coverage and FAR in such cases shall be as per the sanctioned building plans but in no case exceeding the permissible ground coverage and FAR of that use zone. This is subject to the provision of parking as per norms.

⁴[5.8 (B) LONG TERM (SERVICE APARTMENTS) AND SHORT TERM ACCOMMODATION

In order to cater to the long term accommodation requirement, service apartments are proposed as per the parameters stipulated by Ministry of Tourism and Culture, GOI. To cater to low tariff short term accommodation, a hierarchy of Guest House, Lodging and Boarding House/ Dharamshala/ Hostel have been proposed.

¹ Added vide S.O. 1215 (E) dated 13-05-2013

² Added vide S.O. 2895(E) dated 23-09-2013

³ Modified vide S.O. 2895(E) dated 23-09-2013

⁴ Added vide S.O. 2895(E) dated 23-09-2013

5.0 TRADE AND COMMERCE

Shopping and commercial areas reflect the economy and the image of the city. As per the Economic Survey of Delhi 2001-2002, there were about 2.3 lakhs retail enterprises in Delhi with an employment of 5.4 lakhs engaged in trade, commerce and allied services. It is expected that the number of enterprises in retail trade are likely to increase to about 4.15 lakhs by 2021 and the corresponding employment is likely to increase to about 9.63 lakhs. In addition to these, large number of enterprises in sectors such as restaurants and hotels, finance & insurance, real estate & business operate from commercial centres. This indicates the predominance of retail and allied service activities in the economic structure of the city.

The major changes in the economic structure are due to liberalization of the economy, entry of multinational companies in the consumer sector, improved telecommunication system, increased per capita income and the purchasing power of the people.

5.1 PRE 1962 / MPD-1962 COMMERCIAL AREAS

Residential areas and streets / stretches earlier declared as commercial areas / streets or where commercial use was allowed in MPD-1962 shall continue such use at least to the extent as permissible in MPD-1962. Commercial activities existing from prior to 1962 in residential areas are also permitted subject to documentary proof thereof.

5.2 HIERARCHY OF COMMERCIAL AREAS

The following five-tier system of Commercial Areas is envisaged to accommodate required shopping, commercial office and other service activities like cinema, hotel and restaurant and various community services and facilities in an integrated manner.

In addition, some components of commercial use are also provided under mixed use, non-hierarchical commercial centres, and informal sector in the selected areas along the MRTS corridor.

Table 5.1: Five-Tier System of Commercial Areas

| Tier | I | II | III | IV | V |
|----------------------|---|--|--|--|---|
| Population | | About 5 lakhs | About 1 lakh | About 10,000 | About 5,000 |
| | Metropolitan City Centre (Pertains to already developed Central Business District) | District Centre | Community Centre | Local Shopping Centre | Convenience Shopping Centre |
| Area (Ha.) | - | 40 | 4.0 | 0.3 | 0.1 |
| Activities Permitted | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, Hotels, Restaurants, Banquet Halls, Socio-Cultural | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial Offices, Clinical Laboratory, Clinic & Poly Clinic, Repair / | Retail Shopping, Local level service activities, Repair, [Office up to 125 sqm.], Bank, ATM, Informal Trade, Restaurant |

¹ Modified vide S.O. 2895(E) dated 23-09-2013

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| | | | |
|---|--|--|---|
| activities / Recreational Club, Service Apppts. Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Station, Bus Terminal, Informal Trade. | Hotels, Restaurants, Banquet Halls, Socio-Cultural activities / Recreational Club, Service Apppts. Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Stn., Bus Terminal, Repair / Services, Bank, ATM, Guest House, Nursing Home, Informal Trade. | Hotels, Service Apppts. Restaurants, Banquet halls, Guest House, Nursing Home, Dispensary, Clinical Lab, Clinic & Poly Clinic, Coaching Centres / Training Institutes, Police Post, Post Office, Petrol Pump / CNG Station, Repair / Services, Bank, ATM, Informal Trade, Multi level parking | Services, Bank, ATM, Guest House, Nursing Home, Informal Trade, Coaching Centres / Training Institutes, Restaurant. |
|---|--|--|---|

¹[The provision of offices space upto 125 sq.mtr. to be applicable from the prospective date of notification in view of clause 3 (4) of Development Code.]

Notes:

- Besides the above, retail shopping of desired level shall also be provided in all work centres and transportation nodes.
- Utilities, Public Conveniences shall be provided as per requirement.
- Service & Repair and Informal activities should be provided as Service markets and Informal bazaar.
- The mandatory requirement of parking as per prescribed standards would be met through multi level parking as far as possible in Metropolitan City Centre, District Centre and Community Centre.
- ²[The non-residential activities permitted as per Mixed Use Regulations with stipulations for category of colony, road ROW etc. in residential plots will be permitted in Commercial Centres.]

5.3 METROPOLITAN CITY CENTRE

The existing CBDs are Connaught Place and its Extension, commercial areas in Walled City and its Extension and Karol Bagh. These have all the necessary ingredients to emerge as Metropolitan City Centres.

These Metropolitan City Centres, need to be seen in the light of the historical legacy of the pre-colonial and post-colonial capital cities of the so called old and new Delhi, are envisaged as a city level centre for shopping, entertainment, socio-cultural and all other

¹ Added vide S.O. 1215(E) dated 13-05-2013

² Added vide S.O. 2895(E) dated 23-09-2013

Table 13.27: Socio-Cultural and Community Facilities

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|---------|--|--|--|
| 1 | Multipurpose Community Hall, Bara ghar | A premise having an enclosed space for various social and cultural activities | Community Hall, Watch & Ward Residence (upto 20 sqm) Soft Drink and Snack Stall and library etc. |
| 2 | Music Dance and Drama Training Centre | A premise having facilities for imparting training and coaching for music, dance and dramatics | Music, dance and drama training centre, watch and ward residence (up to 20 sq m) canteen, auditorium |
| 3 | Yoga Meditation | A premise having facilities for self | Yoga centre, meditation, spiritual and |

13.0 Social Infrastructure

13.1.0

MPD-2021 modified upto 31/03/2016

| | | | |
|----|--|---|--|
| | Spiritual and Religious Discourse Centre | acquisition, achieving higher quality of mind and body, spiritual and religious discourse etc. | religious discourse centre, watch and ward residence (up to 20 sq m), hostel, soft drink and snack stall |
| 4 | Recreational Club | A premise having the facility for recreation with indoor sports, swimming pool, outdoor sports, socializing and gathering space for small functions with restaurant | Recreational club, watch & ward residence (upto 20 sqm) Residential flat (for maintenance staff), swimming pool, indoor and outdoor games facilities club |
| 5 | Banquet Hall | A premise to hold small public gatherings, community functions, marriages, etc. | Hall for public gatherings, marriages, cooking facilities and other logistics |
| 6 | Open air theater | A premise having facilities for audience seating and a stage for performance and open to sky | Open Air theatre, Watch & Ward Residence (upto 20 sqm) canteen |
| 7 | Auditorium | A premise having an enclosed space to seat audience and stage for various performances like concerts, play, recitals, functions etc. | Auditorium, Watch & Ward Residence (upto 20 sqm) canteen |
| 8 | Museum | A premise with facilities for storage and exhibition of objects illustrating antiques, natural history, art etc. | Museum, Watch & Ward Residence (upto 20 sqm) canteen |
| 9 | Exhibition-cum-Fair Ground | A premise having facilities for the exhibition and display and other cultural activities for a group of participants | Fair Ground, Residential Flat (for maintenance staff), Exhibition Centre (Temporary in nature), Restaurant, Soft Drink & snack Stall, Police Post, Fire Post, bank, Extension counter facility, Post Office counter facility |
| 10 | Museum, exhibition centre and art gallery, auditorium and open air theatre | Combination of Museum, exhibition centre and art gallery, auditorium and open air theatre | Museum, Exhibition Centre and Art Gallery, Auditorium and Open Air theatre, Watch & Ward Residence (upto 20 sqm) |
| 11 | Cultural and Information Centre | A premise with facility for cultural and information services for an institution, state and country | Cultural and Information Centre, Watch & Ward Residence (up to 20 sqm), Hostel, Canteen, Bank, Extension Counter Facility, Auditorium (Up to 500 seating capacity), Library, Exhibition and Art Gallery |
| 12 | Social and Cultural Institute | A premise with facilities for activities of socio-cultural nature run by a public, voluntary or individual on primarily non-commercial basis | Social and Cultural Institute, Watch & Ward Residence (upto 20 sqm) Soft Drink & Snack Stall, Restaurant, Canteen, Bank, Extension Counter |

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|-------------------|---|--|---|
| ¹ [25] | Short Term Accommodation (Hostel / Guest House / Boarding and Lodging House / Working women-men Hostel / Service Apartment) | A premise fully furnished, serviced and self-contained with meal preparation and used for short term or long term individual, family or corporate accommodation | i) Guest Suite ii) Conference Facilities, Office, Retail and Service Shops and Common Dining Facilities, and other facilities supporting the main activity (restricted up to 20% of permissible FAR).] |
| ² [26] | Socio-Cultural Centre | A premise with facilities that promote culture & other activities that include traditions or living expressions such as oral traditions, performing arts, social practices, rituals, festive events, knowledge and practices concerning nature and the universe or the knowledge and skills. | Outdoor spaces / amphitheatre for cultural activities, museums (art, cultural artifacts, natural history, science, community etc.), planetarium, auditorium, exhibition areas, convention centre, literary / film festival, Film centre, Multipurpose training and meeting rooms, Areas for public education, Documentation centre, library, Temporary as well as permanent exhibition areas, commercial office / retail space, Guest rooms, Hotels with permissibility of activities as per Table 13.17 and Table 5.5.] |

Table 13.28: Cremation / Burial Ground and Cemetery

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|---------|------------------|---|---|
| 1. | Burial ground | A premise with facilities for burying of dead bodies. | Burial Ground, Cremation Ground Cemetery and Crematorium, retail shops of Wood, flowers and related materials, Watch & Ward Residence (upto 20 sqm.). |
| 2. | Cremation ground | A premise with facilities of performing last rites of dead bodies by burning. | |
| 3. | Cemetery | A premise with facilities for burying of dead bodies. | Facility for registration of deaths, sheds for performing rituals, drinking water, parking, etc. |
| 4. | Crematorium | A premise with facilities for last rites of the deceased. | |

--- X---X---X---X---X---

¹ Added vide S.O. 2895(E) dated 23-09-2013² Added vide S.O. 2790(E) dated 24-08-2016

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| Sl. No. | Category | Maximum | | | Other Controls |
|------------------|---|--------------------|-----|---|---|
| | | Ground Coverage | FAR | Height | |
| 3 | b) Recreational Club Socio-cultural activities such as auditorium, music, dance & drama centre/ meditation & spiritual centre etc. | 35% | 120 | 26 m | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. A proper scheme for visitors parking and parking adequacy statement shall be prepared taking into consideration large number of visitors. |
| 4 | Exhibition -cum - Fair Ground | 20% | 20 | -- | Subject to statutory clearances |
| 5 | Science Centre | 30% | 120 | 26 m | Parking standard @ 2 ECS |
| 6 | International Convention centre | ¹ [40%] | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies | i. Parking standard @ 2 ECS/ 100sqm of floor area. ¹ [ii. Exhibition space, Convention and meeting space shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area.] |
| ² [7] | Socio-Cultural Centre | 40% | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies. | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area.] |

¹ Added vide S.O. 1901(E) dated 26-05-2016² Added vide S.O. 2790(E) dated 24-08-2016

ITEM No. 56/TC/2020

- 25 -

NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT

E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002

अतिरिक्त आयुक्त (प.प.)
आयुक्त सचिव
दिनांक 02/12/2020

No. TP/G/1173/2020

Dated 02/12/2020

To

The Addl. Comm. (Plg). Narela Projects
Area Planning Zone P-I & P-II,
11th Floor, Vikas Minar, I.P.Estate,
Delhi Development Authority,
New Delhi-110002.

Sub:- Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

Sir,

This is with reference to the letter dated 10.11.2020 vide which it is requested to re-submit the proposal for relaxation in Gr. Coverage & setbacks in the enclosed format for placing the case before Technical Committee of DDA. Accordingly, please find enclosed the agenda prepared for relaxation in ground coverage, setbacks & change in landuse for consideration of Technical Committee.

This issues with approval of Chief Town Planner.

Encl: As above

Yours faithfully,

Asstt. Town Planner-II

Copy to:

1. Chairman Hira Lal Mohan Devi Rita Gupta (HMR) Memorial Trust, 2585/10, Chuna Mandi, Pahar Ganj, Delhi-110055.

YPL
02/12/2020

A.D. Chel / Narela (as leave,

En. Anas, Plg. Asstt.

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

1.0 Background:-

- 1.1. DDA has formulated the policy for regularization of pre-existing institutions providing Cultural & Religious (Including Spiritual), Health Care & Educational Services which have been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. The applications for regularization of pre-existing institutions were invited by DDA through Public Notice on 01.05.2008. In response about 700 applications were received within stipulated time period and the same were processed for listing in Zonal Development Plans (ZDPs). Later, MoUD while conveying approval of ZDPs specifically conveyed approval of Govt. for regularisation of such institutes as existed on 01.01.2006 and listed them in the annexure of respective zonal plan. The existing institutions as titled in the annexure of ZDPs are to be examined as per Authority Resolution dated 10.04.2008 (Policy for Spot Zoning of pre-existing Cultural, Religious (including Spiritual) Health Care and Education Institutions) and fulfilment of all the conditions contained in the Government directions in letter No.-K-12011/23/2009-DDIB dated 8th March 2010, issued by MoUD, Govt. of India.
- 1.2. Hira Lal, Mohan Devi Rita Gupta Memorial Trust (HMR), Village Hamid Pur, Delhi-110036 has been in existence prior to 01.01.2006 and is listed in the annexure G (List of pre-existing institutes) of Zonal Development Plan of Zone 'P-II' at Sl.No. 18 (copy annexed at 'A').

2.0 Examination:-

- 2.1 As per the regularisation file submitted by the applicant, institute falls in Extended Lal Dora of Village Hamidpur, Delhi, on the land bearing khasras No.s 326/2, 326/3, 327, 329/1, 329/2, 329/3, 329/4, 330, 331, 364/1/1, 364/1/2, 364/1/3, 364/1/4, 364/1/5, 364/1/6, 361/1 min., 365/1 min., 369, 370/2, having an area 20107.00 sqm. (2.0107 Ha.). The said area comprise of three separate plots i.e. plot no. 1 measuring 12213.00 sqm (college building & parking), plot no. 2 measuring 3827.00 sqm (proposed for parking) & plot No. 3 measuring 4067.00 sqm. (vacant, having temporary structures).

The plot 1 having college building is bounded as under:

| | |
|---------|---------------------|
| North = | Other's property |
| East = | 24' 9" Phirni Road |
| West = | Other's property |
| South = | 24' 9" Phirni Road. |

The access to the site is drawn from 24' 9" Phirni Road.

- 2.2 As per the location verified by the applicant and Architect on the Zonal Development Plan (ZDP) of Zone 'P-II' the land use of the site u/r is "Green Belt" under Agriculture and Water Body.
- 2.3 The regularisation is for structures existing on the plot No. '1' measuring 11882.50 sqm (including plot area 7850.50 sqm, rasta (0-8) biswa (344.41 sqm) and parking area 4032.00 sqm). The achieved Gr. Cov. & FAR are 37.96% (4511.00 sqm) & 135.14 (1605.77 sqm) respectively against permissible Gr. cov. 35% & FAR 225.
- 2.4 The setback as per regularisation plan, MPD-2001 & MPD-2021 for plot No. 1 are as under:

| Setback | As per Regularisation Plan (in meter) | As per MPD-2001 (in meter) | As per MPD-2021 Mini. Setback for plot size above 10000 (in sqm) | As per MPD-2021 Mini. Setback for plot size upto 10000 (in sqm) (preceding category) |
|---------|---------------------------------------|----------------------------|--|--|
| Front | 9.72 | 15 | 15 | 9 |
| Rear | 6.45 | 9 | 12 | 6 |
| L.H.S | 6.0 | 9 | 12 | 6 |
| R.H.S | 6.0 | 9 | 12 | 6 |

The existing setbacks are less than the required. Hence clarification / concurrence of DDA was sought vide letter dated 06.03.2020.

- 2.5 The NOCs of fire safety and structural safety/ stability dated 16.05.2018 & dated 01.09.2017 respectively are available in the regularisation file.
- 2.6 As per Note iv under table 17.1, Minimum Setbacks (Other than Residential Plotted Development), the Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.
- 3.0 Information required as per the MoUD GoI letters dated 07.04.2015 & 04.09.2015

| S.No. | Information required | Explanatory background |
|-------|--|--|
| i | Background note indicating the current situation /provisions; | As mentioned in para 1.0 above- Background |
| ii | Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how; | Yes, similar projects of various proposals have been considered / allowed by the Authority w.r.t relaxation in setback. |
| iii | What were the specific recommendations of the Authority with regard to the proposal; | The proposal is to be placed before Technical Committee and Authority. |
| iv | How and why the proposal was initiated; | The institute is in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. It is listed in the annexure G (List of pre-existing institutes) of Zonal Development Plan of Zone 'P-II' at Sl.No. 18 (copy annexed at 'A'). |
| v | What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof; | The regularisation of the institute is required as per the policy of the pre-existing institute. It is also explained in the background note. |
| vi | What are the expected short-term and long-term outcomes if the proposal is approved and implemented. | The properties will be regularised as per MPD-2021 and unauthorised construction if any will be removed. |
| vii | How the proposal will benefit in the development and economic growth of the city; | The provisions of the Master Plan will be implemented and unauthorised construction, if any will be removed. |
| viii | What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi; | The proposal is specific to the requirement of Delhi for implementation of the policy framed for regularization of pre-existing institutions providing Cultural & Religious (Including Spiritual), Health Care & Educational Services which have been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. |
| ix | What is the public purpose proposed to be served by modification of MPD and /or change of land use? | The institute is in existence and providing facilitating educational service to the community. The change of landuse of the institute is required under policy of pre-existing. |
| x | What is the number of people / families / households likely to be affected by the proposed policy; | The proposal shall not affect any family/household as the institute is already operational as on day under the control of HMR Memorial Trust. |
| xi | Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc; | The relaxation is sought as per provision of MPD-2021 Chapter 17 Development Code 8(3)(iv). |
| 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; | As per (xi) above. |
| 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; | Not applicable. |
| xiv | Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal. | Not applicable. |
| xv | Background note indicating the current situation /provisions; | As mentioned in para 1.0 above- Background |
| xvi | Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how; | Yes, similar projects of various proposals have been considered / allowed by the Authority w.r.t relaxation in setback. |

| B. As per MoUD letter dated 07.04.2015 | | |
|--|---|---|
| a | Whether the land is government or private and who is the land owning agency? | The land under reference is private land situated at Village Hamidpur, Delhi measuring 20107.00 sqm. (2.0107 Ha.). The said land is owned / under possession of HMR Memorial Trust. |
| b | On whose request the change of land use case or modification to MPD-2021 has been initiated? | The land measuring 20107.00 sqm. (2.0107 Ha.) of HMR Memorial Trust in extended lal dora of Village Hamid Pur, Delhi-110036, is required to be changed from "Green Belt" to "Public and Semi-Public Facility (PSP)" under the policy of pre-existing. |
| c | Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided. | Pertains to DDA. |
| d | What is the public purpose proposed to be served by modification of MPD and /or change of land use? | The institute is in existence and providing facilitating educational service to the community. The change of landuse of the institute is required under policy of pre-existing. |
| e | What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies? | N.A |
| f | What will be proposal's impact/ implications on general public e.g. Law & order etc.? | There will be no adverse impact on the general public. |
| g | Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached. | As per available information no ongoing court case on the land mentioned in proposal. |

4.0 Processing in light of DDA's letter dated 10.11.2020 :-

- 4.1 In view of the Addl. Comm.(Plg)/ Narela, DDA letter was sent to the Chairman HMR Memorial Trust for compliance.
- 4.2 The applicant vide letter 02.12.2020 has submitted that as per provisions of MPD-2021 the amalgamation of plots is permitted (Copy annexed at 'B'). Further, applicant has requested that plot 1 and 2 as shown in the modified plan of regularisation (copy annexed at 'C') be considered / treated as one plot for regularisation, including the road area which shall be used as public area and no FAR shall be claimed for the said area.
- 4.3 As per regularisation file of the HMR Memorial Trust the total area is 20107.00 sqm (2.0107 Ha.) comprise of three separate plots. (refer para 2.1).
- 4.4 As per the modified drawings submitted by the applicant the total area of plot no. '1' is 11882.50 sqm. (including plot area as 7850.50 sqm and parking area 4032.00 sqm).
- 4.5 Order of Hon'ble High court dated 22.05.2003 is also available in the regularisation file, issued in the matter of Heera lal mohini devi vs. Guru Gobind Singh Indraprastha University. CW No. 4259/2003. Vide which the use of the land for the purpose of college i.e. extended lal dora is permitted (copy annexed at 'D').

5.0 Proposal :-

- 5.1 Based on examination the ground coverage & setback, requires consideration / approval of Technical Committee of DDA.
- 5.2 The land measuring 20107.00 sqm. (2.0107 Ha.) of HMR Memorial Trust in extended lal dora of Village Hamid Pur, Delhi-110036, is required to be changed from "Green Belt" to "Public and Semi-Public Facility (PSP)".

6.0 Recommendation:-

The proposal as given in para 5.0 above may be considered by the Technical Committee, DDA.

Plg. Asstt.

Asstt. Town Planner-II

Chief Town Planner

-29-

ANNEXURE - 'G'

THE LIST OF THE APPLICATIONS OF PRE-EXISTING INSTITUTIONS (OWNING LAND) & RENDERING CULTURAL, RELIGIOUS (INCLUDING SPIRITUAL), HEALTH CARE AND EDUCATIONAL SERVICES IN RESPONSE TO THE PUBLIC NOTICE ISSUED BY M.P. SECTION ON 01.05.08:

| Sl. No. | Name & Address |
|---------|---|
| 1. | Delhi Institute of Rural Development (DIRD) near Kapoor Diesel, G. T. Karnal Road, Nangli Poona. |
| 2. | Anubhav Public School, Plot No.57, Gali No-2, Uttaranchal Enclave, Kamal Pur, Burari, Delhi-110084. |
| 3. | Joseph S. Mary Public School, Shastri Park, Burari, Delhi-110084. |
| 4. | Little Star Convent School, Parasram Enclave, Burari, Delhi-110084. |
| 5. | Nalanda Modren Public School, Sant Nagar, Burari, Delhi-110084. |
| 6. | D. K. Convent School, 'B' Block, Gali No.110, Sant Nagar Burari, Delhi-110084. |
| 7. | Great Mission Convent School, B-29, Kaushik Enclave Near Badrinath Mandir, Burari, Delhi-110084. |
| 8. | Yash Vidhya Public School, Harit Vihar, Pepsi Road, Sant Nagar, Burari, Delhi-110084. |
| 9. | Swami Vivekanand Public School, Block-'A', Gali No-8, Amrit Vihar Road, Burari, Delhi-110084. |
| 10. | Bright Star Model School, 154.41 Feet Road, Uttaranchal Enclave, Kamal Pur, Burari, Delhi-110084. |
| 11. | Delhi Modren Public School, B-2, Mukand Pur, Delhi-110042. |
| 12. | Oscar Public School, Swaroop Nagar Road, Burari, Delhi-110082. |
| 13. | M. P. Model School, C-18, Main Road Mukand Vihar, Delhi. |
| 14. | J. C. Gaur - Public School, Gali No.5, Mukand Pur, Part-II, Delhi-110042, (Mata Naraini Devi Sanstha) |
| 15. | J. Premier educational Society, Gali No.-6, Shiv Kunj, Jharoda Sant Nagar, Burari, Delhi-110084. |
| 16. | Baunk Pura Public School, Burari, Delhi-110084. |
| 17. | Samarth Shikha Samiti (Shisu Bal Mandir). Rao Mahar Chand Sarswati Vidhya Mandir School. |
| 18. | Hira Lal, Mohan Devi & Rita Gupta Memorial Trust, Village Hamid Pur, Delhi-110036. |
| 19. | Maharaja Agarsen Naturopathy & Yoga Sadhna Research Trust, Main Palla Road, Bhikhtawarpur. |
| 20. | Upadhyay Convent School Kadi Vihar, Nathupura, Delhi. |
| 21. | Sant Nirankari Mandal, Spiritual Centre |
| 22. | Sawan Kirpal Ruhani Mission. |
| 23. | Mata Sukh Devi Public School, Nangli Poona. |

Note: Regularization of above institutions would be subject to examination by Zonal Committee and further processing for approvals as per Authority resolution dated 10.04.2008, and fulfillment of all the conditions contained in the Government directions in letter no. K-12011/23/2009-DDIB dated the 8th March 2010 from MOUD, Govt. of India. Some of such facilities although indicated on plan as existing facilities shall not become part of use zone till the competent authority approve it, subject to fulfillment of all the conditions.

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Annexure 'B'

HIRA LAL MOHAN DEVI RITA GUPTA MEMORIAL TRUST

2585/10, Chuna Mandi, Pahar Ganj, New Delhi 110 055

Ref:

1906
2/12/2020

Dated: 02.12.2020

To,
The Chief Town Planner,
13th Floor, T.P. Deptt.,
Civic Centre, Minto Road,
New Delhi-110002.

Sub: Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

Ref. DDA letter No. F.O.3(65)/2008/MP-Pt.-III/D-134 dated 10.11.2020

R/Sir,
This is with reference to your letter dated 27.11.2020 on the above cited subject vide which it is requested for necessary action in reference to the DDA letter dated 10.11.2020.

In this regard it is to inform that as per the Policy of Spot Zoning the institutes which were existing upto 01.01.2006 only are to be considered for regularisation. The regularisation shall be allowed in respect of lands which do not form part of Notified Ridge / Regional Park/Developed Park / River Bed / Gram Sabha Land or Public Land. The extent of buildable area shall be limited to the extent of MPD-2021 norms / prevailing relevant provision of MPD-2021

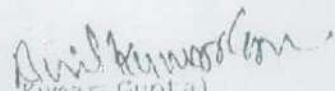
As per as per clause 3.3.1.3, (E) Village under 3.3.1 Redevelopment Strategy for provision of social and educational facilities reduced space standards shall be adopted. However, as per clause 3.3.2 of MPD-2021 Policy for redevelopment point iv. "Amalgamation and reconstitution of the plots for planning purpose will be permitted." Further point No. vi stipulates "In case of plots with service lanes, the lane area may be included in the scheme. However, no FAR / coverage will be granted and the area shall be used as public area."

The institute falls in extended Lal Dora wherein the use of the premise i.e. college is permitted the same is allowed vide orders of Hon'ble High court dated 22.05.2003 in the matter of Heera Lal Mohini Devi vs. Guru Gobind Singh Indraprastha University, CW No. 4259/2003 (Copy enclosed).


In view of the above, it is requested that plot 1 and 2 as shown in the modified plan of regularisation (copy enclosed) be considered / treated as one plot for regularisation, including the road area which shall be used as public area and no FAR shall be claimed for the said area.

An early approval / regularisation of the institute is solicited.

Encl: As above.


(Anil Kumar Gupta)
Chairman

ATP-II


24/12/20

My Asst.

PLOT AREA

| |
|---|
| AREA OF PLOT NO 1 = 3850.50 SQ M = 9389.12 SQ YARDS |
| AREA OF PLOT NO 2 = 4012.00 SQ M = 4877.23 SQ YARDS |
| AREA OF PLOT NO 3 = 367.00 SQ M = 4575.39 SQ YARDS |
| AREA OF PLOT NO 4 = 4867.70 SQ M = 4862.32 SQ YARDS |

COLLECTIVE SCHEME FOR PLOT-1 & PLOT-2

| S.NO | AREA STATEMENT |
|------|--|
| 1. | TOTAL PLOT AREA (college building) : (Plot 1 + Plot 2) = (3850.50 + 4012.00) = 11862.50 SQ YARDS m^2 |
| 2. | EXISTING GROUND COVERAGE = 4511 SQ M |
| 3. | PERMISSIBLE GROUND COVERAGE = 35 % |
| 4. | GROUND COVERAGE ACHIEVED = 37.96 % |
| 5. | BUILT UP AREA |
| | BUILT UP AREA AT GROUND FLOOR = 4511 SQ M |
| | BUILT UP AREA AT FIRST FLOOR = 4430.42 SQ M |
| | BUILT UP AREA AT SECOND FLOOR = 4130.42 SQ M |
| | TOTAL BUILT UP AREA (G+Fl +S.F +I) = 16057.77 SQ M |
| 6. | F.A.R |
| | PERMISSIBLE F.A.R = 225 % = 26735.62 SQ M |
| | ACHIEVED F.A.R = 135.14 % |
| 7. | HEIGHT |
| | PERMISSIBLE HEIGHT = 17 M. |
| | EXISTING HEIGHT = 15 M. |
| 8. | E.C.S |
| | PERMISSIBLE E.C.S = 2 E.C.S @ PER 100 SQ M OF BUILT UP |
| | REQUIRED E.C.S = $(16057.77 / 100) \times 2 = 321$ E.C.S |
| | E.C.S ON PLOT NO 1 = 135 E.C.S |
| | E.C.S ON PLOT NO 2 = 166 E.C.S |
| | ACHIEVED TOTAL E.C.S = 321 E.C.S |

PROJECT
COMPOSITE LAYOUT PLANS OF TRIBAL MOUNTAIN DEVELOPMENT
CLPDA MEMORIAL TRUST
VILLAGE - BANGALORE
DIST. AGRICULTURE
DATE: 15.01.2020

N

| Date | Orders |
|------|--------|
|------|--------|

22.5.2003

Present: Mr. P.V. Kapur, Sr. Advocate with Mr. Naresh Gupta and Mr. Nagath for petitioner.
Mr. G.D. Goel with Mr. Sanjay Goel and Mr. Suresh Chandran for respondents 1 and 2.
Mr. Badri Babu and Mr. S.P. Arora for respondent No.3
Ms. Sujata Kashyap with Ms. Priya Kiran for respondent No.4

CW No.4259/2002

In the order dated 20.3.2003, this court had categorically observed as under:

"On the other hand, Mr. Kapur learned senior counsel for the petitioner has drawn my attention to the Delhi master Plan 2001 as per which college is permitted in Ial dora/extended Ial dora. Even reading of letter dated 13th November, 2002 of the DDA would confirm that as per clause B(ii) A of MPS-2001 land use as college is permissible under residential use zone as a part of approval of lay out plan or as a case of special permission from the authority. From this it is clear that the proposed college of the petitioner at the aforesaid land which is extended Ial dora, the use of the land for the purpose of college is permitted. It may also be pointed out that the petitioner has given examples of other such colleges in Ial dora where MCD certificates are accepted by the respondents and affiliation granted."

Justice Judicial Department
High Court of Delhi

Thereafter, inspection was carried out on 25.5.2003 and further proceedings as directed by this court on 1.5.2003 were carried out. The Board of Affiliation also held a meeting on 15.5.2003 pursuant to the direction of this court on 1.5.2003. After the meeting, the Board has considered the question of affiliation of the petitioner institute with the Guru Gobind Singh Indraprastha University. By a letter dated 21.5.2003 issued by the Deputy Registrar (Affiliation) of the Guru Gobind Singh Indraprastha University to the petitioner, it is made clear that in terms of Section 5(21) of the Indraprastha Viswavidyalaya Act 1998, with the prior approval of Board of Affiliation, approval is granted for provisional affiliation to HMR Institute of Technology, for conduct of B.Tech. in (i) ECB, (ii) CSE, (iii) IT & (iv) MAE programme (four years duration) with the maximum permitted intake of 60 each, for academic session 2003-2004. The affiliation granted is provisional and is subject

ALLES 02-03

Done

Orders

to the conditions mentioned in the letter itself. It is made clear by the letter that the respondent university that provisional affiliation is a status which is followed in respect of new cases and this affiliation would relate to the academic session 2003-2004. The said letter is taken on record.

The AICTE as well as the Government of NCT have also given their respective no-objections/approvals/consolidation for the academic session 2003-2004 as mentioned in the letters which are on record.

In view of the above provisional affiliation and directions, no further directions are required to be given in the present writ petition and accordingly the same is disposed of.

50/-

Badar Durrrez Ahmed, J

MAY 22, 2003
m

Certified to be True Copy

Assistant Judicial Department
High Court of Delhi
Authorised Under Section 19
Indian Evidence Act

SALES 02-03

Planning observations of Narela Project Unit

Asstt. Town Planner-II vide letter No. TP/g/1173/2020 dated 2.12.2020 has forwarded the Agenda for Change of Landuse of pre-existing institutions Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. Also, relaxation in ground coverage and setbacks are also requested. The agenda has been signed by Chief Town Planner, Asstt. Town Planner and Planning Asstt., of North DMC.

In the Agenda, following are the observations of Narela Planning Unit:

3. In para 4.2 of the Agenda, it has been mentioned that applicant vide letter dated 02.12.2020 has submitted that as per the provisions of MPD-2021 the amalgamation of plots is permitted. Further, applicant has requested that plot no. '1' and '2' as shown in the modified plan of regularization be considered/treated as one plot for regularization, including the road area which shall be used as public area and no FAR shall be claimed for the said area. In this regard, it is informed that the provisions referred regarding amalgamation of plots are in the case of redevelopment as referred in MPD-2021 and not for the regularisation of pre-existing institutes. Since the road is passing through the plot number '1' having an area 11882.50 sqm. (including plot area 7850.50 sqm., parking area 4032.00 sqm. and excluding road of area 344.41 sqm.) of the existing institution, no FAR on the road portion shall be considered and the two plots can be connected through underpass or overhead.
4. As per the Agenda, the institute comprised of 3 separate plots and the 2 of the plots are at the approx. distance of 280 mtrs. and 460 mtrs. from plot no. '1'. One of the plot is vacant and on another plot, there are some temporary structures existing. Therefore, the same may not be considered for Change of Landuse.

With the above observations, Agenda as received from North DMC is put up for placing before the Technical Committee.

[Signature]
21/12/2020

Plg. Asstt. (Narela Project)

[Signature]
21/12/2020

Addl. Commr. (Plg.)/Projects

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

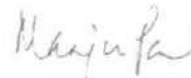
E-File No.- PLG/MP/0009/2020/F-
1/-O/o DY DIRECTOR
(PLG)MP AND DC/393

Date : 16.12.2020

MEETING NOTICE

The 10th Technical Committee Meeting of DDA for the year 2020 will be held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Wednesday, 23.12.2020 at 03:00 PM**. The meeting ID is 176 323 7040 and password is 12345.

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



(Manju Paul)

Addl. Commissioner (Plg.)-I

To:

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

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Director (Building), DDA
3. Representative from IGI.

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10th Technical Committee Meeting to be held on 23.12.2020

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| 1. | 52/2020 | Confirmation of the Minutes of 9 th Technical Committee meeting held on 04.12.2020 PLG/MP/0008/2020/F-1 | 1-6 |
| 2. | 53/2020 | Proposal regarding approval of higher FAR and higher ground coverage of integrated property development at Okhla NSIC metro station, falling in planning Zone F. PLG/MP/0025/2020/F-20 | 7-11 |
| 3. | 54/2020 | Guidelines for implementation of " <i>Regulations for Enabling the Planned Development of Privately Owned Lands</i> " notified on 04.07.2018. PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG) UC AND Zone J | 12-13 |
| 4. | 55/2020 | Modification in the Layout Plan of Facility Corridor (F.C.) – 1 with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively. F.26(8)/2019-MP | 14-24 |
| 5. | 56/2020 | Change of landuse of pre-existing institution Hira Lal, Mohan_ Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008. PLG/MP/0060/2020/F-3/-O/o ADDL. COMM(RPLG-PROJ) MPMR | 25-35 |

ITEM No. 52/TC/202



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

E. File No.-PLG/MP/0008/2020/F-1/
O/o DY DIRECTOR (PLG)
MP AND DC/432

Date: 21.12.2020

Subject: Minutes of the 9th Technical Committee meeting of DDA for the year 2020 held on 04.12.2020.

The 9th Technical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Friday, 04.12.2020. 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.

Manju Paul
(Manju Paul)

Addl. Commissioner (Plg.)-I

21/12/20

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.) - III, DDA
11. Addl. Commr. (Plg.) - Projects, DDA
12. Addl. Commr. (Plg.) - Land Pooling, 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, C<D

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Director (Building), DDA
3. Representative from IGL

Item No. 44/2020

**Confirmation of the Minutes of 8th Technical Committee meeting held on 02.11.2020.
PLG/MP/0007/2020/F-1**

Since no observations/comments were received, the minutes of the 8th Technical Committee held on 02.11.2020 were confirmed as circulated.

Item No. 45/2020

**Planning Permission for CNG Station on Private Land Khasra no. 78/18, Village Ghevra.
F.07(03)2020/MP**

The agenda was presented by Dy. Director (Plg) Zone K-I & L. The representative from IGL mentioned that the area of the proposed station is 1697.48 sqm which is more than permissible maximum size required for CNG station i.e. 1485 sqm. Further, it was requested that the same be approved for CNG Mother Station for which the maximum permissible size as per MPD 2021 is 75m x 40m as per the requirement. IGL was requested to submit the modified request for considering the site for Mother Station.

After detailed deliberations, based on the request of IGL, the proposal was approved for CNG Mother station as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.

Item No. 46/2020

**Planning Permission for CNG/EVC/LCNG Station on Private Land at Khasra no. 9/24 (6-3),
Village Baprola (Chanchal Park)
F.07(02)2020/MP**

The agenda was presented by Dy. Director (Plg) Zone K-I & L. It was observed that there is a 6.0 m wide road existing outside the property line of the CNG station providing accessibility to the unauthorized colony. It was clarified by IGL that distance between plot and nearest road 'T' junction is 25m. 'T' junction formed by a road of such width does not qualify for intersection. Further IGL vide email dated 4.12.2020 has clarified that another road which is 6m road adjoining the plot is dealer's private road for accessing the back side of the plot.

After detailed deliberations, the proposal was approved for CNG station as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.

Item No. 47/2020

**Planning Permission for CNG Station on Private Land Khasra no. 63/9/2, Village Mitraon
F.07(08)2020/MP**

The agenda was presented by Dy. Director (Plg) Zone K-I & L. It has been informed by the concerned Engineering wing that the proposed CNG station partly falls on the proposed UER-1 of 80 m RoW. The construction of UER-1 is going to take time as the land for road parcel falling in this alignment is yet to be acquired by DDA. IGL requested that permission for temporary station be granted. After detailed deliberations, it was decided that only temporary permission may be granted subject to the following:

- a) The permission for the CNG station is purely for a temporary station with temporary structures.

Maip

- b) IGL would ensure immediate cancellation of license as soon as the plans for the construction of UER is firmed up. IGL agreed to give an undertaking to this effect.
- c) The IGL/allottee would also be required to give an affidavit that no claims/compensation whatsoever would be sought on account of closure/shifting of the CNG station.

Item No.48/2020

Modification in Table 3.3: Hierarchy of Urban Development in Chapter 3.0 Delhi Urban Area 2021 in MPD-2021 w.r.t Provisions of Sewage Treatment Plants (STP) including sewage pumping station & effluent pumping station.
PLG/MP/0013/2020/F-20/-AD (PLG-MP AND DC)-III

The agenda was presented by Addl. Comm.(Plg)-I. It was deliberated that the modified norms have been proposed considering the adoption of new technologies of SBR and ASP for STPs and is inclusive of the area requirement for Sewage Pumping Station and Effluent Pumping Station. The area norms of 50sqm/MLD for Sewage Pumping Stations and Effluent Pumping Stations has been adopted. In view of this, the new norms have been prescribed in the MPD for new facilities.

After the deliberations, the agenda item was approved for further processing as per Section 11 A of DD Act with the following modifications:

MPD 2021

Existing Provisions

Chapter 3.0: Delhi Urban Area - 2021

Table 3.3 : Hierarchy of Urban Development

Level

Facilities

Area in sq.m.

No.

Per Unit

Total

1

2

3

4

5

2. Neighbor-hood Population-10,000

1. Primary School

13. Sewage Pumping Station

14.Coaching centres, IT & language training centres

15.Dhalao including segregation

16.Dispensary

17.Local level waste water treatment facility

1

1

1

1

1

2,000-4,000

500

500

200

800-1,200

As per requirement

2,000-4,000

500

500

200

800-1,200

Level

Facilities

Area in sq.m.

No.

Per Unit

Total

1

2

3

4

5

2. Neighbor-hood Population-10,000

1. Primary School

13. Sewage Pumping Station

14. Coaching centres, IT & language training centres

15. Dhalao including segregation

16. Dispensary

17. Local level waste water treatment facility

18. Sewage Treatment Plant# (including 50sqm/MLD for Sewage Pumping Station and 50sqm/MLD for Effluent Pumping Station)

1

1

1

1

1

Up to 22.7 MLD

2,000-4,000

500

500

200

800-1,200

As per requirement

650 Sqm/MLD

2,000-4,000

500

500

200

800-1,200

Handwritten signature

| Level | Facilities | Area in sq.m. | | |
|--|--|---------------|---|-------|
| | | No. | Per Unit | Total |
| 1 | 2 | 3 | 4 | 5 |
| 5. Zonal / Sub-City Population 10,00,000 | 1. Medical College | 1 | As per Medical Council of India/Regulatory Body | |
| | 8. Sewage Pumping Station | 1 | 2,500 | 2,500 |
| | 9. Municipal Office for Water & sewerage | 1 | 500 | 500 |
| | 10. Sewerage Treatment Plant (180 MLD) | 1 | 200 | 200 |
| | 16. Science Centre | | As per requirement | |
| | 17. Socio-Cultural Centre | | As per requirement | |
| | | | | |

| Level | Facilities | Area in sq.m. | | |
|--|---|----------------|---|-------|
| | | No. | Per Unit | Total |
| 1 | 2 | 3 | 4 | 5 |
| 5. Zonal / Sub-City Population 10,00,000 | 1. Medical College | 1 | As per Medical Council of India/Regulatory Body | |
| | 8. Sewage Pumping Station | 1 | 2,500 | 2,500 |
| | 9. Municipal Office for Water & sewerage | 1 | 500 | 500 |
| | 10. Sewerage Treatment Plants (including 50 sqm / MLD for Sewage Pumping Station and 50 sqm / MLD for Effluent Pumping Station) | above 22.7 MLD | 1100 Sqm/MLD. | |
| | | | | |

Notes:
The area norms are for new proposed facilities.

Item No.49/2020

Regarding revision in Development Control Norms for siting of fuel stations - CNG in Community Centres having ROW less than 30 m.

PLG/MP/0003/2020/F-7/-O/o DY DIRECTOR (PLG)MP AND DC

The Agenda was presented by Addl. Commissioner-I. It was informed that many Community Center sites which have already been planned or are in various stages of planning are located on roads with ROW less than 30.0m.

Petrol pumps are existing in these Community Centers as it is a permitted activity as per Master Plan. However, the aspect of the mandatory requirement of a minimum of 30.0 m ROW for siting Fuel Stations (CNG/Petrol Pumps) appears to have been overlooked while earmarking the Petrol Pump sites.

After detailed deliberations, the following was decided:

- It was agreed that new CNG stations in Community Centers existing on 24.0 m wide road in the developed areas be allowed.
- As per clause 12.13.2 of MPD 2021, "the regulations for locating the fuel stations - cum service stations, the development control norms and permissibility shall be governed by the Policy/decision of competent Authority/ Government Notifications from time to time." Accordingly the approval of Authority may be sought.

Majin

Proposal for planning permission for CNG / EV Charging on Private Land Khasra No. 68/20, 68/11 & 67/15/2, Rupali Enclave, Village Karala, Tehsil Kanjhawala, Delhi 110081 in view of notified regulations dated 08.03.2019.
F.7(10)/2020 - MP

The agenda was presented by Dy. Director (Plg) Zone N. It was observed that some portion of gram sabha land is falling within the proposed site, which seems to be an irrigation channel. IGL and the allottee in consultation with Revenue Deptt may ascertain whether the channel is still functional and accordingly submit the proposal afresh after consolidation of land.

The proposal was not agreed to.

Laid on Table:

Item No.51/2020

Proposal for change of land use from Recreational (District Park) to Utility (U4) of an area measuring 10.7 acres (9 acres +1.7acres) for establishment of Solid Waste Management Facilities (for processing of C& D Waste) and for dumping site for inert materials generated due to bio mining at Tehkhand falling in Planning Zone 'F'.

- The proposal was deferred. The Agenda to be resubmitted incorporating the following:
- i. Justification for allotment of more land for SWM facilities considering the allotments already made.
 - ii. SDMC to provide details with respect to total land allotted to SDMC in and around the area for Solid Waste Management facilities till date and its utilization with detailed planning of the area.
 - iii. The new allotment be contiguous and to be earmarked in such a way that the Solid Waste Management facilities are developed without impacting the proper planning of the left over adjoining areas.
 - iv. The proposal for Change of Landuse may be accompanied with a proper T.S.S. for the convenience of seeking Public Objections/Suggestions.

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

M. Singh

ANNEXURE-I

List of participants of 9th meeting for the year 2020 of Technical Committee on 04.12.2020

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg)
5. Addl. Commissioner (Landscape)
6. Chief Architect
7. Addl. Commissioner (Plg.) -I
8. Addl. Commissioner (Plg.) -III
9. Addl. Chief Architect, VC Office
10. Secretary, DUAC
11. Dy. Director (Plg.), LP-I
12. Dy. Director (Plg.), LP-II

Representatives of the following Organizations has also attended the meeting:

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. South Delhi Municipal Corporation
5. Delhi Fire Service
6. CPWD
7. IGL

SUBJECT: PROPOSAL REGARDING APPROVAL OF HIGHER FAR AND HIGHER GROUND COVERAGE OF INTEGRATED PROPERTY DEVELOPMENT AT OKHLA NSIC METRO STATION, FALLING IN PLANNING ZONE F.

E-File No. : PLG/MP/0025/2020/F-20

Synopsis

- TOD Policy was conceptualized and incorporated in MPD-2021 as part of its Chapter 12: Transportation vide notification dated 14.07.2015. The policy provisioned for 400 FAR and 40% Ground Coverage for projects developed as per the TOD norms. However, the Regulations for operationalization of the TOD Policy could not be notified.
- DMRC site at the Okhla NSIC Metro Station was eligible for development under the then notified TOD Policy.
- A workshop to promote TOD policy was conducted by UTTIPEC on 10.10.2015 for the officials of DMRC and it was discussed that the development at Okhla NSIC metro station may be taken up as a pilot project under TOD policy.
- The Integrated Residential Complex at the DMRC site of Okhla NSIC Metro Station utilized 140 FAR and 30% Ground Coverage in anticipation of the TOD Policy and Regulations and is currently fully constructed and awaiting approval.
- In the meanwhile TOD policy was revised and notified by MoHUA on 24.12.2019 and incorporated as Chapter-20 'Transit Oriented Development (TOD) Policy' in MPD-2021. However, the Regulations for the operationalization of the TOD policy notified on 24.12.2019 are yet to be notified.
- As per the revised TOD Policy notified on 24.12.2019, TOD development is to be undertaken only in few select TOD nodes. The DMRC site at Okhla NSIC by virtue of the changed policy has become ineligible for TOD development.
- DMRC has requested for permitting regularization of NSIC case as the only case with FAR 140 (as against 100 FAR and 25% Ground Coverage allowed in MPD-2021 as notified on 07.02.2007) as a special case to enable approval of the plans for the already constructed and completed project i.e. Integrated residential complex developed at Okhla NSIC station.

1.0 BACKGROUND

- 1.1 Various requests have been received from Delhi Metro Rail Corporation Limited (DMRC) regarding approval of Integrated Residential Complex at the Okhla NSIC Metro Station developed as per the pre revised TOD policy of DDA notified on 14.07.2015. Since the said policy has been superseded by the revision in Policy notified on 24.12.2019. Due to the revision in Policy, the development control norms adopted in the project cease to be in conformity with the MPD 2021.
- 1.2 Okhla NSIC station is one of the stations of Line 8 (Janakpuri West to botanical garden) in phase -III. For the construction of Okhla NSIC station, 3 land pockets on the outer

Ring road near Lotus temple were acquired with a total area of 9270 sqm which is 730 sqm less than presently permitted minimum area for a TOD scheme i.e. 1 Ha.

The details of the land parcels are as provided below:

| | Pocket - 1 | Pocket - 2 | Pocket - 3 |
|-------------------|---|----------------------|-----------------|
| Area | 3070.93 | 2947.63 | 3113.79 |
| Initial Land Use | Recreational | Recreational | Recreational |
| Proposed Land Use | Transportation | Transportation | Transportation |
| Owner | NSIC | Private Land Owners* | Delhi Jal Board |
| Status of CLU | Notified vide S.O. vide S.O 2226(E) dated 28.06.2019. | | |

* Land Pocket 2 has been acquired from private land owners. A MoU was signed between DMRC and land owners, DMRC is obligated to allot proportionate built-up space to these land owners on Okhla NSIC station itself.

1.3 DMRC in their letter dated 09.06.2020 mentioned the following: **(Annexure I)**

- i. National Metro Rail Policy 2017 mandates enhancing of Revenue through Transit Oriented Development (TOD) and Value Captures finance (VCF). It is stated that Metro Rail Implementing agencies should endeavor to maximize revenue through commercial development at stations.
- ii. Mandate was also given to DMRC vide circular from MOUD dated 30.03.2009 to explore PD options wherever feasible with TOD as an accepted source of non-Farebox revenue/resource mobilization towards capital cost as well as sustainable operations.
- iii. A workshop to promote TOD policy was conducted by UTTIPEC on 10.10.2015 for the officials of DMRC and it was discussed that the development at Okhla NSIC metro station may be taken up as a TOD project.
- iv. A commercial cum residential complex was planned at Okhla NSIC as a mixed use development, as per the norms applicable under TOD policy dated 14.07.2015 alongwith other criteria such as zero set back from ≥ 18 m ROW, provision of Multi-modal Integration (MMI), universal accessibility, etc.
- v. The construction of the project was completed by 20.12.2019 and completion certificate from local authorities is required for disposal of the units/scheme.

2.0 Provisions of Master Plan 2021 w.r.t. Transportation Chapter and TOD Policy

- 2.1 MPD-2021 was notified on 07.02.2007 which permitted 100 FAR and 25% Ground Coverage as mentioned in 'Development control Norms for Metro Stations' in Chapter 12: Transportation.
- 2.2 As a part of the Master Plan Review Process, Chapter 12: Transportation of MPD-2021 was revised and the TOD Policy was incorporated vide notification dated 14.07.2015.
- 2.3 The TOD Regulations for operationalization of the TOD policy and proposed modifications in the TOD policy were approved by the Authority in its meeting dated 10.06.2016. After approval, the same were sent to MoUD for issuance of final

notification. However, the Regulations for operationalization of the TOD policy could not be notified.

- 2.4 Ministry vide letter dated 03.03.2017 requested DDA to revisit the proposed amendments in the TOD policy and proposed TOD regulations in light of the new development vis-à-vis National Policy on TOD.
- 2.5 As per the directions of Ministry, the TOD policy and Regulations were revised and the same were approved by the Authority in its meeting dated 17.09.2019. The revised TOD policy was notified by MoHUA on 24.12.2019 as 'Chapter-20 Transit Oriented Development (TOD) Policy of MPD-2021'. The Regulations for the operationalization of the TOD policy notified on 24.12.2019 are not notified till date.
- 2.6 As per the new TOD Policy notified on 24.12.2019, the policy will be strategically implemented in select TOD nodes with high development potential.
- 2.7 The DMRC site at Okhla NSIC is not falling under the identified TOD Nodes.
- 2.8 The policy, at Para 20.3 '**Framework for implementation of the Policy**', states that a committee shall be set up under the chairmanship of the Lieutenant Governor of Delhi comprising of representatives from DDA, various service providing agencies and all local bodies. The committee will be responsible for approval of any new TOD nodes (other than any priority nodes identified under the regulations)

PROJECT DETAILS

- 2.9 The Okhla NSIC project consists of 93 residential units of one or two bedrooms (with 100% of the total DU's falling under two rooms or less) along with supporting commercial area and public spaces as per TOD norm for Transportation land use as notified in July 2015.

| | |
|--------------|---------------------|
| Gr. Coverage | : 30 % |
| FAR | : 140 |
| E.C.S | : 1.33 ECS/100 Sq.M |

Also following all other criteria such as zero set back norm ≥ 18 m ROWs, provision of multimodal integration (MMI), universal accessibility etc.

- 2.10 A Traffic Impact Assessment has been also been done in this regard and as per the report submitted by the consultant, the project site will contribute insignificant traffic to the surrounding road network and hence no impact on the adjacent existing road network. However it is pertinent to say that the proposed Modi-Mill connecting flyover, should cater to the need of the traffic beyond the horizon year, with proper road alignment and appropriate signages.
- 2.11 The construction of the project was completed by 20.12.2019 and completion certificate from local authorities is required for disposal of the units/scheme.
- 2.12 A comparative statement of the Development Control Norms is as under:

| Parameter | As per MPD-2021 notified on 07.02.2007 | As per modified Chapter 12 of MPD-2021 incorporating TOD Policy as notified on 14.07.2015 | As per revised TOD Policy notified on 24.12.2019 and incorporated as Chapter 20 in MPD -2021 |
|-----------------|--|---|--|
| Plot Size | Max. 3 Ha | Min. 1 Ha | Min. 1 Ha |
| FAR | 100 | 400 | <p>Calculated as the sum of FAR calculations for all constituent plots.</p> <p>FAR entitlement for each constituent plot shall be calculated as follows:</p> <ul style="list-style-type: none"> The FAR shall be 1.5 times the existing permissible FAR on the plot or 300, whichever is more. The maximum FAR limit for any plot included in TOD Schemes shall be 500. Larger TOD Schemes with an area of 4 Ha and direct access from roads of 30m RoW, will be eligible for FAR of 500 on all constituent plots, if feasible. |
| Ground Coverage | 25% | 40% | 40% |

3.0 EXAMINATION

- 3.1 The NSIC Okhla project was envisaged under the TOD Policy notified on 14.07.2015 under which the site was eligible for development as per TOD norms. However, TOD Regulations for operationalization of the TOD Policy were not notified which is mandatory for approval and implementation of any project under TOD norms.
- 3.2 In the absence of Regulations, no project could be operationalized and approved as per the TOD norms. Therefore, the proposal for approval of 140 FAR for the DMRC site of NSIC Okhla could not be acceded to.
- 3.3 Later, a revised TOD policy was notified by MoHUA on 24.12.2019 wherein it was stated that the policy will be strategically implemented in select TOD nodes with high development potential. The DMRC site at Okhla NSIC is not falling under the identified TOD Nodes.
- 3.4 The matter was discussed with VC, DDA on 21.10.2019, wherein it was decided that DMRC shall approach DDA with a request to modify relevant provisions in MPD-2021. (Annexure II)
- 3.5 A letter dated 05.03.2020 was issued wherein it was mentioned that DMRC will only be able to avail TOD norms for its property development at Okhla NSIC if the site falls under the TOD nodes, as specified in TOD policy.
- 3.6 As per Notes (v) provided under Table 17.1 of Chapter 17.0 Development Code of MPD-2021,

"The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances."

However, MPD-2021 does not provide any provision for relaxation in FAR.

3.7 DMRC in their letter dated 09.06.2020 also mentioned the following: (Annexure I)

- i. It is worth mentioning that the FAR originally allotted to DMRC was 1.0 with 25% GC, while the FAR allowed for a standard residential project to any private developer is 2.0 with 33.3% Gr. Coverage. It may also be noted that the Okhla NSIC scheme does not avail the higher FAR (3.0 to 5.0) as permitted by the National and Delhi TOD policy, yet it meets all the other good features of the policy such as zero setbacks with active frontages, mixed-income mixed-use Housing and walk-to-shop parameters that are beneficial to the larger public, especially in the post-COVID scenario.
- ii. Keeping in view the fact that the project is already completed under circumstance explained above, it is, therefore, requested that Okhla NSIC may be considered for deciding it as one of the TOD node as a special case and approval of 1.4 FAR and 30% ground coverage may be granted so that we may seek necessary clearance from local authority and take action for leasing out of flats and mobilizing of resources at the earliest.

4.0 THE ISSUES PLACED BEFORE THE TECHNICAL COMMITTEE FOR CONSIDERATION

- 4.1 The project may be considered to be treated as a special case since it is undertaken by a government agency and was envisaged and developed based on approved TOD Policy notified on 14.07.2015 and in anticipation of the TOD Regulations which were not notified.
- 4.2 DMRC may be permitted regularization of 140 FAR and ground coverage of 30% as against FAR of 100 and ground coverage of 25% allowed in MPD-2021 as a special case to enable regularization of the already completed integrated residential complex developed at Okhla NSIC station to avoid any loss to the ex-chequer.
- 4.3 The Technical Committee may relax the excess Ground Coverage and setbacks in view of special circumstances. Once the proposal is approved by the Technical Committee, the issue of relaxation of FAR in NSIC Okhla Metro Station shall be placed before the Authority for its appropriate decision. On consideration of the issue of FAR by the Authority, the composite proposal shall be sent to the MoHUA for its final approval.


Dy. Director
(UTTIPEC)


Director (UTTIPEC)


Dy. Director (Plg)
Master Plan


Addl. Commissioner
(Plg.) - I

Sub: Guidelines for implementation of "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018

File No. PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG)UC AND ZONE J

1.0 Background:

- 1.1 Delhi Development Authority vide S.O. 3249 (E) dated 04.07.2018 notified the "Regulations for Enabling the Planned Development of Privately Owned Lands".
- 1.2 For implementation of these Regulations, a Standard Operating Procedure (SOP) and guidelines were prepared and uploaded on DDA website.
- 1.3 As per the Regulations, "Private Land / Privately Owned Land" means any unacquired / freehold land or property, which is not open to the use and enjoyment of the public and the ownership of the said land vests with an individual land owner or a company or a society or a group of land owners voluntarily agreeing to participate pursuant to an agreement. This is subject to applicability set out in Clause 3.1 of these Regulations.
- 1.4 As per Clause 3.1, these Regulations shall be applicable to the following types of privately owned land parcels:
 - 1.4.1 Land parcels having activities / uses that were already in existence before the notification of MPD 1962.
 - 1.4.2 Land parcels that were left out and could not form a part of any layout plan / planned development during the implementation of the MPD.
 - 1.4.3 Land parcels that could not be acquired by DDA because:
 - 1.4.3.1 Acquisition proceedings were challenged by the land owners and quashed by the courts.
 - 1.4.3.2 Acquisition lapsed as per sub-section 2 of section 24 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (the 'New Land Acquisition Act').
 - 1.4.4 Land parcels assigned 'Recreational use' in the layout plan, resulting in restricting their development are also included (except for notified or reserved forest area, Regional Park and Monument Regulated Zones as per MPD 2021).

2.0 Examination:

- 2.1 Total 26 no. of applications have been received in Planning Zone-J and G (Urban Extension) till date for consideration under the Private Land Policy. Out of these, 13 nos. of cases have already existing built-up structures on ground. Some of them have also given undertaking to demolish already built



structures. Also, such applications are being received in various other zones within Delhi.

- 2.2 Para 3.3 of the Regulations states that, *"These regulations shall not entitle any land owner for regularization of any already existing unauthorized / illegal development on its property."* However, there is no clear stipulation whether the Regulations are applicable for vacant land only or certain types of existing structures are covered under the Regulations.

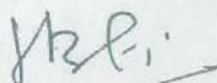
3.0 Proposal:

In view of the examination in Para-2 above, the matter is placed before Technical Committee for deliberation:

- 3.1 Privately owned land parcels may be divided into three broad categories i.e. vacant land parcels, land parcels with existing dilapidated structure and land parcels with existing structure in good condition.
- 3.2 For cases having existing dilapidated structure, the applicants may be asked to demolish the structure for applicability of these regulations on their land parcels.
- 3.3 For cases having existing structure in good condition with and without sanction, the applicants may be allowed to continue using the existing structure after reviewing the structural stability and conformity to all Planning norms applicable on that land parcel.

In such cases, additional charges/ penalty without sanction/ compounding fee may be levied on the applicant for per sq.m. of construction. Requisite charges shall be worked out by Land Costing Deptt.

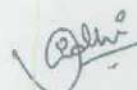
- 3.4 The regulations shall not be applicable on the following types of land parcels:
- 3.5.1 Land parcels in Zone 'O'
 - 3.5.2 Land parcels in Notified Green Belt
 - 3.5.3 Land parcels covered under water bodies
 - 3.5.4 Land parcels in the Ridge, Regional Park, Reserved Forest areas
 - 3.5.5 Land parcels in Monument Regulated Zones
 - 3.5.6 Land parcels already eligible for land pooling as per the notified Land Policy
 - 3.5.7 Land parcels falling in Lal Dora (Village Abadi) / Extended Lal Dora and Unauthorized colonies.
 - 3.5.8 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.



Addl. Commr. (Plg.)
Projects



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



Asstt. Director (Plg.)
UC&J

Sub: Modification in the Layout Plan of Facility Corridor (F.C.)-1. with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively.

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

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. 'Commercial use' was granted on the basis of decision of Technical Committee for M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. since the owner of the plots had requested for the same under the "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018. The other vacant plots in the LOP were permitted 'Commercial/PSP' use. (**Annexure 'A'**).
- ii. Further, M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. vide letter dated 09.12.2020 requested for changing the use of part of the total area of Plot No. 3 and 4 (60%) to 'Public and Semi-public' use from 'Commercial' use and the balance area (i.e. 40%) to be used as Commercial as already approved by the Technical Committee (**Annexure 'B'**).

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. M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. vide letter dated 09.12.2020 requested for 'Public and Semi-public' land use specifically for Museum and related permitted socio cultural activities because due to lockdown and pandemic Covid-19, the demand for Commercial activities has reduced tremendously as people have started online shopping, also commercial offices have started working from home.
- iii. As per Zonal Development Plan of Zone-J, the permitted uses (Zonal level facilities) in 'Facility Corridor' are- Commercial, Recreational, Transportation and Public and Semi-public.

Ali


- iv. As per MPD-2021, the requested uses i.e. 'Public and Semi-public' and 'Commercial' are permitted in 'Socio-cultural Centre' use premise under 'Public and Semi-Public' land use.
- v. As per Table 13.27: 'Socio-Cultural and Community Facilities' of MPD-2021, 'Socio-Cultural Centre' use premise includes the following activities:
"Outdoor spaces /amphitheater for cultural activities, museums (art, cultural artifacts, natural history, science, community etc.), planetarium, auditorium, exhibition areas, convention centre, literary / film festival, Film centre, Multipurpose training and meeting rooms, Areas for public education, Documentation centre, library, Temporary as well as permanent exhibition areas, commercial office / retail space, Guest rooms, Hotels with permissibility of activities as per Table 13.17 and Table 5.5." (Annexure 'C')
- vi. Further, as per Table 13.17: 'Development Controls for Socio-Cultural Facilities', the DC norms for 'Socio-Cultural Centre' are annexed as Annexure 'D'.

| Category | Maximum | | | Other controls |
|-----------------------|-----------------|-----|---|---|
| | Ground coverage | FAR | Height | |
| Socio-Cultural Centre | 40% | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies. | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area. |

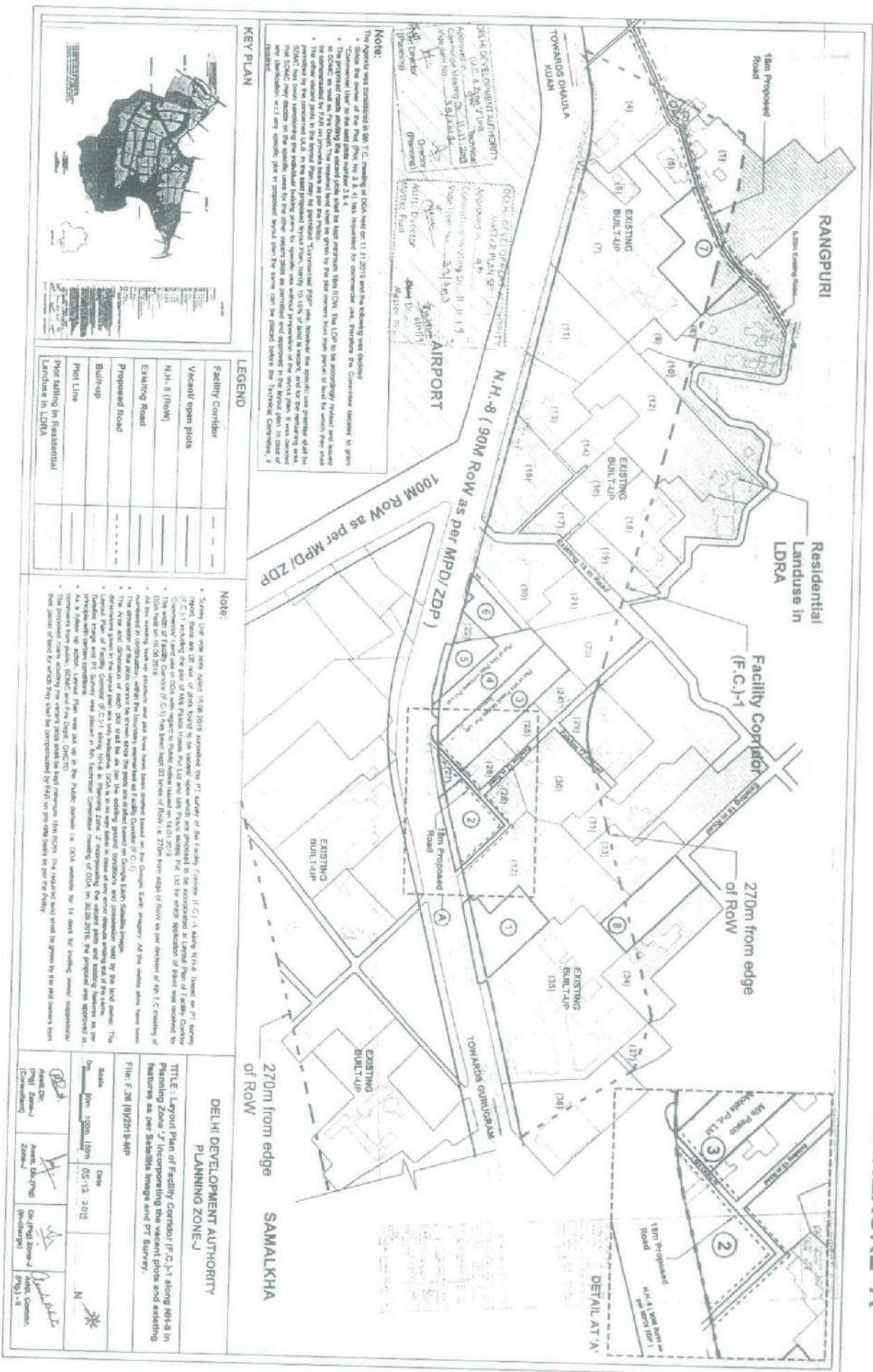
3. Proposal:

In view of the examination in Para-2 specifically Para 2 (iii) and (iv), the matter is placed before Technical Committee for consideration of 'Public and Semi-public' with use premise as 'Socio-Cultural Centre' for the Plots under reference instead of 'Commercial' use as approved earlier by the Technical Committee.


 Addl. Commissioner
 (Plg.) Projects


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


 Asstt. Dir. (Plg.)
 UC & J



- 17 -

Annexure 'B'

PASCO HOTELS PRIVATE LIMITED
PASCO MOTELS PRIVATE LIMITED

निवेशक (योजना)
यु.सी. जे. व. जी (पू. इ.)
हायरी सं०: 4434
दिनांक: 17/12/2020

कति० आनुक्त (को०)-II
हायरी सं०: 4910
दिनांक: 16/12/2020
आयुक्त (विशेष) कार्यालय
शारी सं०: I-2/20
दिनांक: 9/12/2020

December 9th, 2020

To,
Shrimati Leenu Sehgal Ji,
The Commissioner (Planning)
Delhi Development Authority
Vikas Minar
New Delhi

Subject: Request for clarification about use of Plot No. 3 & Plot No. 4, measuring about 7.5 acres, for use of MUSEUM; designated for Commercial use in approved layout plan of Facility Corridor along NH-8, New Delhi.

Dear Respected Madam,

The Delhi Development Authority very kindly accorded approval vide Letter No. F.26(8)2019/-MP/D-374 dated 6/12/2019 for the use of my land having Plot No. 3 & Plot No. 4, in approved layout plan of Facility Corridor for Commercial use. This Commercial use was processed on my request.

In the past nine months, since the lockdown and pandemic COVID-19, the demand for Commercial activities has reduced tremendously as people have started online shopping, also Commercial offices have started working on work from home concept. In such a situation I intend to use part of my plot for Public, semi-public use, specifically for MUSEUM and related permitted socio cultural activities.

As per provision of Master Plan for Delhi 2021, clause 5.7.1, "Facility Corridor will have non-residential uses like Commercial, Recreational, Public and Semi Public, Utilities, Services and Repair etc. with detail Urban Design and landscape schemes." (Annexure A)

15/12/2020
Accepted
17/12/2020

17/12/2020

Director

Regd office : 57 Golf Links, New Delhi - 110003
Tel No : 9810064388, Email: pasco@pasco.in

From perusal of the activities/usage allowed under commercial activities, we do understand that social cultural activities are allowed under certain commercial areas (Refer Table 5.1-Annexure B).

Further, all public and semi public uses / activities have been detailed out in Master Plan under chapter Social Infrastructure. Table 13.27 with heading socio cultural and Community Facilities; at serial no. 10 allows development of MUSEUM, exhibition Centre and art gallery, auditorium and open air theatre, (Annexure C).

I understand this Socio Cultural Activities is common, which is allowed both in the premises designated as Commercial or Public & Semi Public Areas.

I request you to kindly oblige me, by changing part of Plot No. 3 & Plot No. 4 i.e. 60% of the total area to public and semi-public use from the present approved land use of Commercial. The balance area i.e. 40% of Plot No. 3 & Plot No. 4 would continue to be used as Commercial. We would further request your good office to clarify on the applicable FAR and ground coverage for Plot No. 3 & Plot No. 4 keeping into consideration its proposed usage for both public and semi-public (museum) and Commercial under the already approved layout plan of Facility Corridor.

We would be happy to provide any additional information or clarification, as may be required by you for providing us with the aforesaid clarification.

Thanking You,

Yours Sincerely,


Director

MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

levies. ¹[To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.

FAR enhancement in the shops cum residence complex developed prior to 1962 in rehabilitation colonies or other residential area shall be allowed higher FAR equivalent to FAR permissible on residential plot subject to availability of the parking in the area. The plot holder of shop-cum-residence plot is also allowed to continue with the original use i.e. shop-cum-residence and in such cases there will be no insistence for levy of any conversion charges.]

5.7 COMMERCIAL CENTRES IN URBAN EXTENSION

5.7.1 SUB CITY LEVEL COMMERCIAL AREAS

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. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and bus terminals, as the case may be, shall be integrated within these facility corridors.

5.7.2 LOCAL LEVEL COMMERCIAL AREAS

In case of Urban Extensions it is proposed to combine and integrate LSC and CSC at neighborhood level to ensure their location within walkable distance.

5.8 ²[(A)] HOTELS

Delhi is emerging as an international centre of education, health care, tourism, sports and business, which require complimentary facilities such as hotels catering to various economic groups. Such uses are proposed as part of commercial use (Community Centres and above), Public Semi-Public facilities, wholesale markets, transport nodes, etc.

³To cater to low tariff accommodation, a hierarchy of Guest House, Lodging and Boarding House / Dharamshala / Hostel have been proposed under respective land uses.

Hotels are permitted in Commercial Use Zone, Commercial Centres in Industrial Use Zone, and Transport Nodes (ISBT, Bus Depot/ Terminal, Railway Station, Airport, Integrated Freight Complex, Metropolitan Passenger Terminal) and other use zones - where already existing and where building plans are approved by the Competent Authority. The maximum ground coverage and FAR in such cases shall be as per the sanctioned building plans but in no case exceeding the permissible ground coverage and FAR of that use zone. This is subject to the provision of parking as per norms.

⁴[5.8 (B) LONG TERM (SERVICE APARTMENTS) AND SHORT TERM ACCOMMODATION

In order to cater to the long term accommodation requirement, service apartments are proposed as per the parameters stipulated by Ministry of Tourism and Culture, GOI. To cater to low tariff short term accommodation, a hierarchy of Guest House, Lodging and Boarding House / Dharamshala / Hostel have been proposed.

¹ Added vide S.O. 1215 (E) dated 13-05-2013

² Added vide S.O. 2895 (E) dated 23-09-2013

³ Modified vide S.O. 2895 (E) dated 23-09-2013

⁴ Added vide S.O. 2895 (E) dated 23-09-2013

MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

5.0 TRADE AND COMMERCE

Shopping and commercial areas reflect the economy and the image of the city. As per the Economic Survey of Delhi 2001-2002, there were about 2.3 lakhs retail enterprises in Delhi with an employment of 5.4 lakhs engaged in trade, commerce and allied services. It is expected that the number of enterprises in retail trade are likely to increase to about 4.15 lakhs by 2021 and the corresponding employment is likely to increase to about 9.63 lakhs. In addition to these, large number of enterprises in sectors such as restaurants and hotels, finance & insurance, real estate & business operate from commercial centres. This indicates the predominance of retail and allied service activities in the economic structure of the city.

The major changes in the economic structure are due to liberalization of the economy, entry of multinational companies in the consumer sector, improved telecommunication system, increased per capita income and the purchasing power of the people.

5.1 PRE 1962 / MPD-1962 COMMERCIAL AREAS

Residential areas and streets / stretches earlier declared as commercial areas / streets or where commercial use was allowed in MPD-1962 shall continue such use at least to the extent as permissible in MPD-1962. Commercial activities existing from prior to 1962 in residential areas are also permitted subject to documentary proof thereof.

5.2 HIERARCHY OF COMMERCIAL AREAS

The following five-tier system of Commercial Areas is envisaged to accommodate required shopping, commercial office and other service activities like cinema, hotel and restaurant and various community services and facilities in an integrated manner.

In addition, some components of commercial use are also provided under mixed use, non-hierarchical commercial centres, and informal sector in the selected areas along the MRTS corridor.

Table 5.1: Five-Tier System of Commercial Areas

| Tier | | I | II | III | IV | V |
|----------------------|---|---|---|---|---|---|
| Population | | About 5 lakhs | About 1 lakh | About 10,000 | About 5,000 | |
| | Metropolitan City Centres (Pertains to already developed Central Business District) | District Centre | Community Centre | Local Shopping Centre | Convenience Shopping Centre | |
| Area (Ha.) | | 40 | 4.0 | 0.3 | 0.1 | |
| Activities Permitted | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, Hotels, Restaurants, Banquet Halls, Socio-Cultural | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex | Retail Shopping, Local level service activities, Repair, [Office up to 125 sqm.], Bank, ATM, Informal Trade, Restaurant |

Modified vide S.O. 2895(E) dated 23-09-2013

5.0. Trade and Commerce

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MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

| | | | |
|---|--|---|--|
| activities / Recreational Club, Service Apppts. Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Station, Bus Terminal, Informal Trade. | Hotels, Restaurants, Banquet Halls, Socio-Cultural activities / Recreational Club, Service Apppts. Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Stn., Bus Terminal, Repair / Services, Bank, ATM, Guest House, Nursing Home, Informal Trade. | Hotels, Service Apppts. Restaurants, Banquet halls, Guest House, Nursing Home, Dispensary, Clinical Lab, Clinic & Poly Clinic, Coaching Centres / Training Institutes, Police Post, Post Office, Petrol Pump / CNG Station, Repair / Services, Bank, ATM, Informal Trade, Multi level parking. | Services, Bank, ATM, Guest House, Nursing Home, Informal Trade Coaching Centres / Training Institutes, Restaurant. |
|---|--|---|--|

1. The provision of offices space upto 125 sq.mtr. to be applicable from the prospective date of notification in view of clause 3 (4) of Development Code.]

Notes:

- Besides the above, retail shopping of desired level shall also be provided in all work centres and transportation nodes.
- Utilities, Public Conveniences shall be provided as per requirement.
- Service & Repair and Informal activities should be provided as Service markets and Informal bazaar.
- The mandatory requirement of parking as per prescribed standards would be met through multi level parking as far as possible in Metropolitan City Centre, District Centre and Community Centre.
- [The non-residential activities permitted as per Mixed Use Regulations with stipulations for category of colony, road ROW etc. in residential plots will be permitted in Commercial Centres.]

5.3 METROPOLITAN CITY CENTRE

The existing CBDs are Connaught Place and its Extension, commercial areas in Walled City and its Extension and Karol Bagh. These have all the necessary ingredients to emerge as Metropolitan City Centres.

These Metropolitan City Centres need to be seen in the light of the historical legacy of the pre-colonial and post-colonial capital cities of the so called old and new Delhi, are envisaged as a city level centre for shopping, entertainment, socio-cultural and all other

Approved by S.O. 1218(B) dated 13-05-2013

Approved by S.O. 2145(E) dated 23-09-2013

MPD-2021 and its amendments

Table 13.27: Socio-Cultural and Community Facilities

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|---------|---------------------------------------|---|---|
| 1 | Multipurpose Community Hall Bara ghar | A premise having an enclosed space for various social and cultural activities | Community Hall Watch & Ward Residence (upto 20 sqm) Soft Drink and Snack Stall and library etc. |
| 2 | Music Dance and Drama Training Centre | A premise having facilities for imparting training and coaching for music dance and dramatics | Music dance and drama training centre watch and ward residence up to 20 sq m canteen auditorium |
| 3 | Yoga Meditation | A premise having facilities for self | Yoga centre meditation spiritual and |

13.0 Social Infrastructure

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APD-2021 modified upto 31/03/2016

| | | | |
|----|--|--|---|
| | Spiritual and Religious Discourse Centre | entertainment achieving higher quality of mind and body spiritual and religious discourse etc. | religious discourse centre watch and ward residence (up to 20 sq m) hostel soft drink and snack stall |
| 4 | Recreational Club | A premise having the facility for recreation with indoor sports swimming pool outdoor sports socializing and gathering space for small functions with restaurant | Recreational club watch & ward residence (upto 20 sqm) Residential flat (for maintenance staff) swimming pool indoor and outdoor games facilities club |
| 5 | Banquet Hall | A premise to hold small public gatherings community functions marriages etc. | Hall for public gatherings marriages cooking facilities and other logistics |
| 6 | Open air theater | A premise having facilities for audience seating and a stage for performance and open to sky | Open Air theatre Watch & Ward Residence (upto 20 sqm) Canteen |
| 7 | Auditorium | A premise having an enclosed space to seat audience and stage for various performances like concerts play recitals functions etc. | Auditorium Watch & Ward Residence (upto 20 sqm) Canteen |
| 8 | Museum | A premise with facilities for storage and exhibition of objects illustrating antiquities natural history art etc. | Museum Watch & Ward Residence (upto 20 sqm) canteen |
| 9 | Exhibition cum Fair Ground | A premise having facilities for the exhibition and display and other cultural activities for a group of participants | Fair Ground Residential Flat (for maintenance staff) Exhibition Centre (Temporary in nature) Restaurant Soft Drink & snack Stall Police Post Fire Post bank Extension counter facility Post Office counter facility |
| 10 | Museum exhibition centre and art gallery auditorium and open air theatre | Combination of Museum exhibition centre and art gallery auditorium and open air theatre | Museum Exhibition Centre and Art Gallery Auditorium and Open Air theatre Watch & Ward Residence (upto 20 sqm) |
| 11 | Cultural and Information Centre | A premise with facility for cultural and information services for an institution state and country | Cultural and Information Centre Watch & Ward Residence (up to 20 sqm) Hostel Canteen Bar Extension Counter Facility Auditorium (Up to 500 seating capacity) Library Exhibition and Art Gallery |
| 12 | Social and Cultural Institute | A premise with facilities for activities of socio-cultural nature run by a public voluntary or individual on primarily non commercial basis | Social and Cultural Institute Watch & Ward Residence (upto 20 sqm) Soft Drink & Snack Stall Restaurants Canteen Bar Extension Counter |

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|-------------------|---|--|--|
| ¹ [25] | Short Term Accommodation (Hostel / Guest House / Boarding and Lodging House / Working women-men Hostel / Service Apartment) | A premise fully furnished, serviced and self-contained with meal preparation and used for short term or long term individual, family or corporate accommodation | i) Guest Suite ii) Conference Facilities, Office, Retail and Service Shops and Common Dining Facilities, and other facilities supporting the main activity (restricted up to 20% of permissible FAR).] |
| ² [26] | Socio-Cultural Centre | A premise with facilities that promote culture & other activities that include traditions or living expressions such as oral traditions, performing arts, social practices, rituals, festive events, knowledge and practices concerning nature and the universe or the knowledge and skills. | Outdoor spaces / amphitheatre for cultural activities, museums (art, cultural artifacts, natural history, science, community etc.), planetarium, auditorium, exhibition areas, convention centre, literary / film festival, Film centre, Multipurpose training and meeting rooms, Areas for public education, Documentation centre, library, Temporary as well as permanent exhibition areas, commercial office / retail space, Guest rooms, Hotels with permissibility of activities as per Table 13.17 and Table 5.5.] |

Table 13.28: Cremation / Burial Ground and Cemetery

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|---------|------------------|---|---|
| 1. | Burial ground | A premise with facilities for burying of dead bodies. | Burial Ground, Cremation Ground Cemetery and Crematorium, retail shops of Wood, flowers and related materials, Watch & Ward Residence (upto 20 sqm.). Facility for registration of deaths, sheds for performing rituals, drinking water, parking, etc. |
| 2. | Cremation ground | A premise with facilities of performing last rites of dead bodies by burning. | |
| 3. | Cemetery | A premise with facilities for burying of dead bodies. | |
| 4. | Crematorium | A premise with facilities for last rites of the deceased. | |

--- X---X---X---X---X---

¹ Added vide S.O. 2895(E) dated 23-09-2013² Added vide S.O. 2790(E) dated 24-08-2016

| Sl. No. | Category | Maximum | | | Other Controls |
|------------------|---|--------------------|-----|---|--|
| | | Ground Coverage | FAR | Height | |
| 3 | b) Recreational Club Socio-cultural activities such as auditorium, music, dance & drama centre/ meditation & spiritual centre etc. | 35% | 120 | 26 m | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. A proper scheme for visitors parking and parking adequacy statement shall be prepared taking into consideration large number of visitors. |
| 4 | Exhibition -cum - Fair Ground | 20% | 20 | -- | Subject to statutory clearances |
| 5 | Science Centre | 30% | 120 | 26 m | Parking standard @ 2 ECS |
| 6 | International Convention centre | ¹ [40%] | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies | i. Parking standard @ 2 ECS/ 100sqm of floor area. ¹ ii. Exhibition space, Convention and meeting space shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area.] |
| ² [7] | Socio-Cultural Centre | 40% | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies. | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area.] |

¹ Added vide S.O. 1901(E) dated 26-05-2016² Added vide S.O. 2790(E) dated 24-08-2016

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04/12/2020
NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT

E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002

अतिरिक्त आयुक्त (प्लानिंग)

डाकरी सं० 4878

दिनांक 02/12/20

No. TP/G/117.3/2020

Dated 02/12/2020

To

The Addl. Comm. (Plg), Narela Projects
Area Planning Zone P-I & P-II,
11th Floor, Vikas Minar, I.P.Estate.
Delhi Development Authority,
New Delhi-110002.

Sub:- Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

Sir,

This is with reference to the letter dated 10.11.2020 vide which it is requested to re-submit the proposal for relaxation in Gr. Coverage & setbacks in the enclosed format for placing the case before Technical Committee of DDA. Accordingly, please find enclosed the agenda prepared for relaxation in ground coverage, setbacks & change in landuse for consideration of Technical Committee.

This issues with approval of Chief Town Planner.

Encl: As above

Yours faithfully,

Geetika

Asstt. Town Planner-II

Copy to:

1. Chairman Hira Lal Mohan Devi Rita Gupta (HMR) Memorial Trust, 2585/10, Chuna Mandi, Pahar Ganj, Delhi-110055.

YRL
02/12/2020

P.D. Chel. Narela (on leave,

En. Anas, Pkg. Asstt.

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

1.0 Background:-

- 1.1. DDA has formulated the policy for regularization of pre-existing institutions providing Cultural & Religious (Including Spiritual), Health Care & Educational Services which have been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. The applications for regularization of pre-existing institutions were invited by DDA through Public Notice on 01.05.2008. In response about 700 applications were received within stipulated time period and the same were processed for listing in Zonal Development Plans (ZDPs). Later, MoUD while conveying approval of ZDPs specifically conveyed approval of Govt. for regularisation of such institutes as existed on 01.01.2006 and listed them in the annexure of respective zonal plan. The existing institutions as titled in the annexure of ZDPs are to be examined as per Authority Resolution dated 10.04.2008 (Policy for Spot Zoning of pre-existing Cultural, Religious (including Spiritual) Health Care and Education Institutions) and fulfilment of all the conditions contained in the Government directions in letter No.-K-12011/23/2009-DDIB dated 8th March 2010, issued by MoUD, Govt. of India
- 1.2. Hira Lal, Mohan Devi Rita Gupta Memorial Trust (HMR), Village Hamid Pur, Delhi-110036 has been in existence prior to 01.01.2006 and is listed in the annexure G (List of pre-existing institutes) of Zonal Development Plan of Zone 'P-II' at Sl.No. 18 (copy annexed at 'A').

2.0 Examination:-

- 2.1 As per the regularisation file submitted by the applicant, institute falls in Extended Lal Dora of Village Hamidpur, Delhi, on the land bearing khasras No.s 326/2, 326/3, 327, 329/1, 329/2, 329/3, 329/4, 330, 331, 364/1/1, 364/1/2, 364/1/3, 364/1/4, 364/1/5, 364/1/6, 361/1 min., 365/1 min., 369, 370/2, having an area 20107.00 sqm. (2.0107 Ha.). The said area comprise of three separate plots i.e. plot no. 1 measuring 12213.00 sqm (college building & parking), plot no. 2 measuring 3827.00 sqm (proposed for parking) & plot No. 3 measuring 4067.00 sqm. (vacant, having temporary structures).

The plot 1 having college building is bounded as under:

| | |
|---------|---------------------|
| North = | Other's property |
| East = | 24' 9" Phirni Road |
| West = | Other's property |
| South = | 24' 9" Phirni Road. |

The access to the site is drawn from 24' 9" Phirni Road.

- 2.2 As per the location verified by the applicant and Architect on the Zonal Development Plan (ZDP) of Zone 'P-II' the land use of the site u/r is "Green Belt" under Agriculture and Water Body.
- 2.3 The regularisation is for structures existing on the plot No. '1' measuring 11882.50 sqm (including plot area 7850.50 sqm, rasta (0-8) biswa (344.41 sqm) and parking area 4032.00 sqm). The achieved Gr. Cov. & FAR are 37.96% (4511.00 sqm) & 135.14 (1605.77 sqm) respectively against permissible Gr. cov. 35% & FAR 225.
- 2.4 The setback as per regularisation plan, MPD-2001 & MPD-2021 for plot No. 1 are as under:

| Setback | As per Regularisation Plan (in meter) | As per MPD-2001 (in meter) | As per MPD-2021 Mini. Setback for plot size above 10000 (in sqm) | As per MPD-2021 Mini. Setback for plot size upto 10000 (in sqm) (preceding category) |
|---------|---------------------------------------|----------------------------|--|--|
| Front | 9.72 | 15 | 15 | 9 |
| Rear | 6.45 | 9 | 12 | 6 |
| L.H.S | 6.0 | 9 | 12 | 6 |
| R.H.S | 6.0 | 9 | 12 | 6 |

The existing setbacks are less than the required. Hence clarification / concurrence of DDA was sought vide letter dated 06.03.2020.

- 2.5 The NOCs of fire safety and structural safety/ stability dated 16.05.2018 & dated 01.09.2017 respectively are available in the regularisation file.
- 2.6 As per Note iv under table 17.1, Minimum Setbacks (Other than Residential Plotted Development), the Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.
- 3.0 Information required as per the MoUD GoI letters dated 07.04.2005 & 04.09.2015

| S.No. | Information required | Explanatory background |
|-------|--|--|
| i | Background note indicating the current situation /provisions; | As mentioned in para 1.0 above- Background |
| ii | Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how; | Yes, similar projects of various proposals have been considered / allowed by the Authority w.r.t relaxation in setback. |
| iii | What were the specific recommendations of the Authority with regard to the proposal; | The proposal is to be placed before Technical Committee and Authority. |
| iv | How and why the proposal was initiated; | The institute is in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. It is listed in the annexure G (List of pre-existing institutes) of Zonal Development Plan of Zone 'P-II' at Sl.No. 18 (copy annexed at 'A'). |
| v | What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof; | The regularisation of the institute is required as per the policy of the pre-existing institute. It is also explained in the background note. |
| vi | What are the expected short-term and long-term outcomes if the proposal is approved and implemented. | The properties will be regularised as per MPD-2021 and unauthorised construction if any will be removed. |
| vii | How the proposal will benefit in the development and economic growth of the city; | The provisions of the Master Plan will be implemented and unauthorised construction, if any will be removed. |
| viii | What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi; | The proposal is specific to the requirement of Delhi for implementation of the policy framed for regularization of pre-existing institutions providing Cultural & Religious (Including Spiritual), Health Care & Educational Services which have been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. |
| ix | What is the public purpose proposed to be served by modification of MPD and /or change of land use? | The institute is in existence and providing facilitating educational service to the community. The change of landuse of the institute is required under policy of pre-existing. |
| x | What is the number of people / families / households likely to be affected by the proposed policy; | The proposal shall not affect any family/household as the institute is already operational as on day under the control of HMR Memorial Trust. |
| xi | Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc; | The relaxation is sought as per provision of MPD-2021 Chapter 17 Development Code 8(3)(iv). |
| 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; | As per (xi) above. |
| 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; | Not applicable. |
| xiv | Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal. | Not applicable. |
| xv | Background note indicating the current situation /provisions; | As mentioned in para 1.0 above- Background |
| xvi | Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how; | Yes, similar projects of various proposals have been considered / allowed by the Authority w.r.t relaxation in setback. |

| B. As per MoUD letter dated 07.04.2015 | | |
|--|---|---|
| a | Whether the land is government or private and who is the land owning agency? | The land under reference is private land situated at Village Hamidpur, Delhi measuring 20107.00 sqm. (2.0107 Ha.). The said land is owned / under possession of HMR Memorial Trust. |
| b | On whose request the change of land use case or modification to MPD-2021 has been initiated? | The land measuring 20107.00 sqm. (2.0107 Ha.) of HMR Memorial Trust in extended lal dora of Village Hamid Pur, Delhi-110036, is required to be changed from "Green Belt" to "Public and Semi-Public Facility (PSP)" under the policy of pre-existing. |
| c | Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided. | Pertains to DDA. |
| d | What is the public purpose proposed to be served by modification of MPD and /or change of land use? | The institute is in existence and providing facilitating educational service to the community. The change of landuse of the institute is required under policy of pre-existing. |
| e | What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies? | N.A. |
| f | What will be proposal's impact/ implications on general public e.g. Law & order etc.? | There will be no adverse impact on the general public. |
| g | Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached. | As per available information no ongoing court case on the land mentioned in proposal. |

4.0 Processing in light of DDA's letter dated 10.11.2020 :-

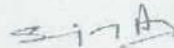
- 4.1 In view of the Addl. Comm.(Plg)/ Narela, DDA letter was sent to the Chairman HMR Memorial Trust for compliance.
- 4.2 The applicant vide letter 02.12.2020 has submitted that as per provisions of MPD-2021 the amalgamation of plots is permitted (Copy annexed at 'B'). Further, applicant has requested that plot 1 and 2 as shown in the modified plan of regularisation (copy annexed at 'C') be considered / treated as one plot for regularisation, including the road area which shall be used as public area and no FAR shall be claimed for the said area.
- 4.3 As per regularisation file of the HMR Memorial Trust the total area is 20107.00 sqm (2.0107 Ha.) comprise of three separate plots. (refer para 2.1).
- 4.4 As per the modified drawings submitted by the applicant the total area of plot no. '1' is 11882.50 sqm. (including plot area as 7850.50 sqm and parking area 4032.00 sqm).
- 4.5 Order of Hon'ble High court dated 22.05.2003 is also available in the regularisation file, issued in the matter of Heera lal mohini devi vs. Guru Gobind Singh Indraprastha University, CW No. 4259/2003. Vide which the use of the land for the purpose of college i.e. extended lal dora is permitted (copy annexed at 'D').

5.0 Proposal :-

- 5.1 Based on examination the ground coverage & setback, requires consideration / approval of Technical Committee of DDA.
- 5.2 The land measuring 20107.00 sqm. (2.0107 Ha.) of HMR Memorial Trust in extended lal dora of Village Hamid Pur, Delhi-110036, is required to be changed from "Green Belt" to "Public and Semi-Public Facility (PSP)".

6.0 Recommendation:-

The proposal as given in para 5.0 above may be considered by the Technical Committee, DDA.


Plg. Asstt.


Asstt. Town Planner-II


Chief Town Planner

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Annexure A

ANNEXURE - 'G'

THE LIST OF THE APPLICATIONS OF PRE-EXISTING INSTITUTIONS (OWNING LAND) & RENDERING CULTURAL, RELIGIOUS (INCLUDING SPIRITUAL), HEALTH CARE AND EDUCATIONAL SERVICES IN RESPONSE TO THE PUBLIC NOTICE ISSUED BY M.P. SECTION ON 01.05.08:

| Sl. No. | Name & Address |
|---------|---|
| 1. | Delhi Institute of Rural Development (DIRD) near Kapoor Diesel, G. T. Karnal Road, Nangli Poona. |
| 2. | Anubhav Public School, Plot No.57, Gali No-2, Uttaranchal Enclave, Kamal Pur, Burari, Delhi-110084. |
| 3. | Joseph S. Mary Public School, Shastri Park, Burari, Delhi-110084. |
| 4. | Little Star Convent School, Parasram Enclave, Burari, Delhi-110084. |
| 5. | Nalanda Modren Public School, Sant Nagar, Burari, Delhi-110084. |
| 6. | D. K. Convent School, 'B' Block, Gali No.110, Sant Nagar Burari, Delhi-110084. |
| 7. | Great Mission Convent School, B-29, Kaushik Enclave Near Badrinath Mandir, Burari, Delhi-110084. |
| 8. | Yash Vidhya Public School, Harit Vihar, Pepsi Road, Sant Nagar, Burari, Delhi-110084. |
| 9. | Swami Vivekanand Public School, Block-'A', Gali No-8, Amrit Vihar Road, Burari, Delhi-110084. |
| 10. | Bright Star Model School, 154/41 Feet Road, Uttranchal Enclave, Kamal Pur, Burari, Delhi-110084. |
| 11. | Delhi Modren Public School, B-2, Mukand Pur, Delhi-110042. |
| 12. | Oscar Public School, Swaroop Nagar Road, Burari, Delhi-110082. |
| 13. | M. P. Model School, C-18, Main Road Mukand Vihar, Delhi. |
| 14. | J. C. Gaur - Public School, Gali No.5, Mukand Pur, Part-II, Delhi-110042, (Mata Naraini Devi Sanstha) |
| 15. | J. Premier educational Society, Gali No.-6, Shiv Kunj, Jharoda Sant Nagar, Burari, Delhi-110084. |
| 16. | Baunk Pura Public School, Burari, Delhi-110084. |
| 17. | Samarth Shikha Samiti (Shisu Bal Mandir). Rao Mahar Chand Sarswati Vidhya Mandir School. |
| 18. | Hira Lal, Mohan Devi & Rita Gupta Memorial Trust, Village Hamid Pur, Delhi-110036. |
| 19. | Maharaja Agarsen Naturopathy & Yoga Sadhna Research Trust, Main Palla Road, Bhkhtawarpur. |
| 20. | Upadhyay Convent School Kadi Vihar, Nathupura, Delhi. |
| 21. | Sant Nirankari Mandal, Spiritual Centre |
| 22. | Sawan Kirpal Ruhani Mission. |
| 23. | Mata Sukh Devi Public School, Nangli Poona. |

Note: Regularization of above institutions would be subject to examination by Zonal Committee and further processing for approvals as per Authority resolution dated 10.04.2008, and fulfillment of all the conditions contained in the Government directions in letter no. K-12011/23/2009-DDIB dated the 8th March 2010 from MOUD, Govt. of India. Some of such facilities although indicated on plan as existing facilities shall not become part of use zone till the competent authority approve it, subject to fulfillment of all the conditions.

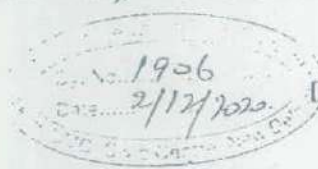
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Annexure 'B'

LAL MOHAN DEVI RITA GUPTA MEMORIAL TRUST

2585/10, Chuna Mandi, Pahar Ganj, New Delhi 110 055

Ref:



Dated: 02.12.2020

To,
The Chief Town Planner,
13th Floor, T.P. Deptt.,
Civic Centre, Minto Road,
New Delhi-110002.

Sub: Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

Ref. DDA letter No. F.O.3(65)/2008/MP-Pt.-III/D-134 dated 10.11.2020

R/Sir,

This is with reference to your letter dated 27.11.2020 on the above cited subject vide which it is requested for necessary action in reference to the DDA letter dated 10.11.2020.

In this regard it is to inform that as per the Policy of Spot Zoning the institutes which were existing upto 01.01.2006 only are to be considered for regularisation. The regularisation shall be allowed in respect of lands which do not form part of Notified Ridge / Regional Park/Developed Park / River Bed / Gram Sabha Land or Public Land. The extent of buildable area shall be limited to the extent of MPD-2021 norms / prevailing relevant provision of MPD-2021

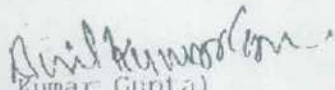
As per as per clause 3.3.1.3, (E) Village under 3.3.1 Redevelopment Strategy for provision of social and educational facilities reduced space standards shall be adopted. However, as per clause 3.3.2 of MPD-2021 Policy for redevelopment point iv. "Amalgamation and reconstitution of the plots for planning purpose will be permitted." Further point No. vi stipulates "In case of plots with service lanes, the lane area may be included in the scheme. However, no FAR / coverage will be granted and the area shall be used as public area."

The institute falls in extended Lal Dora wherein the use of the premise i.e. college is permitted the same is allowed vide orders of Hon'ble High court dated 22.05.2003 in the matter of Heera Lal Mohini Devi vs. Guru Gobind Singh Indraprastha University, CW No. 4259/2003 (Copy enclosed).


In view of the above, it is requested that plot 1 and 2 as shown in the modified plan of regularisation (copy enclosed) be considered / treated as one plot for regularisation, including the road area which shall be used as public area and no FAR shall be claimed for the said area.

An early approval / regularisation of the institute is solicited.

Encl: As above.


(Anil Kumar Gupta)
Chairman

ATP-II
My Assst.


2/12/2020

| | 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 |
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| ADD A(1) TO A(2) | 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 |
| ADD A(1) TO A(2) | 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 |
| ADD A(1) TO A(2) | 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 |
| ADD A(1) TO A(2) | 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 |
| ADD A(1) TO A(2) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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OR
HIRAJAL MOHANDASJI PATEL MEMORIAL TRUST
KASHRA NUMBER $\frac{320}{4}$ $\frac{320}{4}$ $\frac{320}{4}$ $\frac{320}{4}$ $\frac{320}{4}$ $\frac{320}{4}$ $\frac{320}{4}$ $\frac{320}{4}$ $\frac{320}{4}$ $\frac{320}{4}$
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, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 108

FOR THE UNITS

HARRIS TITLE OF TECHNOLOGY & MANAGEMENT
VILLAGE, DALLAS, TX 75241-1100
PHONE: 972-311-7722 FAX
MAIL ID: harristitleoftech@gmail.com

DEPARTMENT OF AGRICULTURE
WASHINGTON, D. C. 20250

Z

COLLECTIVE SCHEME FOR PLOT-1 & PLOT-2

| P L O T A R E A S | |
|------------------------------------|---------------------|
| AREA OF PLOT NO. 1 = 7850.50 SQ. M | = 9389.12 SQ. YARDS |
| AREA OF PLOT NO. 2 = 4013.00 SQ. M | = 4822.23 SQ. YARDS |
| AREA OF PLOT NO. 3 = 3827.00 SQ. M | = 4575.39 SQ. YARDS |
| AREA OF PLOT NO. 4 = 4067.00 SQ. M | = 4862.32 SQ. YARDS |

PROJECT
COMPOSITE LAYOUT PLANS OF TRIBAL MHOJANDEVI SETA
GUPTA MEMORIAL TRUST
VILLAGE - HADU WAD, 1850 - ALPURA
DIST. ANANTNAG - 182036

N

| S.NO | A R E A S T A T E M E N T |
|------|--|
| 1. | TOTAL PLOT AREA (college building) = (Plot 1 + Plot 2) = (7850.50 + 4013.00) = 11863.50 SQ. YARDS $\approx 11\%$ |
| 2. | EXISTING GROUND COVERAGE = 4511 SQ. M |
| 3. | PERMISSIBLE GROUND COVERAGE = 35 % |
| 4. | GROUND COVERAGE ACHIEVED = 37.96 % |
| 5. | BUILT UP AREA |
| | BUILT UP AREA AT GROUND FLOOR = 4511 SQ. M |
| | BUILT UP AREA AT FIRST FLOOR = 4430.42 SQ. M |
| | BUILT UP AREA AT SECOND FLOOR = 4430.42 SQ. M |
| | TOTAL BUILT UP AREA (G+F1+F2) = 16057.77 SQ. M |
| 6. | F.A.R |
| | PERMISSIBLE F.A.R - 225 % = 26735.62 SQ. M |
| | ACHIEVED F.A.R = 135.14 % |
| 7. | HEIGHT |
| | PERMISSIBLE HEIGHT = 37 M. |
| | EXISTING HEIGHT = 15 M. |
| 8. | E.C.S |
| | PERMISSIBLE E.C.S = 2 E.C.S @ PER 100 SQ. M OF BUILT UP |
| | RATIO BUILT UP E.C.S = $(16057.77 / 100) \times 2 = 321$ E.C.S |
| | E.C.S ON PLOT NO. 1 = 155 E.C.S |
| | E.C.S ON PLOT NO. 2 = 166 E.C.S |
| | ACHIEVED TOTAL E.C.S = 321 E.C.S |

| | |
|--|---|
| Date | Orders |
| 22.5.2003 | |
| Present: | Mr. P.V. Kapur, Sr. Advocate with Mr. Naresh Gupta and Mr. Naginath for petitioner. Mr. G.D. Goel with Mr. Sanjiv Goel and Mr. Suresh Chandran for respondents 1 and 2. Mr. Dabri Babu and Mr. S.P. Arora for respondent No.3 Ms. Sujata Kashyap with Ms. Priya Kiran for respondent No.4. |
| CW No.4259/2002 | |
| <p>In the order dated 20.3.2003, this court had categorically observed as under:</p> <p>"On the other hand, Mr. Kapur learned senior counsel for the petitioner has drawn my attention to the Delhi Master Plan 2001 as per which college is permitted in Ial dora/extended Ial dora. Even reading of letter dated 13th November, 2002 of the DDA would confirm that as per clause 1(ii) A of MPS-2001 land use as college is permissible under residential use zone as a part of approval of lay out plan or as a case of special permission from the authority. From this it is clear that the proposed college of the petitioner at the aforesaid land which is extended Ial dora, the use of the land for the purpose of college is permitted. It may also be pointed out that the petitioner has given examples of other such colleges in Ial dora where MCD certificates are accepted by the respondents and affiliation granted."</p> <p>Thereafter, inspection was carried out on 25.3.2003 and further proceedings as directed by this court on 1.5.2003 were carried out. The Board of Affiliation also held a meeting on 15.5.2003 pursuant to the direction of this court on 1.5.2003. After the meeting, the Board has considered the question of affiliation of the petitioner institute with the Guru Gobind Singh Indraprastha University. By a letter dated 21.5.2003 issued by the Deputy Registrar (Affiliation) of the Guru Gobind Singh Indraprastha University to the petitioner, it is made clear that in terms of Section 5(21) of the Indraprastha Vishwavidyalaya Act 1998, with the prior approval of Board of Affiliation, approval is granted for provisional affiliation to HMR Institute of Technology, for conduct of B.Tech. in (i) ECE, (ii) CSE, (iii) IT & (iv) MAE programme (four years duration) with the maximum permitted intake of 60 each, for academic session 2003-2004. The affiliation granted is provisional and is subject</p> | Additional Judicial Department High Court of Delhi |

The Supreme Court
 Justices Judicial Department
 High Court of Delhi

Orders

2.

to the conditions mentioned in the letter itself. It is made clear by the letter appearing for the respondent university that provisional affiliation is a status which is followed in respect of new cases and this affiliation would relate to the academic session 2003-2004. The said letter is taken on record.

The AICTE as well as the Government of HCT have also given their respective no-objections/approvals/resolution for the academic session 2003-2004 as mentioned in the letters which are on record.

In view of the above provisional affiliation and directions, no further directions are required to be given in the present writ petition and accordingly the same is disposed of.

sd/-

Badr Durrani Ahmed, J

MAY 22, 2003
m

15/ ✓
Certified to be True Copy

Judicial Department
High Court of Delhi
Authorized Under Section 70
Indian Evidence Act

SALES 02-03

Planning observations of Narela Project Unit

Asstt. Town Planner-II vide letter No. TP/g/1173/2020 dated 2.12.2020 has forwarded the Agenda for Change of Landuse of pre-existing institutions Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. Also, relaxation in ground coverage and setbacks are also requested. The agenda has been signed by Chief Town Planner, Asstt. Town Planner and Planning Asstt., of North DMC.

In the Agenda, following are the observations of Narela Planning Unit:

3. In para 4.2 of the Agenda, it has been mentioned that applicant vide letter dated 02.12.2020 has submitted that as per the provisions of MPD-2021 the amalgamation of plots is permitted. Further, applicant has requested that plot no. '1' and '2' as shown in the modified plan of regularization be considered/treated as one plot for regularization, including the road area which shall be used as public area and no FAR shall be claimed for the said area. In this regard, it is informed that the provisions referred regarding amalgamation of plots are in the case of redevelopment as referred in MPD-2021 and not for the regularisation of pre-existing institutes. Since the road is passing through the plot number '1' having an area 11882.50 sqm. (including plot area 7850.50 sqm., parking area 4032.00 sqm. and excluding road of area 344.41 sqm.) of the existing institution, no FAR on the road portion shall be considered and the two plots can be connected through underpass or overhead.
4. As per the Agenda, the institute comprised of 3 separate plots and the 2 of the plots are at the approx. distance of 280 mtrs. and 460 mtrs. from plot no. '1'. One of the plot is vacant and on another plot, there are some temporary structures existing. Therefore, the same may not be considered for Change of Landuse.

With the above observations, Agenda as received from North DMC is put up for placing before the Technical Committee.

[Signature]
21/12/2020

Plg. Asst (Narela Project)

[Signature]
21/12/2020

Addl. Commr. (Plg.)/Projects

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

E-File No.- PLG/MP/0009/2020/F-
1/-O/o DY DIRECTOR
(PLG)MP AND DC/393

Date : 16.12.2020

MEETING NOTICE

The 10th Technical Committee Meeting of DDA for the year 2020 will be held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Wednesday, 23.12.2020 at 03:00 PM**. The meeting ID is 176 323 7040 and password is 12345.

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



(Manju Paul)

Addl. Commissioner (Plg.)-I

To:

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

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Director (Building), DDA
3. Representative from IGL

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

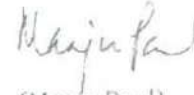
E-File No.- PLG/MP/0009/2020/F-
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(Manju Paul)

Addl. Commissioner (Plg.)-I

To

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

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Director (Building), DDA
3. Representative from IGI.

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10th Technical Committee Meeting to be held on 23.12.2020

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| 3. | 54/2020 | Guidelines for implementation of <i>"Regulations for Enabling the Planned Development of Privately Owned Lands"</i> notified on 04.07.2018. PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG) UC AND Zone J | 12-13 |
| 4. | 55/2020 | Modification in the Layout Plan of Facility Corridor (F.C.) – 1 with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively. F.26(8)/2019-MP | 14-24 |
| 5. | 56/2020 | Change of landuse of pre-existing institution Hira Lal, Mohan_ Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008. PLG/MP/0060/2020/F-3/-O/o ADDL. COMM(RPLG-PROJ) MPMR | 25-35 |



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

E. File No.-PLG/MP/0008/2020/F-1/
O/o DY DIRECTOR (PLG)
MP AND DC/432

Date: 21.12.2020

Subject: Minutes of the 9th Technical Committee meeting of DDA for the year 2020 held on 04.12.2020.

The 9th Technical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Friday, 04.12.2020. 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.

Manju Paul

(Manju Paul)

Addl. Commissioner (Plg.)-I

21/12/20

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.) - III, DDA
11. Addl. Commr. (Plg.) - Projects, DDA
12. Addl. Commr. (Plg.) - Land Pooling, 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, G. S. T. D

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Director (Building), DDA
3. Representative from IGL

Item No. 44/2020

Confirmation of the Minutes of 8th Technical Committee meeting held on 02.11.2020.
PLG/MP/0007/2020/F-1

Since no observations/comments were received, the minutes of the 8th Technical Committee held on 02.11.2020 were confirmed as circulated.

Item No. 45/2020

Planning Permission for CNG Station on Private Land Khasra no. 78/18, Village Ghevra.
F.07(03)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. The representative from IGL mentioned that the area of the proposed station is 1697.48 sqm which is more than permissible maximum size required for CNG station i.e. 1485 sqm. Further, it was requested that the same be approved for CNG Mother Station for which the maximum permissible size as per MPD 2021 is 75m x 40m as per the requirement. IGL was requested to submit the modified request for considering the site for Mother Station.

After detailed deliberations, based on the request of IGL, the proposal was approved for CNG Mother station as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.

Item No. 46/2020

Planning Permission for CNG/EVC/LCNG Station on Private Land at Khasra no. 9/24 (6-3), Village Baprola (Chanchal Park)
F.07(02)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. It was observed that there is a 6.0 m wide road existing outside the property line of the CNG station providing accessibility to the unauthorized colony. It was clarified by IGL that distance between plot and nearest road 'T' junction is 25m. 'T' junction formed by a road of such width does not qualify for intersection. Further IGL vide email dated 4.12.2020 has clarified that another road which is 6m road adjoining the plot is dealer's private road for accessing the back side of the plot.

After detailed deliberations, the proposal was approved for CNG station as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.

Item No. 47/2020

Planning Permission for CNG Station on Private Land Khasra no. 63/9/2, Village Mitraon
F.07(08)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. It has been informed by the concerned Engineering wing that the proposed CNG station partly falls on the proposed UER-1 of 80 m RoW. The construction of UER-1 is going to take time as the land for road parcel falling in this alignment is yet to be acquired by DDA. IGL requested that permission for temporary station be granted. After detailed deliberations, it was decided that only temporary permission may be granted subject to the following:

- a) The permission for the CNG station is purely for a temporary station with temporary structures.

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- b) IGL would ensure immediate cancellation of license as soon as the plans for the construction of UER is firmed up. IGL agreed to give an undertaking to this effect.
- c) The IGL/allottee would also be required to give an affidavit that no claims/compensation whatsoever would be sought on account of closure/shifting of the CNG station.

Item No.48/2020

Modification in Table 3.3: Hierarchy of Urban Development in Chapter 3.0 Delhi Urban Area 2021 in MPD-2021 w.r.t Provisions of Sewage Treatment Plants (STP) including sewage pumping station & effluent pumping station.
PLG/MP/0013/2020/F-20/-AD (PLG-MP AND DC)-III

The agenda was presented by Addl. Comm.(Plg)-I. It was deliberated that the modified norms have been proposed considering the adoption of new technologies of SBR and ASP for STPs and is inclusive of the area requirement for Sewage Pumping Station and Effluent Pumping Station. The area norms of 50sqm/MLD for Sewage Pumping Stations and Effluent Pumping Stations has been adopted. In view of this, the new norms have been prescribed in the MPD for new facilities.

After the deliberations, the agenda item was approved for further processing as per Section 11 A of DD Act with the following modifications:

MPD 2021

Chapter 3.0: Delhi Urban Area - 2021

Table 3.3 : Hierarchy of Urban Development

| Existing Provisions | | | | | Proposed Amendments/Modifications | | | | |
|---|---|---------------|--------------------|-----------------|---|--|----------------|--------------------|-----------------|
| Level | Facilities | Area in sq.m. | | | Level | Facilities | Area in sq.m. | | |
| | | No. | Per Unit | Total | | | No. | Per Unit | Total |
| | | 3 | 4 | 5 | | | 3 | 4 | 5 |
| 2. Neighbor-hood Population- 10,000 | 1. Primary School | 1 | 2,000- 4,000 | 2,000- 4,000 | 2. Neighbor-hood Population- 10,000 | 1. Primary School | 1 | 2,000- 4,000 | 2,000- 4,000 |
| | 13. Sewage Pumping Station | 1 | 500 | 500 | | 13. Sewage Pumping Station | 1 | 500 | 500 |
| | 14.Coaching centres, IT & language training centres | 1 | 500 | 500 | | 14. Coaching centres, IT & language training centres | 1 | 500 | 500 |
| | 15.Dhalao including segregation | 1 | 200 | 200 | | 15. Dhalao including segregation | 1 | 200 | 200 |
| | 16.Dispensary | 1 | 800- 1,200 | 800- 1,200 | | 16. Dispensary | 1 | 800- 1,200 | 800- 1,200 |
| | 17.Local level waste water treatment facility | | As per requirement | | | 17. Local level waste water treatment facility | | As per requirement | |
| | | | | | | 18. Sewage Treatment Plant# (including 50sqm/MLD for Sewage Pumping Station and 50sqm/MLD for Effluent Pumping Station) | Up to 22.7 MLD | 650 Sqm/MLD | |

Naip

| Level | Facilities | Area in sq.m. | | |
|--|--|---------------|---|-------|
| | | No. | Per Unit | Total |
| 1 | 2 | 3 | 4 | 5 |
| 5. Zonal / Sub-City Population 10,00,000 | 1. Medical College | 1 | As per Medical Council of India/Regulatory Body | |
| | 8. Sewage Pumping Station | 1 | 2,500 | 2,500 |
| | 9. Municipal Office for Water & sewerage | 1 | 500 | 500 |
| | 10. Sewerage Treatment Plant (180 MLD) | 1 | 200 | 200 |
| | 16. Science Centre | | As per requirement | |
| | 17. Socio-Cultural Centre | | As per requirement | |
| | | | | |

| Level | Facilities | Area in sq.m. | | |
|--|---|----------------|---|-------|
| | | No. | Per Unit | Total |
| 1 | 2 | 3 | 4 | 5 |
| 5. Zonal / Sub-City Population 10,00,000 | 1. Medical College | 1 | As per Medical Council of India/Regulatory Body | |
| | 8. Sewage Pumping Station | 1 | 2,500 | 2,500 |
| | 9. Municipal Office for Water & sewerage | 1 | 500 | 500 |
| | 10. Sewerage Treatment Plants (including 50 sqm / MLD for Sewage Pumping Station and 50 sqm / MLD for Effluent Pumping Station) | above 22.7 MLD | 1100 Sqm/MLD. | |
| | | | | |

Notes:
The area norms are for new proposed facilities.

Item No.49/2020

Regarding revision in Development Control Norms for siting of fuel stations - CNG in Community Centres having ROW less than 30 m.

PLG/MP/0003/2020/F-7/-O/o DY DIRECTOR (PLG)MP AND DC

The Agenda was presented by Addl. Commissioner-I. It was informed that many Community Center sites which have already been planned or are in various stages of planning are located on roads with ROW less than 30.0m.

Petrol pumps are existing in these Community Centers as it is a permitted activity as per Master Plan. However, the aspect of the mandatory requirement of a minimum of 30.0 m ROW for siting Fuel Stations (CNG/Petrol Pumps) appears to have been overlooked while earmarking the Petrol Pump sites.

After detailed deliberations, the following was decided:

- It was agreed that new CNG stations in Community Centers existing on 24.0 m wide road in the developed areas be allowed.
- As per clause 12.13.2 of MPD 2021, "the regulations for locating the fuel stations - cum service stations, the development control norms and permissibility shall be governed by the Policy/decision of competent Authority/ Government Notifications from time to time." Accordingly the approval of Authority may be sought.

Handwritten signature

Item No.50/2020

Proposal for planning permission for CNG / EV Charging on Private Land Khasra No. 68/20, 68/11 & 67/15/2, Rupali Enclave, Village Karala, Tehsil Kanjhawala, Delhi 110081 in view of notified regulations dated 08.03.2019.
F.7(10)/2020 - MP

The agenda was presented by Dy. Director (Plg) Zone N. It was observed that some portion of gram sabha land is falling within the proposed site, which seems to be an irrigation channel. IGL and the allottee in consultation with Revenue Deptt may ascertain whether the channel is still functional and accordingly submit the proposal afresh after consolidation of land.

The proposal was not agreed to.

Laid on Table:

Item No.51/2020

Proposal for change of land use from Recreational (District Park) to Utility (U4) of an area measuring 10.7 acres (9 acres +1.7acres) for establishment of Solid Waste Management Facilities (for processing of C& D Waste) and for dumping site for inert materials generated due to bio mining at Tehkhand falling in Planning Zone 'F'.

- The proposal was deferred. The Agenda to be resubmitted incorporating the following:
- i. Justification for allotment of more land for SWM facilities considering the allotments already made.
 - ii. SDMC to provide details with respect to total land allotted to SDMC in and around the area for Solid Waste Management facilities till date and its utilization with detailed planning of the area.
 - iii. The new allotment be contiguous and to be earmarked in such a way that the Solid Waste Management facilities are developed without impacting the proper planning of the left over adjoining areas.
 - iv. The proposal for Change of Landuse may be accompanied with a proper T.S.S. for the convenience of seeking Public Objections/Suggestions.

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

M. Singh

ANNEXURE-I

List of participants of 9th meeting for the year 2020 of Technical Committee on 04.12.2020

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg)
5. Addl. Commissioner (Landscape)
6. Chief Architect
7. Addl. Commissioner (Plg.) -I
8. Addl. Commissioner (Plg.) -III
9. Addl. Chief Architect, VC Office
10. Secretary, DUAC
11. Dy. Director (Plg.), LP-I
12. Dy. Director (Plg.), LP-II

Representatives of the following Organizations has also attended the meeting:

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. South Delhi Municipal Corporation
5. Delhi Fire Service
6. CPWD
7. IGL

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

SUBJECT: PROPOSAL REGARDING APPROVAL OF HIGHER FAR AND HIGHER GROUND COVERAGE OF INTEGRATED PROPERTY DEVELOPMENT AT OKHLA NSIC METRO STATION, FALLING IN PLANNING ZONE F.

E-File No. : PLG/MP/0025/2020/F-20

Synopsis

- TOD Policy was conceptualized and incorporated in MPD-2021 as part of its Chapter 12: Transportation vide notification dated 14.07.2015. The policy provisioned for 400 FAR and 40% Ground Coverage for projects developed as per the TOD norms. However, the Regulations for operationalization of the TOD Policy could not be notified.
- DMRC site at the Okhla NSIC Metro Station was eligible for development under the then notified TOD Policy.
- A workshop to promote TOD policy was conducted by UTTIPEC on 10.10.2015 for the officials of DMRC and it was discussed that the development at Okhla NSIC metro station may be taken up as a pilot project under TOD policy.
- The Integrated Residential Complex at the DMRC site of Okhla NSIC Metro Station utilized 140 FAR and 30% Ground Coverage in anticipation of the TOD Policy and Regulations and is currently fully constructed and awaiting approval.
- In the meanwhile TOD policy was revised and notified by MoHUA on 24.12.2019 and incorporated as Chapter-20 'Transit Oriented Development (TOD) Policy' in MPD-2021. However, the Regulations for the operationalization of the TOD policy notified on 24.12.2019 are yet to be notified.
- As per the revised TOD Policy notified on 24.12.2019, TOD development is to be undertaken only in few select TOD nodes. The DMRC site at Okhla NSIC by virtue of the changed policy has become ineligible for TOD development.
- DMRC has requested for permitting regularization of NSIC case as the only case with FAR 140 (as against 100 FAR and 25% Ground Coverage allowed in MPD-2021 as notified on 07.02.2007) as a special case to enable approval of the plans for the already constructed and completed project i.e. Integrated residential complex developed at Okhla NSIC station.

1.0 BACKGROUND

- 1.1 Various requests have been received from Delhi Metro Rail Corporation Limited (DMRC) regarding approval of Integrated Residential Complex at the Okhla NSIC Metro Station developed as per the pre revised TOD policy of DDA notified on 14.07.2015. Since the said policy has been superseded by the revision in Policy notified on 24.12.2019. Due to the revision in Policy, the development control norms adopted in the project cease to be in conformity with the MPD 2021.
- 1.2 Okhla NSIC station is one of the stations of Line 8 (Janakpuri West to botanical garden) in phase -III. For the construction of Okhla NSIC station, 3 land pockets on the outer

Ring road near Lotus temple were acquired with a total area of 9270 sqm which is 730 sqm less than presently permitted minimum area for a TOD scheme i.e. 1 Ha.

The details of the land parcels are as provided below:

| | Pocket - 1 | Pocket - 2 | Pocket - 3 |
|-------------------|---|----------------------|-----------------|
| Area | 3070.93 | 2947.63 | 3113.79 |
| Initial Land Use | Recreational | Recreational | Recreational |
| Proposed Land Use | Transportation | Transportation | Transportation |
| Owner | NSIC | Private Land Owners* | Delhi Jal Board |
| Status of CLU | Notified vide S.O. vide S.O 2226(E) dated 28.06.2019. | | |

* Land Pocket 2 has been acquired from private land owners. A MoU was signed between DMRC and land owners, DMRC is obligated to allot proportionate built-up space to these land owners on Okhla NSIC station itself.

1.3 DMRC in their letter dated 09.06.2020 mentioned the following: **(Annexure I)**

- i. National Metro Rail Policy 2017 mandates enhancing of Revenue through Transit Oriented Development (TOD) and Value Captures finance (VCF). It is stated that Metro Rail Implementing agencies should endeavor to maximize revenue through commercial development at stations.
- ii. Mandate was also given to DMRC vide circular from MOUD dated 30.03.2009 to explore PD options wherever feasible with TOD as an accepted source of non-Farebox revenue/resource mobilization towards capital cost as well as sustainable operations.
- iii. A workshop to promote TOD policy was conducted by UTTIPEC on 10.10.2015 for the officials of DMRC and it was discussed that the development at Okhla NSIC metro station may be taken up as a TOD project.
- iv. A commercial cum residential complex was planned at Okhla NSIC as a mixed use development, as per the norms applicable under TOD policy dated 14.07.2015 alongwith other criteria such as zero set back from ≥ 18 m ROW, provision of Multi-modal Integration (MMI), universal accessibility, etc.
- v. The construction of the project was completed by 20.12.2019 and completion certificate from local authorities is required for disposal of the units/scheme.

2.0 **Provisions of Master Plan 2021 w.r.t. Transportation Chapter and TOD Policy**

- 2.1 MPD-2021 was notified on 07.02.2007 which permitted 100 FAR and 25% Ground Coverage as mentioned in 'Development control Norms for Metro Stations' in Chapter 12: Transportation.
- 2.2 As a part of the Master Plan Review Process, Chapter 12: Transportation of MPD-2021 was revised and the TOD Policy was incorporated vide notification dated 14.07.2015.
- 2.3 The TOD Regulations for operationalization of the TOD policy and proposed modifications in the TOD policy were approved by the Authority in its meeting dated 10.06.2016. After approval, the same were sent to MoUD for issuance of final

notification. However, the Regulations for operationalization of the TOD policy could not be notified.

- 2.4 Ministry vide letter dated 03.03.2017 requested DDA to revisit the proposed amendments in the TOD policy and proposed TOD regulations in light of the new development vis-à-vis National Policy on TOD.
- 2.5 As per the directions of Ministry, the TOD policy and Regulations were revised and the same were approved by the Authority in its meeting dated 17.09.2019. The revised TOD policy was notified by MoHUA on 24.12.2019 as 'Chapter-20 Transit Oriented Development (TOD) Policy of MPD-2021'. The Regulations for the operationalization of the TOD policy notified on 24.12.2019 are not notified till date.
- 2.6 As per the new TOD Policy notified on 24.12.2019, the policy will be strategically implemented in select TOD nodes with high development potential.
- 2.7 The DMRC site at Okhla NSIC is not falling under the identified TOD Nodes.
- 2.8 The policy, at Para 20.3 '**Framework for implementation of the Policy**', states that a committee shall be set up under the chairmanship of the Lieutenant Governor of Delhi comprising of representatives from DDA, various service providing agencies and all local bodies. The committee will be responsible for approval of any new TOD nodes (other than any priority nodes identified under the regulations)

PROJECT DETAILS

- 2.9 The Okhla NSIC project consists of 93 residential units of one or two bedrooms (with 100% of the total DU's falling under two rooms or less) along with supporting commercial area and public spaces as per TOD norm for Transportation land use as notified in July 2015.

| | |
|--------------|---------------------|
| Gr. Coverage | : 30 % |
| FAR | : 140 |
| E.C.S | : 1.33 ECS/100 Sq.M |

Also following all other criteria such as zero set back norm ≥ 18 m ROWs, provision of multimodal integration (MMI), universal accessibility etc.

- 2.10 A Traffic Impact Assessment has been also been done in this regard and as per the report submitted by the consultant, the project site will contribute insignificant traffic to the surrounding road network and hence no impact on the adjacent existing road network. However it is pertinent to say that the proposed Modi-Mill connecting flyover, should cater to the need of the traffic beyond the horizon year, with proper road alignment and appropriate signages.
- 2.11 The construction of the project was completed by 20.12.2019 and completion certificate from local authorities is required for disposal of the units/scheme.
- 2.12 A comparative statement of the Development Control Norms is as under:

| Parameter | As per MPD-2021 notified on 07.02.2007 | As per modified Chapter 12 of MPD-2021 incorporating TOD Policy as notified on 14.07.2015 | As per revised TOD Policy notified on 24.12.2019 and incorporated as Chapter 20 in MPD -2021 |
|-----------------|--|---|--|
| Plot Size | Max. 3 Ha | Min. 1 Ha | Min. 1 Ha |
| FAR | 100 | 400 | <p>Calculated as the sum of FAR calculations for all constituent plots.</p> <p>FAR entitlement for each constituent plot shall be calculated as follows:</p> <ul style="list-style-type: none"> The FAR shall be 1.5 times the existing permissible FAR on the plot or 300, whichever is more. The maximum FAR limit for any plot included in TOD Schemes shall be 500. Larger TOD Schemes with an area of 4 Ha and direct access from roads of 30m RoW, will be eligible for FAR of 500 on all constituent plots, if feasible. |
| Ground Coverage | 25% | 40% | 40% |

3.0 EXAMINATION

- 3.1 The NSIC Okhla project was envisaged under the TOD Policy notified on 14.07.2015 under which the site was eligible for development as per TOD norms. However, TOD Regulations for operationalization of the TOD Policy were not notified which is mandatory for approval and implementation of any project under TOD norms.
- 3.2 In the absence of Regulations, no project could be operationalized and approved as per the TOD norms. Therefore, the proposal for approval of 140 FAR for the DMRC site of NSIC Okhla could not be acceded to.
- 3.3 Later, a revised TOD policy was notified by MoHUA on 24.12.2019 wherein it was stated that the policy will be strategically implemented in select TOD nodes with high development potential. The DMRC site at Okhla NSIC is not falling under the identified TOD Nodes.
- 3.4 The matter was discussed with VC, DDA on 21.10.2019, wherein it was decided that DMRC shall approach DDA with a request to modify relevant provisions in MPD-2021. (Annexure II)
- 3.5 A letter dated 05.03.2020 was issued wherein it was mentioned that DMRC will only be able to avail TOD norms for its property development at Okhla NSIC if the site falls under the TOD nodes, as specified in TOD policy.
- 3.6 As per Notes (v) provided under Table 17.1 of Chapter 17.0 Development Code of MPD-2021,

"The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances."

However, MPD-2021 does not provide any provision for relaxation in FAR.

3.7 DMRC in their letter dated 09.06.2020 also mentioned the following: (Annexure I)

- i. It is worth mentioning that the FAR originally allotted to DMRC was 1.0 with 25% GC, while the FAR allowed for a standard residential project to any private developer is 2.0 with 33.3% Gr. Coverage. It may also be noted that the Okhla NSIC scheme does not avail the higher FAR (3.0 to 5.0) as permitted by the National and Delhi TOD policy, yet it meets all the other good features of the policy such as zero setbacks with active frontages, mixed-income mixed-use Housing and walk-to-shop parameters that are beneficial to the larger public, especially in the post-COVID scenario.
- ii. Keeping in view the fact that the project is already completed under circumstance explained above, it is, therefore, requested that Okhla NSIC may be considered for deciding it as one of the TOD node as a special case and approval of 1.4 FAR and 30% ground coverage may be granted so that we may seek necessary clearance from local authority and take action for leasing out of flats and mobilizing of resources at the earliest.

4.0 THE ISSUES PLACED BEFORE THE TECHNICAL COMMITTEE FOR CONSIDERATION

- 4.1 The project may be considered to be treated as a special case since it is undertaken by a government agency and was envisaged and developed based on approved TOD Policy notified on 14.07.2015 and in anticipation of the TOD Regulations which were not notified.
- 4.2 DMRC may be permitted regularization of 140 FAR and ground coverage of 30% as against FAR of 100 and ground coverage of 25% allowed in MPD-2021 as a special case to enable regularization of the already completed integrated residential complex developed at Okhla NSIC station to avoid any loss to the ex-chequer.
- 4.3 The Technical Committee may relax the excess Ground Coverage and setbacks in view of special circumstances. Once the proposal is approved by the Technical Committee, the issue of relaxation of FAR in NSIC Okhla Metro Station shall be placed before the Authority for its appropriate decision. On consideration of the issue of FAR by the Authority, the composite proposal shall be sent to the MoHUA for its final approval.


Dy. Director
(UTTIPEC)


Director (UTTIPEC)


Dy. Director (Plg)
Master Plan


Addl. Commissioner
(Plg.) - I

Sub: Guidelines for implementation of "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018

File No. PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG)UC AND ZONE J

1.0 Background:

- 1.1 Delhi Development Authority vide S.O. 3249 (E) dated 04.07.2018 notified the "Regulations for Enabling the Planned Development of Privately Owned Lands".
- 1.2 For implementation of these Regulations, a Standard Operating Procedure (SOP) and guidelines were prepared and uploaded on DDA website.
- 1.3 As per the Regulations, "Private Land / Privately Owned Land" means any unacquired / freehold land or property, which is not open to the use and enjoyment of the public and the ownership of the said land vests with an individual land owner or a company or a society or a group of land owners voluntarily agreeing to participate pursuant to an agreement. This is subject to applicability set out in Clause 3.1 of these Regulations.
- 1.4 As per Clause 3.1, these Regulations shall be applicable to the following types of privately owned land parcels:
 - 1.4.1 Land parcels having activities / uses that were already in existence before the notification of MPD 1962.
 - 1.4.2 Land parcels that were left out and could not form a part of any layout plan / planned development during the implementation of the MPD.
 - 1.4.3 Land parcels that could not be acquired by DDA because:
 - 1.4.3.1 Acquisition proceedings were challenged by the land owners and quashed by the courts.
 - 1.4.3.2 Acquisition lapsed as per sub-section 2 of section 24 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (the 'New Land Acquisition Act').
 - 1.4.4 Land parcels assigned 'Recreational use' in the layout plan, resulting in restricting their development are also included (except for notified or reserved forest area, Regional Park and Monument Regulated Zones as per MPD 2021).

2.0 Examination:

- 2.1 Total 26 no. of applications have been received in Planning Zone-J and G (Urban Extension) till date for consideration under the Private Land Policy. Out of these, 13 nos. of cases have already existing built-up structures on ground. Some of them have also given undertaking to demolish already built



structures. Also, such applications are being received in various other zones within Delhi.

- 2.2 Para 3.3 of the Regulations states that, *"These regulations shall not entitle any land owner for regularization of any already existing unauthorized / illegal development on its property."* However, there is no clear stipulation whether the Regulations are applicable for vacant land only or certain types of existing structures are covered under the Regulations.

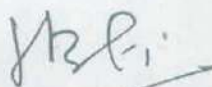
3.0 Proposal:

In view of the examination in Para-2 above, the matter is placed before Technical Committee for deliberation:

- 3.1 Privately owned land parcels may be divided into three broad categories i.e. vacant land parcels, land parcels with existing dilapidated structure and land parcels with existing structure in good condition.
- 3.2 For cases having existing dilapidated structure, the applicants may be asked to demolish the structure for applicability of these regulations on their land parcels.
- 3.3 For cases having existing structure in good condition with and without sanction, the applicants may be allowed to continue using the existing structure after reviewing the structural stability and conformity to all Planning norms applicable on that land parcel.

In such cases, additional charges/ penalty without sanction/ compounding fee may be levied on the applicant for per sq.m. of construction. Requisite charges shall be worked out by Land Costing Deptt.

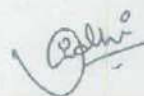
- 3.4 The regulations shall not be applicable on the following types of land parcels:
- 3.5.1 Land parcels in Zone 'O'
 - 3.5.2 Land parcels in Notified Green Belt
 - 3.5.3 Land parcels covered under water bodies
 - 3.5.4 Land parcels in the Ridge, Regional Park, Reserved Forest areas
 - 3.5.5 Land parcels in Monument Regulated Zones
 - 3.5.6 Land parcels already eligible for land pooling as per the notified Land Policy
 - 3.5.7 Land parcels falling in Lal Dora (Village Abadi) / Extended Lal Dora and Unauthorized colonies.
 - 3.5.8 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.



Addl. Commr. (Plg.)
Projects



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



Asstt. Director (Plg.)
UC&J

Sub: Modification in the Layout Plan of Facility Corridor (F.C.)-1. with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively.

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

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. 'Commercial use' was granted on the basis of decision of Technical Committee for M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. since the owner of the plots had requested for the same under the "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018. The other vacant plots in the LOP were permitted 'Commercial/PSP' use. (**Annexure 'A'**).
- ii. Further, M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. vide letter dated 09.12.2020 requested for changing the use of part of the total area of Plot No. 3 and 4 (60%) to 'Public and Semi-public' use from 'Commercial' use and the balance area (i.e. 40%) to be used as Commercial as already approved by the Technical Committee (**Annexure 'B'**).

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. M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. vide letter dated 09.12.2020 requested for 'Public and Semi-public' land use specifically for Museum and related permitted socio cultural activities because due to lockdown and pandemic Covid-19, the demand for Commercial activities has reduced tremendously as people have started online shopping, also commercial offices have started working from home.
- iii. As per Zonal Development Plan of Zone-J, the permitted uses (Zonal level facilities) in 'Facility Corridor' are- Commercial, Recreational, Transportation and Public and Semi-public.

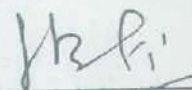
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
- iv. As per MPD-2021, the requested uses i.e. 'Public and Semi-public' and 'Commercial' are permitted in 'Socio-cultural Centre' use premise under 'Public and Semi-Public' land use.
- v. As per Table 13.27: 'Socio-Cultural and Community Facilities' of MPD-2021, 'Socio-Cultural Centre' use premise includes the following activities:
"Outdoor spaces /amphitheater for cultural activities, museums (art, cultural artifacts, natural history, science, community etc.), planetarium, auditorium, exhibition areas, convention centre, literary / film festival, Film centre, Multipurpose training and meeting rooms, Areas for public education, Documentation centre, library, Temporary as well as permanent exhibition areas, commercial office / retail space, Guest rooms, Hotels with permissibility of activities as per Table 13.17 and Table 5.5." (Annexure 'C')
- vi. Further, as per Table 13.17: 'Development Controls for Socio-Cultural Facilities', the DC norms for 'Socio-Cultural Centre' are annexed as **Annexure 'D'**.

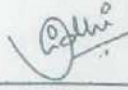
| Category | Maximum | | | Other controls |
|-----------------------|-----------------|-----|---|---|
| | Ground coverage | FAR | Height | |
| Socio-Cultural Centre | 40% | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies. | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area. |

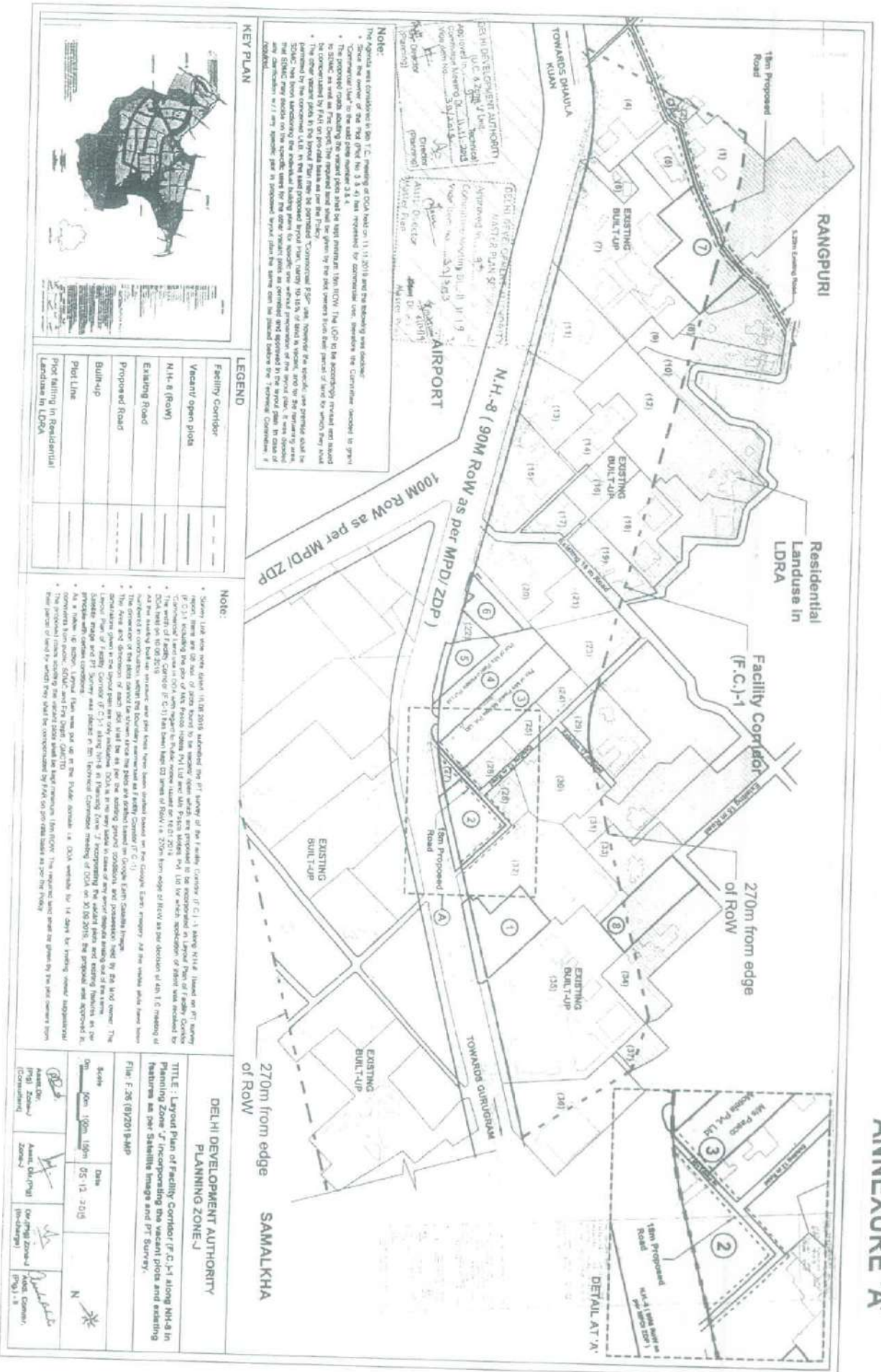
3. Proposal:

In view of the examination in Para-2 specifically Para 2 (iii) and (iv), the matter is placed before Technical Committee for consideration of 'Public and Semi-public' with use premise as 'Socio-Cultural Centre' for the Plots under reference instead of 'Commercial' use as approved earlier by the Technical Committee.


 Addl. Commissioner
 (Plg.) Projects


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


 Asstt. Dir. (Plg.)
 UC & J



- 17 -

Annexure 'B'

PASCO HOTELS PRIVATE LIMITED
PASCO MOTELS PRIVATE LIMITED

निवेशक (योजना)
यु.सी. जे. व. जी (पू. सं.)
हायरी सं०: 4434
दिनांक: 17/12/2020

वर्ग: आनुवंशिक (पू.)-11

हायरी सं०: 4910

दिनांक: 16/12/2020

आयुक्त (पू.) का कार्यालय

ग्रा. सं. I-2120

दिनांक: 9/12/2020

December 9th, 2020

To,
Shrimati Leenu Sehgal Ji,
The Commissioner (Planning)
Delhi Development Authority
Vikas Minar
New Delhi

Subject: Request for clarification about use of Plot No. 3 & Plot No. 4, measuring about 7.5 acres, for use of MUSEUM; designated for Commercial use in approved layout plan of Facility Corridor along NH-8, New Delhi.

Dear Respected Madam,

The Delhi Development Authority very kindly accorded approval vide Letter No. F.26(8)2019/-MP/D-374 dated 6/12/2019 for the use of my land having Plot No. 3 & Plot No. 4, in approved layout plan of Facility Corridor for Commercial use. This Commercial use was processed on my request.

In the past nine months, since the lockdown and pandemic COVID-19, the demand for Commercial activities has reduced tremendously as people have started online shopping, also Commercial offices have started working on work from home concept. In such a situation I intend to use part of my plot for Public, semi-public use, specifically for MUSEUM and related permitted socio cultural activities.

As per provision of Master Plan for Delhi 2021, clause 5.7.1, "Facility Corridor will have non-residential uses like Commercial, Recreational, Public and Semi Public, Utilities, Services and Repair etc. with detail Urban Design and landscape schemes." (Annexure A)

15/12/2020
AC/12/2020

17/12/2020

Director CH/12/2020

Regd office : 57 Golf Links, New Delhi - 110003
Tel No : 9810064388. Email: pasco@pasco.in

From perusal of the activities/usage allowed under commercial activities, we do understand that social cultural activities are allowed under certain commercial areas (Refer Table 5.1-Annexure B).

Further, all public and semi public uses / activities have been detailed out in Master Plan under chapter Social Infrastructure. Table 13.27 with heading socio cultural and Community Facilities; at serial no. 10 allows development of MUSEUM, exhibition Centre and art gallery, auditorium and open air theatre, (Annexure C).

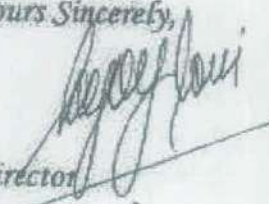
I understand this Socio Cultural Activities is common, which is allowed both in the premises designated as Commercial or Public & Semi Public Areas.

I request you to kindly oblige me, by changing part of Plot No. 3 & Plot No. 4 i.e. 60% of the total area to public and semi-public use from the present approved land use of Commercial. The balance area i.e. 40% of Plot No. 3 & Plot No. 4 would continue to be used as Commercial. We would further request your good office to clarify on the applicable FAR and ground coverage for Plot No. 3 & Plot No. 4 keeping into consideration its proposed usage for both public and semi-public (museum) and Commercial under the already approved layout plan of Facility Corridor.

We would be happy to provide any additional information or clarification, as may be required by you for providing us with the aforesaid clarification.

Thanking You,

Yours Sincerely,


Director

MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

levies. ¹[To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.

FAR enhancement in the shops cum residence complex developed prior to 1982 in rehabilitation colonies or other residential area shall be allowed higher FAR equivalent to FAR permissible on residential plot subject to availability of the parking in the area. The plot holder of shop-cum-residence plot is also allowed to continue with the original use i.e. shop-cum-residence and in such cases there will be no insistence for levy of any conversion charges.]

5.7 COMMERCIAL CENTRES IN URBAN EXTENSION

5.7.1 SUB CITY LEVEL COMMERCIAL AREAS

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. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and bus terminals, as the case may be, shall be integrated within these facility corridors.

5.7.2 LOCAL LEVEL COMMERCIAL AREAS

In case of Urban Extensions it is proposed to combine and integrate LSC and CSC at neighborhood level to ensure their location within walkable distance.

5.8 ²[(A)] HOTELS

Delhi is emerging as an international centre of education, health care, tourism, sports and business, which require complimentary facilities such as hotels catering to various economic groups. Such uses are proposed as part of commercial use (Community Centres and above), Public Semi-Public facilities, wholesale markets, transport nodes, etc.

³To cater to low tariff accommodation, a hierarchy of Guest House, Lodging and Boarding House / Dharamshala / Hostel have been proposed under respective land uses.

Hotels are permitted in Commercial Use Zone, Commercial Centres in Industrial Use Zone, and Transport Nodes (ISBT, Bus Depot/ Terminal, Railway Station, Airport, Integrated Freight Complex, Metropolitan Passenger Terminal) and other use zones - where already existing and where building plans are approved by the Competent Authority. The maximum ground coverage and FAR in such cases shall be as per the sanctioned building plans but in no case exceeding the permissible ground coverage and FAR of that use zone. This is subject to the provision of parking as per norms.

⁴5.8 (B) LONG TERM (SERVICE APARTMENTS) AND SHORT TERM ACCOMMODATION

In order to cater to the long term accommodation requirement, service apartments are proposed as per the parameters stipulated by Ministry of Tourism and Culture, GOI. To cater to low tariff short term accommodation, a hierarchy of Guest House, Lodging and Boarding House / Dharamshala / Hostel have been proposed.

¹Added vide S.O. 1215(E) dated 13-05-2013

²Added vide S.O. 2805(E) dated 23-09-2013

³Modified vide S.O. 2805(E) dated 23-09-2013

⁴Added vide S.O. 2805(E) dated 23-09-2013

MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

5.0 TRADE AND COMMERCE

Shopping and commercial areas reflect the economy and the image of the city. As per the Economic Survey of Delhi 2001-2002, there were about 2.3 lakhs retail enterprises in Delhi with an employment of 5.4 lakhs engaged in trade, commerce and allied services. It is expected that the number of enterprises in retail trade are likely to increase to about 4.15 lakhs by 2021 and the corresponding employment is likely to increase to about 9.63 lakhs. In addition to these, large number of enterprises in sectors such as restaurants and hotels, finance & insurance, real estate & business operate from commercial centres. This indicates the predominance of retail and allied service activities in the economic structure of the city.

The major changes in the economic structure are due to liberalization of the economy, entry of multinational companies in the consumer sector, improved telecommunication system, increased per capita income and the purchasing power of the people.

5.1 PRE 1962 / MPD-1962 COMMERCIAL AREAS

Residential areas and streets / stretches earlier declared as commercial areas / streets or where commercial use was allowed in MPD-1962 shall continue such use at least to the extent as permissible in MPD-1962. Commercial activities existing from prior to 1962 in residential areas are also permitted subject to documentary proof thereof.

5.2 HIERARCHY OF COMMERCIAL AREAS

The following five-tier system of Commercial Areas is envisaged to accommodate required shopping, commercial office and other service activities like cinema, hotel and restaurant and various community services and facilities in an integrated manner.

In addition, some components of commercial use are also provided under mixed use, non-hierarchical commercial centres, and informal sector in the selected areas along the MRTS corridor.

Table 5.1: Five-Tier System of Commercial Areas

| Tier | I | II | III | IV | V |
|----------------------|---|---|---|--|---|
| Population | Metropolitan City Centre (Pertains to already developed Central Business District) | About 5 lakhs District Centre | About 1 lakh Community Centre | About 10,000 Local Shopping Centre | About 5,000 Convenience Shopping Centre |
| Area (Ha.) | - | 40 | 4.0 | 0.3 | 0.1 |
| Activities Permitted | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, Hotels, Restaurants, Banquet Halls, Socio-Cultural | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial Offices, Clinical Laboratory, Clinic & Poly Clinic, Repair / | Retail Shopping, Local level service activities, Repair, [Office up to 125 sqm.], Bank, ATM, Informal Trade, Restaurant |

Modified vide S.O. 2895(E) dated 23-09-2013

MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

| | | | |
|--|--|--|--|
| activities / Recreational Club, Service Appts. Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Station, Bus Terminal, Informal Trade. | Hotels, Restaurants, Banquet Halls, Socio-Cultural activities / Recreational Club, Service Appts. Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Stn, Bus Terminal, Repair / Services, Bank, ATM, Guest House, Nursing Home, Informal Trade. | Hotels, Service Appts. Restaurants, Banquet halls, Guest House, Nursing Home, Dispensary, Clinical Lab, Clinic & Poly Clinic, Coaching Centres / Training Institutes, Police Post, Post Office, Petrol Pump / CNG Station, Repair / Services, Bank, ATM, Informal Trade, Multi level parking. | Services, Bank, ATM, Guest House, Nursing Home, Informal Trade Coaching Centres / Training Institutes, Restaurant. |
|--|--|--|--|

1. The provision of offices space upto 125 sq.mtr. to be applicable from the prospective date of notification in view of clause 3 (4) of Development Code.]

Notes:

- Besides the above, retail shopping of desired level shall also be provided in all work centres and transportation nodes.
- Utilities, Public Conveniences shall be provided as per requirement.
- Service & Repair and Informal activities should be provided as Service markets and Informal bazaar.
- The mandatory requirement of parking as per prescribed standards would be met through multi level parking as far as possible in Metropolitan City Centre, District Centre and Community Centre.
- [The non-residential activities permitted as per Mixed Use Regulations with stipulations for category of colony, road ROW etc. in residential plots will be permitted in Commercial Centres.]

5.3 METROPOLITAN CITY CENTRE

The existing CBDs are Connaught Place and its Extension, commercial areas in Walled City and its Extension and Karol Bagh. These have all the necessary ingredients to emerge as Metropolitan City Centres.

These Metropolitan City Centres need to be seen in the light of the historical legacy of the pre-colonial and post-colonial capital cities of the so called old and new Delhi, are envisaged as a city level centre for shopping, entertainment, socio-cultural and all other

Added vide S.O. 1216(E) dated 13-05-2013.

Added vide S.O. 2405(E) dated 23-09-2013.

Table 13.27: Socio-Cultural and Community Facilities

| Sr. No. | Use Premises | Definitions | Activities Permitted |
|---------|---|--|--|
| 1 | Multipurpose Community Hall, Barai ghar | A premise having an enclosed space for various social and cultural activities | Community Hall, Watch & Ward Residence (upto 20 sqm), Soft Drink and Snack Stall and library etc. |
| 2 | Music Dance and Drama Training Centre | A premise having facilities for imparting training and coaching for music, dance and dramatics | Music dance and drama training centre, watch and ward residence (up to 20 sq m), canteen, auditorium |
| 3 | Yoga Meditation | A premise having facilities for self | Yoga centre, meditation, spiritual and |

13.0 Social Infrastructure

15-17

MPD-2021 modified upto 31/03/2016

| | | | |
|----|--|---|---|
| | Spiritual and Religious Discourse Centre | attainment, achieving higher quality of mind and body, spiritual and religious discourse etc. | religious discourse centre, watch and ward residence (up to 20 sq m), hostel, soft drink and snack stall |
| 4 | Recreational Club | A premise having the facility for recreation with indoor sports, swimming pool, outdoor sports, socializing and gathering space for small functions with restaurant | Recreational club, watch & ward residence (upto 20 sqm), Residential flat (for maintenance staff), swimming pool, indoor and outdoor games, facilities club |
| 5 | Banquet Hall | A premise to hold small public gatherings, community functions, marriages, etc. | Hall for public gatherings, marriages, cooking facilities and other logistics |
| 6 | Open air theater | A premise having facilities for audience seating and a stage for performance and open to sky | Open Air theatre, Watch & Ward Residence (upto 20 sqm), Canteen |
| 7 | Auditorium | A premise having an enclosed space to seat audience and stage for various performances like concerts, play recitals, functions etc. | Auditorium, Watch & Ward Residence (upto 20 sqm), Canteen |
| 8 | Museum | A premise with facilities for storage and exhibition of objects illustrating antiques, natural history, art etc. | Museum, Watch & Ward Residence (upto 20 sqm), canteen |
| 9 | Exhibition-cum-Fair Ground | A premise having facilities for the exhibition and display and other cultural activities for a group of participants | Fair Ground, Residential Flat (for maintenance staff), Exhibition Centre (Temporary in Nature), Restaurant, Soft Drink & snack Stall, Police Post, Fire Post, bank, Extension counter facility, Post Office, counter facility |
| 10 | Museum, exhibition centre and art gallery, auditorium and open air theatre | Combination of Museum, exhibition centre and art gallery, auditorium and open air theatre | Museum, Exhibition Centre and Art Gallery, Auditorium and Open Air Theatre, Watch & Ward Residence (upto 20 sqm) |
| 11 | Cultural and Information Centre | A premise with facility for cultural and information services for an institution, state and country | Cultural and Information Centre, Watch & Ward Residence (up to 20 sqm), Hostel, Canteen, Bank, Extension, Counter, Facility, Auditorium (Up to 500 seating capacity), Library, Exhibition and Art Gallery |
| 12 | Social and Cultural Institute | A premise with facilities for activities of socio-cultural nature run by a public, voluntary or individual on primarily non commercial basis | Social and Cultural Institute, Watch & Ward Residence (upto 20 sqm), Soft Drink & Snack Stall, Restaurant, Canteen, Bank, Extension, Counter |

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|-------------------|---|--|--|
| ¹ [25] | Short Term Accommodation (Hostel / Guest House / Boarding and Lodging House / Working women-men Hostel / Service Apartment) | A premise fully furnished, serviced and self-contained with meal preparation and used for short term or long term individual, family or corporate accommodation | i) Guest Suite ii) Conference Facilities, Office, Retail and Service Shops and Common Dining Facilities, and other facilities supporting the main activity (restricted up to 20% of permissible FAR).] |
| ² [26] | Socio-Cultural Centre | A premise with facilities that promote culture & other activities that include traditions or living expressions such as oral traditions, performing arts, social practices, rituals, festive events, knowledge and practices concerning nature and the universe or the knowledge and skills. | Outdoor spaces / amphitheatre for cultural activities, museums (art, cultural artifacts, natural history, science, community etc.), planetarium, auditorium, exhibition areas, convention centre, literary / film festival, Film centre, Multipurpose training and meeting rooms, Areas for public education, Documentation centre, library, Temporary as well as permanent exhibition areas, commercial office / retail space, Guest rooms, Hotels with permissibility of activities as per Table 13.17 and Table 5.5.] |

Table 13.28: Cremation / Burial Ground and Cemetery

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|---------|------------------|---|---|
| 1. | Burial ground | A premise with facilities for burying of dead bodies. | Burial Ground, Cremation Ground Cemetery and Crematorium, retail shops of Wood, flowers and related materials, Watch & Ward Residence (upto 20 sqm.). |
| 2. | Cremation ground | A premise with facilities of performing last rites of dead bodies by burning. | |
| 3. | Cemetery | A premise with facilities for burying of dead bodies. | Facility for registration of deaths, sheds for performing rituals, drinking water, parking, etc. |
| 4. | Crematorium | A premise with facilities for last rites of the deceased. | |

---X---X---X---X---

¹ Added vide S.O. 2895(E) dated 23-09-2013² Added vide S.O. 2790(E) dated 24-08-2016

| Sl. No. | Category | Maximum | | | Other Controls |
|------------------|---|--------------------|-----|---|--|
| | | Ground Coverage | FAR | Height | |
| 3 | b) Recreational Club Socio-cultural activities such as auditorium, music, dance & drama centre/ meditation & spiritual centre etc. | 35% | 120 | 26 m | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. A proper scheme for visitors parking and parking adequacy statement shall be prepared taking into consideration large number of visitors. |
| 4 | Exhibition -cum - Fair Ground | 20% | 20 | -- | Subject to statutory clearances |
| 5 | Science Centre | 30% | 120 | 26 m | Parking standard @ 2 ECS |
| 6 | International Convention centre | ¹ [40%] | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies | i. Parking standard @ 2 ECS/ 100sqm of floor area. ¹ ii. Exhibition space, Convention and meeting space shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area.] |
| ² [7] | Socio-Cultural Centre | 40% | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies. | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area.] |

¹ Added vide S.O. 1901(E) dated 26-05-2016² Added vide S.O. 2790(E) dated 24-08-2016

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 NORTH DELHI MUNICIPAL CORPORATION
 TOWN PLANNING DEPARTMENT

E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002

आवि. नं. 56/TC/20
 डाकरी नं. 4878
 दिनांक 02/12/20

No. TP/G/117.3/2020

Dated 2/12/2020

To

The Addl. Comm. (Plg), Narela Projects
 Area Planning Zone P-I & P-II,
 11th Floor, Vikas Minar, I.P.Estate.
 Delhi Development Authority,
 New Delhi-110002.

Sub:- Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

Sir,

This is with reference to the letter dated 10.11.2020 vide which it is requested to re-submit the proposal for relaxation in Gr. Coverage & setbacks in the enclosed format for placing the case before Technical Committee of DDA. Accordingly, please find enclosed the agenda prepared for relaxation in ground coverage, setbacks & change in landuse for consideration of Technical Committee.

This issues with approval of Chief Town Planner.

Encl: As above

Yours faithfully,

[Signature]

Asstt. Town Planner-II

Copy to:

1. Chairman Hira Lal Mohan Devi Rita Gupta (HMR) Memorial Trust, 2585/10, Chuna Mandi, Pahar Ganj, Delhi-110055.

[Signature]
 02/12/2020

A.D. clp. Narela (on leave,

En. Anas, Plg. Asstt.

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

1.0 Background:-

- 1.1. DDA has formulated the policy for regularization of pre-existing institutions providing Cultural & Religious (Including Spiritual), Health Care & Educational Services which have been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. The applications for regularization of pre-existing institutions were invited by DDA through Public Notice on 01.05.2008. In response about 700 applications were received within stipulated time period and the same were processed for listing in Zonal Development Plans (ZDPs). Later, MoUD while conveying approval of ZDPs specifically conveyed approval of Govt. for regularisation of such institutes as existed on 01.01.2006 and listed them in the annexure of respective zonal plan. The existing institutions as titled in the annexure of ZDPs are to be examined as per Authority Resolution dated 10.04.2008 (Policy for Spot Zoning of pre-existing Cultural, Religious (including Spiritual) Health Care and Education Institutions) and fulfilment of all the conditions contained in the Government directions in letter No.-K-12011/23/2009-DDIB dated 8th March 2010, issued by MoUD, Govt. of India
- 1.2. Hira Lal, Mohan Devi Rita Gupta Memorial Trust (HMR), Village Hamid Pur, Delhi-110036 has been in existence prior to 01.01.2006 and is listed in the annexure G (List of pre-existing institutes) of Zonal Development Plan of Zone 'P-II' at Sl.No. 18 (copy annexed at 'A').

2.0 Examination:-

- 2.1 As per the regularisation file submitted by the applicant, institute falls in Extended Lal Dora of Village Hamidpur, Delhi, on the land bearing khasras No.s 326/2, 326/3, 327, 329/1, 329/2, 329/3, 329/4, 330, 331, 364/1/1, 364/1/2, 364/1/3, 364/1/4, 364/1/5, 364/1/6, 361/1 min., 365/1 min., 369, 370/2, having an area 20107.00 sqm. (2.0107 Ha.). The said area comprise of three separate plots i.e. plot no. 1 measuring 12213.00 sqm (college building & parking), plot no. 2 measuring 3827.00 sqm (proposed for parking) & plot No. 3 measuring 4067.00 sqm. (vacant, having temporary structures).
The plot 1 having college building is bounded as under:
- | | |
|---------|---------------------|
| North = | Other's property |
| East = | 24' 9" Phirni Road |
| West = | Other's property |
| South = | 24' 9" Phirni Road. |
- The access to the site is drawn from 24' 9" Phirni Road.
- 2.2 As per the location verified by the applicant and Architect on the Zonal Development Plan (ZDP) of Zone 'P-II' the land use of the site u/r is "Green Belt" under Agriculture and Water Body.
- 2.3 The regularisation is for structures existing on the plot No. '1' measuring 11882.50 sqm (including plot area 7850.50 sqm, rasta (0-8) biswa (344.41 sqm) and parking area 4032.00 sqm). The achieved Gr. Cov. & FAR are 37.96% (4511.00 sqm) & 135.14 (1605.77 sqm) respectively against permissible Gr. cov. 35% & FAR 225.
- 2.4 The setback as per regularisation plan, MPD-2001 & MPD-2021 for plot No. 1 are as under:

| Setback | As per Regularisation Plan (in meter) | As per MPD-2001 (in meter) | As per MPD-2021 Mini. Setback for plot size above 10000 (in sqm) | As per MPD-2021 Mini. Setback for plot size 2000 upto 10000 (in sqm) (preceding category) |
|---------|---------------------------------------|----------------------------|--|---|
| Front | 9.72 | 15 | 15 | 9 |
| Rear | 6.45 | 9 | 12 | 6 |
| L.H.S | 6.0 | 9 | 12 | 6 |
| R.H.S | 6.0 | 9 | 12 | 6 |

The existing setbacks are less than the required. Hence clarification / concurrence of DDA was sought vide letter dated 06.03.2020.

2.5 The NOCs of fire safety and structural safety/ stability dated 16.05.2018 & dated 01.09.2017 respectively are available in the regularisation file.

2.6 As per Note iv under table 17.1, Minimum Setbacks (Other than Residential Plotted Development), the Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.

3.0 Information required as per the MoUD GoI letters dated 07.04.205 & 04.09.2015

| S.No. | Information required | Explanatory background |
|-------|--|--|
| i | Background note indicating the current situation /provisions; | As mentioned in para 1.0 above- Background |
| ii | Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how; | Yes, similar projects of various proposals have been considered / allowed by the Authority w.r.t relaxation in setback. |
| iii | What were the specific recommendations of the Authority with regard to the proposal; | The proposal is to be placed before Technical Committee and Authority. |
| iv | How and why the proposal was initiated; | The institute is in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. It is listed in the annexure G (List of pre-existing institutes) of Zonal Development Plan of Zone 'P-II' at Sl.No. 18 (copy annexed at 'A'). |
| v | What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof; | The regularisation of the institute is required as per the policy of the pre-existing institute. It is also explained in the background note. |
| vi | What are the expected short-term and long-term outcomes if the proposal is approved and implemented. | The properties will be regularised as per MPD-2021 and unauthorised construction if any will be removed. |
| vii | How the proposal will benefit in the development and economic growth of the city; | The provisions of the Master Plan will be implemented and unauthorised construction, if any will be removed. |
| viii | What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi; | The proposal is specific to the requirement of Delhi for implementation of the policy framed for regularization of pre-existing institutions providing Cultural & Religious (Including Spiritual), Health Care & Educational Services which have been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. |
| ix | What is the public purpose proposed to be served by modification of MPD and /or change of land use? | The institute is in existence and providing facilitating educational service to the community. The change of landuse of the institute is required under policy of pre-existing. |
| x | What is the number of people / families / households likely to be affected by the proposed policy; | The proposal shall not affect any family/household as the institute is already operational as on day under the control of HMR Memorial Trust. |
| xi | Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc; | The relaxation is sought as per provision of MPD-2021 Chapter 17 Development Code 8(3)(iv). |
| 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; | As per (xi) above. |
| 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; | Not applicable. |
| xiv | Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal. | Not applicable. |
| xv | Background note indicating the current situation /provisions; | As mentioned in para 1.0 above- Background |
| xvi | Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how; | Yes, similar projects of various proposals have been considered / allowed by the Authority w.r.t relaxation in setback. |

| B. As per MoUD letter dated 07.04.2015 | | |
|--|---|---|
| a | Whether the land is government or private and who is the land owning agency? | The land under reference is private land situated at Village Hamidpur, Delhi measuring 20107.00 sqm. (2.0107 Ha.). The said land is owned / under possession of HMR Memorial Trust. |
| b | On whose request the change of land use case or modification to MPD-2021 has been initiated? | The land measuring 20107.00 sqm. (2.0107 Ha.) of HMR Memorial Trust in extended lal dora of Village Hamid Pur, Delhi-110036, is required to be changed from "Green Belt" to "Public and Semi-Public Facility (PSP)" under the policy of pre-existing. |
| c | Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided. | Pertains to DDA. |
| d | What is the public purpose proposed to be served by modification of MPD and /or change of land use? | The institute is in existence and providing facilitating educational service to the community. The change of landuse of the institute is required under policy of pre-existing. |
| e | What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies? | N.A |
| f | What will be proposal's impact/ implications on general public e.g. Law & order etc.? | There will be no adverse impact on the general public. |
| g | Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached. | As per available information no ongoing court case on the land mentioned in proposal. |

4.0 Processing in light of DDA's letter dated 10.11.2020 :-


- 4.1 In view of the Addl. Comm.(Plg)/ Narela, DDA letter was sent to the Chairman HMR Memorial Trust for compliance.
- 4.2 The applicant vide letter 02.12.2020 has submitted that as per provisions of MPD-2021 the amalgamation of plots is permitted (Copy annexed at 'B'). Further, applicant has requested that plot 1 and 2 as shown in the modified plan of regularisation (copy annexed at 'C') be considered / treated as one plot for regularisation, including the road area which shall be used as public area and no FAR shall be claimed for the said area.
- 4.3 As per regularisation file of the HMR Memorial Trust the total area is 20107.00 sqm (2.0107 Ha.) comprise of three separate plots. (refer para 2.1).
- 4.4 As per the modified drawings submitted by the applicant the total area of plot no. '1' is 11882.50 sqm. (including plot area as 7850.50 sqm and parking area 4032.00 sqm).
- 4.5 Order of Hon'ble High court dated 22.05.2003 is also available in the regularisation file, issued in the matter of Heera lal mohini devi vs. Guru Gobind Singh Indraprastha University. CW No. 4259/2003. Vide which the use of the land for the purpose of college i.e. extended lal dora is permitted (copy annexed at 'D').

5.0 Proposal :-

- 5.1 Based on examination the ground coverage & setback, requires consideration / approval of Technical Committee of DDA.
- 5.2 The land measuring 20107.00 sqm. (2.0107 Ha.) of HMR Memorial Trust in extended lal dora of Village Hamid Pur, Delhi-110036, is required to be changed from "Green Belt" to "Public and Semi-Public Facility (PSP)".

6.0 Recommendation:-

The proposal as given in para 5.0 above may be considered by the Technical Committee, DDA.


Plg. Asstt.


Asstt. Town Planner-II


Chief Town Planner

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Annexure A

ANNEXURE - 'G'

THE LIST OF THE APPLICATIONS OF PRE-EXISTING INSTITUTIONS (OWNING LAND) & RENDERING CULTURAL, RELIGIOUS (INCLUDING SPIRITUAL), HEALTH CARE AND EDUCATIONAL SERVICES IN RESPONSE TO THE PUBLIC NOTICE ISSUED BY M.P. SECTION ON 01.05.08:

| Sl. No. | Name & Address |
|---------|---|
| 1. | Delhi Institute of Rural Development (DIRD) near Kapoor Diesel, G. T. Karnal Road, Nangli Poona. |
| 2. | Anubhav Public School, Plot No.57, Gali No-2, Uttaranchal Enclave, Kamal Pur, Burari, Delhi-110084. |
| 3. | Joseph S. Mary Public School, Shastri Park, Burari, Delhi-110084. |
| 4. | Little Star Convent School, Parasram Enclave, Burari, Delhi-110084. |
| 5. | Nalanda Modren Public School, Sant Nagar, Burari, Delhi-110084. |
| 6. | D. K. Convent School, 'B' Block, Gali No.110, Sant Nagar Burari, Delhi-110084. |
| 7. | Great Mission Convent School, B-29, Kaushik Enclave Near Badrinath Mandir, Burari, Delhi-110084. |
| 8. | Yash Vidhya Public School, Harit Vihar, Pepsi Road, Sant Nagar, Burari, Delhi-110084. |
| 9. | Swami Vivekanand Public School, Block-'A', Gali No-8, Amrit Vihar Road, Burari, Delhi-110084. |
| 10. | Bright Star Model School, 154/41 Feet Road, Utranchal Enclave, Kamal Pur, Burari, Delhi-110084. |
| 11. | Delhi Modren Public School, B-2, Mukand Pur, Delhi-110042. |
| 12. | Oscar Public School, Swaroop Nagar Road, Burari, Delhi-110082. |
| 13. | M. P. Model School, C-18, Main Road Mukand Vihar, Delhi. |
| 14. | J. C. Gaur - Public School, Gali No.5, Mukand Pur, Part-II, Delhi-110042, (Mata Naraini Devi Sanstha) |
| 15. | J. Premier educational Society, Gali No.-6, Shiv Kunj, Jharoda Sant Nagar, Burari, Delhi-110084. |
| 16. | Baunk Pura Public School, Burari, Delhi-110084. |
| 17. | Samarth Shikha Samiti (Shisu Bal Mandir). Rao Mahar Chand Sarswati Vidhya Mandir School. |
| 18. | Hira Lal, Mohan Devi & Rita Gupta Memorial Trust, Village Hamid Pur, Delhi-110036. |
| 19. | Maharaja Agarsen Naturopathy & Yoga Sadhna Research Trust, Main Palla Road, Bhkhtawarpur. |
| 20. | Upadhyay Convent School Kadi Vihar, Nathupura, Delhi. |
| 21. | Sant Nirankari Mandal, Spiritual Centre |
| 22. | Sawan Kirpal Ruhani Mission. |
| 23. | Mata Sukh Devi Public School, Nangli Poona. |

Note: Regularization of above institutions would be subject to examination by Zonal Committee and further processing for approvals as per Authority resolution dated 10.04.2008, and fulfillment of all the conditions contained in the Government directions in letter no. K-12011/23/2009-DDIB dated the 8th March 2010 from MOUD, Govt. of India. Some of such facilities although indicated on plan as existing facilities shall not become part of use zone till the competent authority approve it, subject to fulfillment of all the conditions.

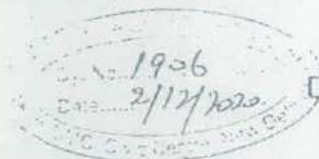
-30-

Annexure B

LAL MOHAN DEVI RITA GUPTA MEMORIAL TRUST

2585/10, Chuna Mandi, Pahar Ganj, New Delhi 110 055

Ref:



Dated: 02.12.2020

To,
The Chief Town Planner,
13th Floor, T.P. Deptt.,
Civic Centre, Minto Road,
New Delhi-110002.

Sub: Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

Ref. DDA letter No. F.O.3(65)/2008/MP-Pt.-III/D-134 dated 10.11.2020

R/Sir,

This is with reference to your letter dated 27.11.2020 on the above cited subject vide which it is requested for necessary action in reference to the DDA letter dated 10.11.2020.

In this regard it is to inform that as per the Policy of Spot Zoning the institutes which were existing upto 01.01.2006 only are to be considered for regularisation. The regularisation shall be allowed in respect of lands which do not form part of Notified Ridge / Regional Park/Developed Park / River Bed / Gram Sabha Land or Public Land. The extent of buildable area shall be limited to the extent of MPD-2021 norms / prevailing relevant provision of MPD-2021

As per as per clause 3.3.1.3, (B) Village under 3.3.1 Redevelopment Strategy for provision of social and educational facilities reduced space standards shall be adopted. However, as per clause 3.3.2 of MPD-2021 Policy for redevelopment point iv. "Amalgamation and reconstitution of the plots for planning purpose will be permitted." Further point No. vi stipulates "In case of plots with service lanes, the lane area may be included in the scheme. However, no FAR / coverage will be granted and the area shall be used as public area."

The institute falls in extended Lal Dora wherein the use of the premise i.e. college is permitted the same is allowed vide orders of Hon'ble High court dated 22.05.2003 in the matter of Heera Lal Mohini Devi vs. Guru Gobind Singh Indraprastha University, CW No. 4259/2003 (Copy enclosed).

In view of the above, it is requested that plot 1 and 2 as shown in the modified plan of regularisation (copy enclosed) be considered / treated as one plot for regularisation, including the road area which shall be used as public area and no FAR shall be claimed for the said area.

An early approval / regularisation of the institute is solicited.

Encl: As above.

(Anil Kumar Gupta)
Chairman

ATP-II

My Assd.

COLLECTIVE SAMPLE FOR PLOT 1: A PLOT-2

[illegible][illegible]

RECELLABRIZATION LAYOUT PLAN

[illegible]

VILLANCIE HANNU PLUK, DEELHI 110056

FOR THE UNITS

HMR INSTITUTE OF TECHNOLOGY & MANAGEMENT
VILLAGU, HANNOVER, GERMANY - 30006
PHONE: NO. 011- 3722113
MAIL ID: hmr@hmrinstituteofmgt.com

COLLECTIVE SCHEME FOR PLOT-1 & PLOT-2

| P L O T A R E A S | |
|------------------------------------|---------------------|
| AREA OF PLOT NO. 1 = 7850.50 SQ. M | = 9389.12 SQ. YARDS |
| AREA OF PLOT NO. 2 = 4012.00 SQ. M | = 4822.23 SQ. YARDS |
| AREA OF PLOT NO. 3 = 3627.00 SQ. M | = 4375.39 SQ. YARDS |
| AREA OF PLOT NO. 4 = 4067.00 SQ. M | = 4862.32 SQ. YARDS |

| S.NO | A R E A S T A T E M E N T |
|------|---|
| 1. | TOTAL PLOT AREA (college building) = (Plot 1 + Plot 2) = (7850.50 + 4012.00) = 11862.50 SQ. YARDS or M ² . |
| 2. | EXISTING GROUND COVERAGE = 4511 SQ. M |
| 3. | PERMISSIBLE GROUND COVERAGE = 35 % |
| 4. | GROUND COVERAGE ACHIEVED = 37.96 % |
| 5. | BUILT UP AREA BUILT UP AREA AT GROUND FLOOR = 4511 SQ. M BUILT UP AREA AT FIRST FLOOR = 4430.42 SQ. M BUILT UP AREA AT SECOND FLOOR = 4430.42 SQ. M TOTAL BUILT UP AREA (G+F+2F+T) = 16057.77 SQ. M |
| 6. | F.A.R PERMISSIBLE F.A.R = 225 % = 26735.62 SQ. M ACHIEVED F.A.R = 135.14 % |
| 7. | HEIGHT PERMISSIBLE HEIGHT = 17 M. EXISTING HEIGHT = 15 M. |
| 8. | E.C.S PERMISSIBLE E.C.S = 2 E.C.S @ PER 100 SQ. M OF BUILT UP REQD. BUILDING = (16057.77 / 100) X 2 = 321 E.C.S E.C.S ON PLOT NO. 1 = 135 E.C.S E.C.S ON PLOT NO. 2 = 166 E.C.S ACHIEVED TOTAL E.C.S = 321 E.C.S |

PROJECT
COMPOSITE LAYOUT PLANS OF LIBERAL MOHANDEVY RTA
GUPTA MEMORIAL TRUST,
VILLAGE - HANUWADI, TESH, ALPURA
DISTT. NORTH GUJARAT - 388006

N

| Date | Orders |
|-----------|---|
| 22.5.2003 | <p>Present: Mr. P.V.Kapur, Sr. Advocate with Mr. Naresh Gupta and Mr. Nazirath for petitioner.</p> <p>Mr. G.D.Goel with Mr. Sanjiv Goel and Mr. Suresh Chandran for respondents 1 and 2.</p> <p>Mr. Badri Babu and Mr. S.P.Aron for respondent No.3</p> <p>Ms. Sujata Kashyap with Ms. Priya Kiran for respondent No.4.</p> |

CW No. 4259/2002

In the order dated 20.3.2003, this court had categorically observed as under:

“ On the other hand, Mr. Kapur learned senior counsel for the petitioner has drawn my attention to the Delhi master plan 2001 as per which college is permitted in Ial dora/extended Ial dora. Even reading of letter dated 13th November, 2002 of the DDA would confirm that as per clause 8(ii) A of MFS-2001 land use as college is permissible under residential use zone as a part of approval of buy out plan or as a case of special permission from the authority. From this it is clear that the proposed college of the petitioner at the aforesaid land which is extended Ial dora, the use of the land for the purpose of college is permitted. It may also be pointed out that the petitioner has given examples of other such colleges in Ial dora where MCD certificates are accepted by the respondents and affiliation granted.”

Justice Department
Fifth Court of Delhi

Thereafter, inspection was carried out on 25.2.2003 and further proceedings as directed by this court on 1.5.2003 were carried out. The Board of Affiliation also held a meeting on 15.5.2003 pursuant to the ^{order} direction of this court on 1.5.2003. After the meeting, the Board has considered the question of affiliation of the petitioner Institute with the Guru Gobind Singh Indraprastha University. By a letter dated 21.5.2003 issued by the Deputy Registrar (Affiliation) of the Guru Gobind Singh Indraprastha University to the petitioner, it is made clear that in terms of Section 5(21) of the Indraprastha Viswavidyalaya Act 1998, with the prior approval of Board of Affiliation, approval is granted for provisional affiliation to HMR Institute of Technology, for conduct of B.Tech. in (i) ECE, (ii) CSE, (iii) IT & (iv) MAE programme (four years duration) with the maximum permitted intake of 60 each, for academic session 2003-2004. The affiliation granted is provisional and is subject

LES 02-03

- 34 -

Orders

to the conditions mentioned in the letter itself. It is made clear by the letter, appearing for the respondent university that provisional affiliation is a mode which is followed in respect of new cases and this affiliation would relate to the academic session 2003-2004. The said letter is taken on record.

The AICTE as well as the Government of NCT have also given their respective no-objections/approvals/revocation for the academic session 2003-2004 as mentioned in the letters which are on record.

In view of the above provisional affiliation and directions, no further directions are required to be given in the present writ petition and accordingly the same is disposed of.

Sd/-

Bader Durrana Khattar, J

MAY 22, 2003
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Certified to be True Copy

Judicial Department
High Court of Delhi
Authorised Under Section 7
Indian Evidence Act

SALES 02-03

Planning observations of Narela Project Unit

Asstt. Town Planner-II vide letter No. TP/g/1173/2020 dated 2.12.2020 has forwarded the Agenda for Change of Landuse of pre-existing institutions Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. Also, relaxation in ground coverage and setbacks are also requested. The agenda has been signed by Chief Town Planner, Asstt. Town Planner and Planning Asstt., of North DMC.

In the Agenda, following are the observations of Narela Planning Unit:

3. In para 4.2 of the Agenda, it has been mentioned that applicant vide letter dated 02.12.2020 has submitted that as per the provisions of MPD-2021 the amalgamation of plots is permitted. Further, applicant has requested that plot no. '1' and '2' as shown in the modified plan of regularization be considered/treated as one plot for regularization, including the road area which shall be used as public area and no FAR shall be claimed for the said area. In this regard, it is informed that the provisions referred regarding amalgamation of plots are in the case of redevelopment as referred in MPD-2021 and not for the regularisation of pre-existing institutes. Since the road is passing through the plot number '1' having an area 11882.50 sqm. (including plot area 7850.50 sqm., parking area 4032.00 sqm. and excluding road of area 344.41 sqm.) of the existing institution, no FAR on the road portion shall be considered and the two plots can be connected through underpass or overhead.
4. As per the Agenda, the institute comprised of 3 separate plots and the 2 of the plots are at the approx. distance of 280 mtrs. and 460 mtrs. from plot no. '1'. One of the plot is vacant and on another plot, there are some temporary structures existing. Therefore, the same may not be considered for Change of Landuse.

With the above observations, Agenda as received from North DMC is put up for placing before the Technical Committee.


21/12/2020

Plg. Asst. (Narela Project)


21/12/2020

Addl. Commr. (Plg.)/Projects

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

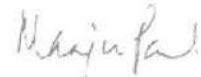
E-File No.- PLG/MP/0009/2020/F-
1/-O/o DY DIRECTOR
(PLG)MP AND DC/393

Date : 16.12.2020

MEETING NOTICE

The 10th Technical Committee Meeting of DDA for the year 2020 will be held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Wednesday, 23.12.2020 at 03:00 PM**. The meeting ID is 176 323 7040 and password is 12345.

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



(Manju Paul)

Addl. Commissioner (Plg.)-I

To:

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

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Director (Building), DDA
3. Representative from IGI.

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10th Technical Committee Meeting to be held on 23.12.2020

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| 2. | 53/2020 | Proposal regarding approval of higher FAR and higher ground coverage of integrated property development at Okhla NSIC metro station, falling in planning Zone F. PLG/MP/0025/2020/F-20 | 7-11 |
| 3. | 54/2020 | Guidelines for implementation of " <i>Regulations for Enabling the Planned Development of Privately Owned Lands</i> " notified on 04.07.2018. PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG) UC AND Zone J | 12-13 |
| 4. | 55/2020 | Modification in the Layout Plan of Facility Corridor (F.C.) - 1 with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively. F.26(8)/2019-MP | 14-24 |
| 5. | 56/2020 | Change of landuse of pre-existing institution Hira lal, Mohan_ Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008. PLG/MP/0060/2020/F-3/-O/o ADDL. COMMR(PLG-PROJ) MPMR) | 25-35 |



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

E. File No.-PLG/MP/0008/2020/F-1/
O/o DY DIRECTOR(PLG)
MP AND DC/432

Date: 21.12.2020

Subject: Minutes of the 9th Technical Committee meeting of DDA for the year 2020 held on 04.12.2020.

The 9th Technical Committee meeting of DDA for the year 2020 was held online via Webex under the Chairmanship of V.C. DDA on Friday, 04.12.2020. 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.

Manju Paul
(Manju Paul)

Addl. Commissioner (Plg.)-I

21/12/20

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.) - III, DDA
11. Addl. Commr. (Plg.) - Projects, DDA
12. Addl. Commr. (Plg.) - Land Pooling, 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, G-CTD

Special Invitees:

1. Addition: Chief Architect, V.C. Office, DDA
2. Director (Building), DDA
3. Representative from IGL

Item No. 44/2020

Confirmation of the Minutes of 8th Technical Committee meeting held on 02.11.2020.
PLG/MP/0007/2020/F-1

Since no observations/comments were received, the minutes of the 8th Technical Committee held on 02.11.2020 were confirmed as circulated.

Item No. 45/2020

Planning Permission for CNG Station on Private Land Khasra no. 78/18, Village Ghevra.
F.07(03)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. The representative from IGL mentioned that the area of the proposed station is 1697.48 sqm which is more than permissible maximum size required for CNG station i.e. 1485 sqm. Further, it was requested that the same be approved for CNG Mother Station for which the maximum permissible size as per MPD 2021 is 75m x 40m as per the requirement. IGL was requested to submit the modified request for considering the site for Mother Station.

After detailed deliberations, based on the request of IGL, the proposal was approved for CNG Mother station as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.

Item No. 46/2020

Planning Permission for CNG/EVC/LCNG Station on Private Land at Khasra no. 9/24 (6-3), Village Baprola (Chanchal Park)
F.07(02)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. It was observed that there is a 6.0 m wide road existing outside the property line of the CNG station providing accessibility to the unauthorized colony. It was clarified by IGL that distance between plot and nearest road 'T' junction is 25m. 'T' junction formed by a road of such width does not qualify for intersection. Further IGL vide email dated 4.12.2020 has clarified that another road which is 6m road adjoining the plot is dealer's private road for accessing the back side of the plot.

After detailed deliberations, the proposal was approved for CNG station as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.

Item No. 47/2020

Planning Permission for CNG Station on Private Land Khasra no. 63/9/2, Village Mitraon
F.07(08)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. It has been informed by the concerned Engineering wing that the proposed CNG station partly falls on the proposed UER-1 of 80 m RoW. The construction of UER-1 is going to take time as the land for road parcel falling in this alignment is yet to be acquired by DDA. IGL requested that permission for temporary station be granted. After detailed deliberations, it was decided that only temporary permission may be granted subject to the following:

- a) The permission for the CNG station is purely for a temporary station with temporary structures.

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- b) IGL would ensure immediate cancellation of license as soon as the plans for the construction of UER is firmed up. IGL agreed to give an undertaking to this effect.
- c) The IGL/allottee would also be required to give an affidavit that no claims/compensation whatsoever would be sought on account of closure/shifting of the CNG station.

Item No.48/2020

Modification in Table 3.3: Hierarchy of Urban Development in Chapter 3.0 Delhi Urban Area 2021 in MPD-2021 w.r.t Provisions of Sewage Treatment Plants (STP) including sewage pumping station & effluent pumping station.

PLG/MP/0013/2020/F-20/-AD (PLG-MP AND DC)-III

The agenda was presented by Addl. Comm.(Plg)-I. It was deliberated that the modified norms be proposed considering the adoption of new technologies of SBR and ASP for STPs and increase of the area requirement for Sewage Pumping Station and Effluent Pumping Station. The norm of 50sqm/MLD for Sewage Pumping Stations and Effluent Pumping Stations has been in view of this, the new norms have been prescribed in the MPD for new facilities.

After the deliberations, the agenda item was approved for further processing as per Section 10 of the Act with the following modifications:

| | | | | | | | | | |
|-----------------------------------|--|---------------|--------------------|-------------|-----------------------------------|---|----------------|--------------------|-------------|
| Delhi Urban Area - 2021 | | | | | Proposed Amendments/Modifications | | | | |
| Urban Development | | | | | | | | | |
| | Facilities | Area in sq.m. | | | Level | Facilities | Area in sq.m. | | |
| | | No. | Per Unit | Total | | | No. | Per Unit | Total |
| 2 | | 3 | 4 | 5 | 1 | 2 | 3 | 4 | 5 |
| 2. Neighborhood Population 10,000 | 1. Primary School | 1 | 2,000-4,000 | 2,000-4,000 | 2. Neighborhood Population 10,000 | 1. Primary School | 1 | 2,000-4,000 | 2,000-4,000 |
| | 13. Sewage Pumping Station | 1 | 500 | 500 | | 13. Sewage Pumping Station | 1 | 500 | 500 |
| | 14. Coaching centres, IT & language training centres | 1 | 500 | 500 | | 14. Coaching centres, IT & language training centres | 1 | 500 | 500 |
| | 15. Dhalao including segregation | 1 | 200 | 200 | | 15. Dhalao including segregation | 1 | 200 | 200 |
| | 16. Dispensary | 1 | 800-1,200 | 800-1,200 | | 16. Dispensary | 1 | 800-1,200 | 800-1,200 |
| | 17. Local level waste water treatment facility | | As per requirement | | | 17. Local level waste water treatment facility | | As per requirement | |
| | | | | | | 18. Sewage Treatment Plant# (including 50sqm/MLD for Sewage Pumping Station and 50sqm/MLD for Effluent Pumping Station) | Up to 22.7 MLD | 650 Sqm/MLD | |

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| Level | Facilities | Area in sq.m. | | |
|--|--|---------------|---|-------|
| | | No. | Per Unit | Total |
| 1 | 2 | 3 | 4 | 5 |
| 5. Zonal / Sub-City Population 10,00,000 | 1. Medical College | 1 | As per Medical Council of India/Regulatory Body | |
| | 8. Sewage Pumping Station | 1 | 2,500 | 2,500 |
| | 9. Municipal Office for Water & sewerage | 1 | 500 | 500 |
| | 10. Sewerage Treatment Plant (180 MLD) | 1 | 200 | 200 |
| | 16. Science Centre | | As per requirement | |
| | 17. Socio-Cultural Centre | | As per requirement | |

| Level | Facilities | Area in sq.m. | | |
|--|---|----------------|---|-------|
| | | No. | Per Unit | Total |
| 1 | 2 | 3 | 4 | 5 |
| 5. Zonal / Sub-City Population 10,00,000 | 1. Medical College | 1 | As per Medical Council of India/Regulatory Body | |
| | 8. Sewage Pumping Station | 1 | 2,500 | 2,500 |
| | 9. Municipal Office for Water & sewerage | 1 | 500 | 500 |
| | 10. Sewerage Treatment Plants (including 50 sqm / MLD for Sewage Pumping Station and 50 sqm / MLD for Effluent Pumping Station) | above 22.7 MLD | 1100 Sqm/MLD. | |

Notes:
The area norms are for new proposed facilities.

Item No.49/2020

Regarding revision in Development Control Norms for siting of fuel stations - CNG in Community Centres having ROW less than 30 m.

PLG/MP/0003/2020/F-7/-O/o DY DIRECTOR (PLG)MP AND DC

The Agenda was presented by Addl. Commissioner-I. It was informed that many Community Center sites which have already been planned or are in various stages of planning are located on roads with ROW less than 30.0m.

Petrol pumps are existing in these Community Centers as it is a permitted activity as per Master Plan. However, the aspect of the mandatory requirement of a minimum of 30.0 m ROW for siting Fuel Stations (CNG/Petrol Pumps) appears to have been overlooked while earmarking the Petrol Pump sites.

After detailed deliberations, the following was decided:

- It was agreed that new CNG stations in Community Centers existing on 24.0 m wide road in the developed areas be allowed.
- As per clause 12.13.2 of MPD 2021, "the regulations for locating the fuel stations - cum service stations, the development control norms and permissibility shall be governed by the Policy/decision of competent Authority/ Government Notifications from time to time." Accordingly the approval of Authority may be sought.

Handwritten signature

Agenda No. 50/2020

Proposal for planning permission for CNG / EV Charging on Private Land Khasra No. 68/20, 10 & 67/15/2, Rupali Enclave, Village Karala, Tehsil Kanjhawala, Delhi 110081 in view of amended regulations dated 08.03.2019.
(10)/2020 - MP

The agenda was presented by Dy. Director (Plg) Zone N. It was observed that some portion of gram sabha land is falling within the proposed site, which seems to be an irrigation channel. IGL and the allottee in consultation with Revenue Deptt may ascertain whether the channel is still functional and accordingly submit the proposal afresh after consolidation of land.

The proposal was not agreed to.

At Table:

Agenda No. 51/2020

Proposal for change of land use from Recreational (District Park) to Utility (U4) of an area measuring 10.7 acres (9 acres + 1.7 acres) for establishment of Solid Waste Management facilities (for processing of C& D Waste) and for dumping site for inert materials generated from mining at Tehkhand falling in Planning Zone 'F'.

The proposal was deferred. The Agenda to be resubmitted incorporating the following:
Justification for allotment of more land for SWM facilities considering the allotments already made.

SDMC to provide details with respect to total land allotted to SDMC in and around the area for Solid Waste Management facilities till date and its utilization with detailed planning of the area.

- iii. The new allotment be contiguous and to be earmarked in such a way that the Solid Waste Management facilities are developed without impacting the proper planning of the left over adjoining areas.
- iv. The proposal for Change of Landuse may be accompanied with a proper T.S.S. for the convenience of seeking Public Objections/Suggestions.

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

M. Singh

ANNEXURE-I

List of participants of 9th meeting for the year 2020 of Technical Committee on
04.12.2020

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.)
5. Addl. Commissioner (Landscape)
6. Chief Architect
7. Addl. Commissioner (Plg.) -I
8. Addl. Commissioner (Plg.) -III
9. Addl. Chief Architect, VC Office
10. Secretary, DUAC
11. Dy. Director (Plg.), LP-I
12. Dy. Director (Plg.), LP-II

Representatives of the following Organizations has also attended the meeting:

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. South Delhi Municipal Corporation
5. Delhi Fire Service
6. CPWD
7. IGL

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

ATT: PROPOSAL REGARDING APPROVAL OF HIGHER FAR AND HIGHER GROUND COVERAGE OF INTEGRATED PROPERTY DEVELOPMENT AT OKHLA NSIC METRO STATION, FALLING IN PLANNING ZONE F.

Ref. No.: PLG/MP/0025/2020/F-20

Synopsis

- * TOD Policy was conceptualized and incorporated in MPD-2021 as part of its Chapter 12: Transportation vide notification dated 14.07.2015. The policy provisioned for 400 FAR and 40% Ground Coverage for projects developed as per the TOD norms. However, the Regulations for operationalization of the TOD Policy could not be notified.
- * DMRC site at the Okhla NSIC Metro Station was eligible for development under the then notified TOD Policy.
- * A workshop to promote TOD policy was conducted by UTTIPEC on 10.10.2015 for the officials of DMRC and it was discussed that the development at Okhla NSIC metro station may be taken up as a pilot project under TOD policy.
- * The Integrated Residential Complex at the DMRC site of Okhla NSIC Metro Station utilized 140 FAR and 30% Ground Coverage in anticipation of the TOD Policy and Regulations and is currently fully constructed and awaiting approval.
- * In the meanwhile TOD policy was revised and notified by MoHUA on 24.12.2019 and incorporated as Chapter-20 'Transit Oriented Development (TOD) Policy' in MPD-2021. However, the Regulations for the operationalization of the TOD policy notified on 24.12.2019 are yet to be notified.
- * As per the revised TOD Policy notified on 24.12.2019, TOD development is to be undertaken only in few select TOD nodes. The DMRC site at Okhla NSIC by virtue of the changed policy has become ineligible for TOD development.
- * DMRC has requested for permitting regularization of NSIC case as the only case with FAR 140 (as against 100 FAR and 25% Ground Coverage allowed in MPD-2021 as notified on 07.02.2007) as a special case to enable approval of the plans for the already constructed and completed project i.e. Integrated residential complex developed at Okhla NSIC station.

BACKGROUND

- 1.1 Various requests have been received from Delhi Metro Rail Corporation Limited (DMRC) regarding approval of Integrated Residential Complex at the Okhla NSIC Metro Station developed as per the pre revised TOD policy of DDA notified on 14.07.2015. Since the said policy has been superseded by the revision in Policy notified on 24.12.2019. Due to the revision in Policy, the development control norms adopted in the project cease to be in conformity with the MPD 2021.
- 1.2 Okhla NSIC station is one of the stations of Line 8 (Janakpuri West to botanical garden) in phase -III. For the construction of Okhla NSIC station, 3 land pockets on the outer

Ring road near Lotus temple were acquired with a total area of 9270 sqm which is 730 sqm less than presently permitted minimum area for a TOD scheme i.e. 1 Ha.

The details of the land parcels are as provided below:

| | Pocket - 1 | Pocket - 2 | Pocket - 3 |
|-------------------|---|----------------------|-----------------|
| Area | 3070.93 | 2947.63 | 3113.79 |
| Initial Land Use | Recreational | Recreational | Recreational |
| Proposed Land Use | Transportation | Transportation | Transportation |
| Owner | NSIC | Private Land Owners* | Delhi Jal Board |
| Status of CLU | Notified vide S.O. vide S.O 2226(E) dated 28.06.2019. | | |

* Land Pocket 2 has been acquired from private land owners. A MoU was signed between DMRC and land owners, DMRC is obligated to allot proportionate built-up space to these land owners on Okhla NSIC station itself.

1.3 DMRC in their letter dated 09.06.2020 mentioned the following: **(Annexure I)**

- i. National Metro Rail Policy 2017 mandates enhancing of Revenue through Transit Oriented Development (TOD) and Value Captures finance (VCF). It is stated that Metro Rail Implementing agencies should endeavor to maximize revenue through commercial development at stations.
- ii. Mandate was also given to DMRC vide circular from MOUD dated 30.03.2009 to explore PD options wherever feasible with TOD as an accepted source of non-Farebox revenue/resource mobilization towards capital cost as well as sustainable operations.
- iii. A workshop to promote TOD policy was conducted by UTTIPEC on 10.10.2015 for the officials of DMRC and it was discussed that the development at Okhla NSIC metro station may be taken up as a TOD project.
- iv. A commercial cum residential complex was planned at Okhla NSIC as a mixed use development, as per the norms applicable under TOD policy dated 14.07.2015 alongwith other criteria such as zero set back from ≥ 18 m ROW, provision of Multi-modal Integration (MMI), universal accessibility, etc.
- v. The construction of the project was completed by 20.12.2019 and completion certificate from local authorities is required for disposal of the units/scheme.

2.0 **Provisions of Master Plan 2021 w.r.t. Transportation Chapter and TOD Policy**

- 2.1 MPD-2021 was notified on 07.02.2007 which permitted 100 FAR and 25% Ground Coverage as mentioned in 'Development control Norms for Metro Stations' in Chapter 12: Transportation.
- 2.2 As a part of the Master Plan Review Process, Chapter 12: Transportation of MPD-2021 was revised and the TOD Policy was incorporated vide notification dated 14.07.2015.
- 2.3 The TOD Regulations for operationalization of the TOD policy and proposed modifications in the TOD policy were approved by the Authority in its meeting dated 10.06.2016. After approval, the same were sent to MoUD for issuance of final

notification. However, the Regulations for operationalization of the TOD policy could not be notified.

- 2.4 Ministry vide letter dated 03.03.2017 requested DDA to revisit the proposed amendments in the TOD policy and proposed TOD regulations in light of the new development vis-à-vis National Policy on TOD.
- 2.5 As per the directions of Ministry, the TOD policy and Regulations were revised and the same were approved by the Authority in its meeting dated 17.09.2019. The revised TOD policy was notified by MoHUA on 24.12.2019 as 'Chapter-20 Transit Oriented Development (TOD) Policy of MPD-2021'. The Regulations for the operationalization of the TOD policy notified on 24.12.2019 are not notified till date.
- 2.6 As per the new TOD Policy notified on 24.12.2019, the policy will be strategically implemented in select TOD nodes with high development potential.
- 2.7 The DMRC site at Okhla NSIC is not falling under the identified TOD Nodes.
- 2.8 The policy, at Para 20.3 '**Framework for implementation of the Policy**', states that a committee shall be set up under the chairmanship of the Lieutenant Governor of Delhi comprising of representatives from DDA, various service providing agencies and all local bodies. The committee will be responsible for approval of any new TOD nodes (other than any priority nodes identified under the regulations)

PROJECT DETAILS

- 2.9 The Okhla NSIC project consists of 93 residential units of one or two bedrooms (with 100% of the total DU's falling under two rooms or less) along with supporting commercial area and public spaces as per TOD norm for Transportation land use as notified in July 2015.

| | |
|--------------|---------------------|
| Gr. Coverage | : 30 % |
| FAR | : 140 |
| E.C.S | : 1.33 ECS/100 Sq.M |

Also following all other criteria such as zero set back norm ≥ 18 m ROWs, provision of multimodal integration (MMI), universal accessibility etc.

- 2.10 A Traffic Impact Assessment has been also been done in this regard and as per the report submitted by the consultant, the project site will contribute insignificant traffic to the surrounding road network and hence no impact on the adjacent existing road network. However it is pertinent to say that the proposed Modi-Mill connecting flyover, should cater to the need of the traffic beyond the horizon year, with proper road alignment and appropriate signages.
- 2.11 The construction of the project was completed by 20.12.2019 and completion certificate from local authorities is required for disposal of the units/scheme.
- 2.12 A comparative statement of the Development Control Norms is as under:

| Parameter | As per MPD-2021 notified on 07.02.2007 | As per modified Chapter 12 of MPD-2021 incorporating TOD Policy as notified on 14.07.2015 | As per revised TOD Policy notified on 24.12.2019 and incorporated as Chapter 20 in MPD -2021 |
|-----------------|--|---|--|
| Plot Size | Max. 3 Ha | Min. 1 Ha | Min. 1 Ha |
| FAR | 100 | 400 | <p>Calculated as the sum of FAR calculations for all constituent plots.</p> <p>FAR entitlement for each constituent plot shall be calculated as follows:</p> <ul style="list-style-type: none"> • The FAR shall be 1.5 times the existing permissible FAR on the plot or 300, whichever is more. • The maximum FAR limit for any plot included in TOD Schemes shall be 500. • Larger TOD Schemes with an area of 4 Ha and direct access from roads of 30m RoW, will be eligible for FAR of 500 on all constituent plots, if feasible. |
| Ground Coverage | 25% | 40% | 40% |

3.0 EXAMINATION

- 3.1 The NSIC Okhla project was envisaged under the TOD Policy notified on 14.07.2015 under which the site was eligible for development as per TOD norms. However, TOD Regulations for operationalization of the TOD Policy were not notified which is mandatory for approval and implementation of any project under TOD norms.
- 3.2 In the absence of Regulations, no project could be operationalized and approved as per the TOD norms. Therefore, the proposal for approval of 140 FAR for the DMRC site of NSIC Okhla could not be acceded to.
- 3.3 Later, a revised TOD policy was notified by MoHUA on 24.12.2019 wherein it was stated that the policy will be strategically implemented in select TOD nodes with high development potential. The DMRC site at Okhla NSIC is not falling under the identified TOD Nodes.
- 3.4 The matter was discussed with VC, DDA on 21.10.2019, wherein it was decided that DMRC shall approach DDA with a request to modify relevant provisions in MPD-2021. (Annexure II)
- 3.5 A letter dated 05.03.2020 was issued wherein it was mentioned that DMRC will only be able to avail TOD norms for its property development at Okhla NSIC if the site falls under the TOD nodes, as specified in TOD policy.
- 3.6 As per Notes (v) provided under Table 17.1 of Chapter 17.0 Development Code of MPD-2021,

"The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances."

However, MPD-2021 does not provide any provision for relaxation in FAR.

3.7 DMRC in their letter dated 09.06.2020 also mentioned the following: (Annexure I)

- i. It is worth mentioning that the FAR originally allotted to DMRC was 1.0 with 25% GC, while the FAR allowed for a standard residential project to any private developer is 2.0 with 33.3% Gr. Coverage. It may also be noted that the Okhla NSIC scheme does not avail the higher FAR (3.0 to 5.0) as permitted by the National and Delhi TOD policy, yet it meets all the other good features of the policy such as zero setbacks with active frontages, mixed-income mixed-use Housing and walk-to-shop parameters that are beneficial to the larger public, especially in the post-COVID scenario.
- ii. Keeping in view the fact that the project is already completed under circumstance explained above, it is, therefore, requested that Okhla NSIC may be considered for deciding it as one of the TOD node as a special case and approval of 1.4 FAR and 30% ground coverage may be granted so that we may seek necessary clearance from local authority and take action for leasing out of flats and mobilizing of resources at the earliest.

THE ISSUES PLACED BEFORE THE TECHNICAL COMMITTEE FOR CONSIDERATION


The project may be considered to be treated as a special case since it is undertaken by a government agency and was envisaged and developed based on approved TOD Policy notified on 14.07.2015 and in anticipation of the TOD Regulations which were not notified.

- 4.2 DMRC may be permitted regularization of 140 FAR and ground coverage of 30% as against FAR of 100 and ground coverage of 25% allowed in MPD-2021 as a special case to enable regularization of the already completed integrated residential complex developed at Okhla NSIC station to avoid any loss to the ex-chequer.
- 4.3 The Technical Committee may relax the excess Ground Coverage and setbacks in view of special circumstances. Once the proposal is approved by the Technical Committee, the issue of relaxation of FAR in NSIC Okhla Metro Station shall be placed before the Authority for its appropriate decision. On consideration of the issue of FAR by the Authority, the composite proposal shall be sent to the MoHUA for its final approval.


Dy. Director
(UTTIPEC)


Director (UTTIPEC)


Dy. Director (Plg)
Master Plan


Addl. Commissioner
(Plg.) - I

Guidelines for implementation of "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018

File No. PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG)UC AND ZONE J

1.0 Background:

1.1 Delhi Development Authority vide S.O. 3249 (E) dated 04.07.2018 notified the "Regulations for Enabling the Planned Development of Privately Owned lands".

For implementation of these Regulations, a Standard Operating Procedure (SOP) and guidelines were prepared and uploaded on DDA website.

As per the Regulations, "Private Land / Privately Owned Land" means any unacquired / freehold land or property, which is not open to the use and enjoyment of the public and the ownership of the said land vests with an individual land owner or a company or a society or a group of land owners voluntarily agreeing to participate pursuant to an agreement. This is subject to applicability set out in Clause 3.1 of these Regulations.

As per Clause 3.1, these Regulations shall be applicable to the following types of privately owned land parcels:

- 1.4.1 Land parcels having activities / uses that were already in existence before the notification of MPD 1962.
- 1.4.2 Land parcels that were left out and could not form a part of any layout plan / planned development during the implementation of the MPD.
- 1.4.3 Land parcels that could not be acquired by DDA because:
 - 1.4.3.1 Acquisition proceedings were challenged by the land owners and quashed by the courts.
 - 1.4.3.2 Acquisition lapsed as per sub-section 2 of section 24 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (the 'New Land Acquisition Act').
- 1.4.4 Land parcels assigned 'Recreational use' in the layout plan, resulting in restricting their development are also included (except for notified or reserved forest area, Regional Park and Monument Regulated Zones as per MPD 2021).

2.0 Examination:

- 2.1 Total 26 no. of applications have been received in Planning Zone-J and G (Urban Extension) till date for consideration under the Private Land Policy. Out of these, 13 nos. of cases have already existing built-up structures on ground. Some of them have also given undertaking to demolish already built

(Signature)

structures. Also, such applications are being received in various other zones within Delhi.

- 2.2 Para 3.3 of the Regulations states that, *"These regulations shall not entitle any land owner for regularization of any already existing unauthorized / illegal development on its property."* However, there is no clear stipulation whether the Regulations are applicable for vacant land only or certain types of existing structures are covered under the Regulations.

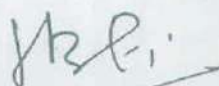
3.0 Proposal:

In view of the examination in Para-2 above, the matter is placed before Technical Committee for deliberation:

- 3.1 Privately owned land parcels may be divided into three broad categories i.e. vacant land parcels, land parcels with existing dilapidated structure and land parcels with existing structure in good condition.
- 3.2 For cases having existing dilapidated structure, the applicants may be asked to demolish the structure for applicability of these regulations on their land parcels.
- 3.3 For cases having existing structure in good condition with and without sanction, the applicants may be allowed to continue using the existing structure after reviewing the structural stability and conformity to all Planning norms applicable on that land parcel.

In such cases, additional charges/ penalty without sanction/ compounding fee may be levied on the applicant for per sq.m. of construction. Requisite charges shall be worked out by Land Costing Deptt.

- 3.4 The regulations shall not be applicable on the following types of land parcels:
- 3.5.1 Land parcels in Zone 'O'
 - 3.5.2 Land parcels in Notified Green Belt
 - 3.5.3 Land parcels covered under water bodies
 - 3.5.4 Land parcels in the Ridge, Regional Park, Reserved Forest areas
 - 3.5.5 Land parcels in Monument Regulated Zones
 - 3.5.6 Land parcels already eligible for land pooling as per the notified Land Policy
 - 3.5.7 Land parcels falling in Lal Dora (Village Abadi) / Extended Lal Dora and Unauthorized colonies.
 - 3.5.8 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.



Addl. Commr. (Plg.)
Projects



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



Asstt. Director (Plg.)
UC&J

Modification in the Layout Plan of Facility Corridor (F.C.)-1. with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively.

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

Background:

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 Survey was approved in 9th Technical Committee meeting of DDA on 11.11.2019. 'Commercial use' was granted on the basis of decision of Technical Committee for M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. since the owner of the plots had requested for the same under the "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018. The other vacant plots in the LOP were permitted 'Commercial/PSP' use. (Annexure 'A').

Further, M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. vide letter dated 09.12.2020 requested for changing the use of part of the total area of Plot No. 3 and 4 (60%) to 'Public and Semi-public' use from 'Commercial' use and the balance area (i.e. 40%) to be used as Commercial as already approved by the Technical Committee (Annexure 'B').

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. M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. vide letter dated 09.12.2020 requested for 'Public and Semi-public' land use specifically for Museum and related permitted socio cultural activities because due to lockdown and pandemic Covid-19, the demand for Commercial activities has reduced tremendously as people have started online shopping, also commercial offices have started working from home.
- iii. As per Zonal Development Plan of Zone-J, the permitted uses (Zonal level facilities) in 'Facility Corridor' are- Commercial, Recreational, Transportation and Public and Semi-public.


Ami


- iv. As per MPD-2021, the requested uses i.e. 'Public and Semi-public' and 'Commercial' are permitted in 'Socio-cultural Centre' use premise under 'Public and Semi-Public' land use.
- v. As per Table 13.27: 'Socio-Cultural and Community Facilities' of MPD-2021, 'Socio-Cultural Centre' use premise includes the following activities:
"Outdoor spaces /amphitheater for cultural activities, museums (art, cultural artifacts, natural history, science, community etc.), planetarium, auditorium, exhibition areas, convention centre, literary / film festival, Film centre, Multipurpose training and meeting rooms, Areas for public education, Documentation centre, library, Temporary as well as permanent exhibition areas, commercial office / retail space, Guest rooms, Hotels with permissibility of activities as per Table 13.17 and Table 5.5." (Annexure 'C')
- vi. Further, as per Table 13.17: 'Development Controls for Socio-Cultural Facilities', the DC norms for 'Socio-Cultural Centre' are annexed as Annexure 'D'.

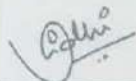
| Category | Maximum | | | Other controls |
|-----------------------|-----------------|-----|---|---|
| | Ground coverage | FAR | Height | |
| Socio-Cultural Centre | 40% | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies. | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area. |

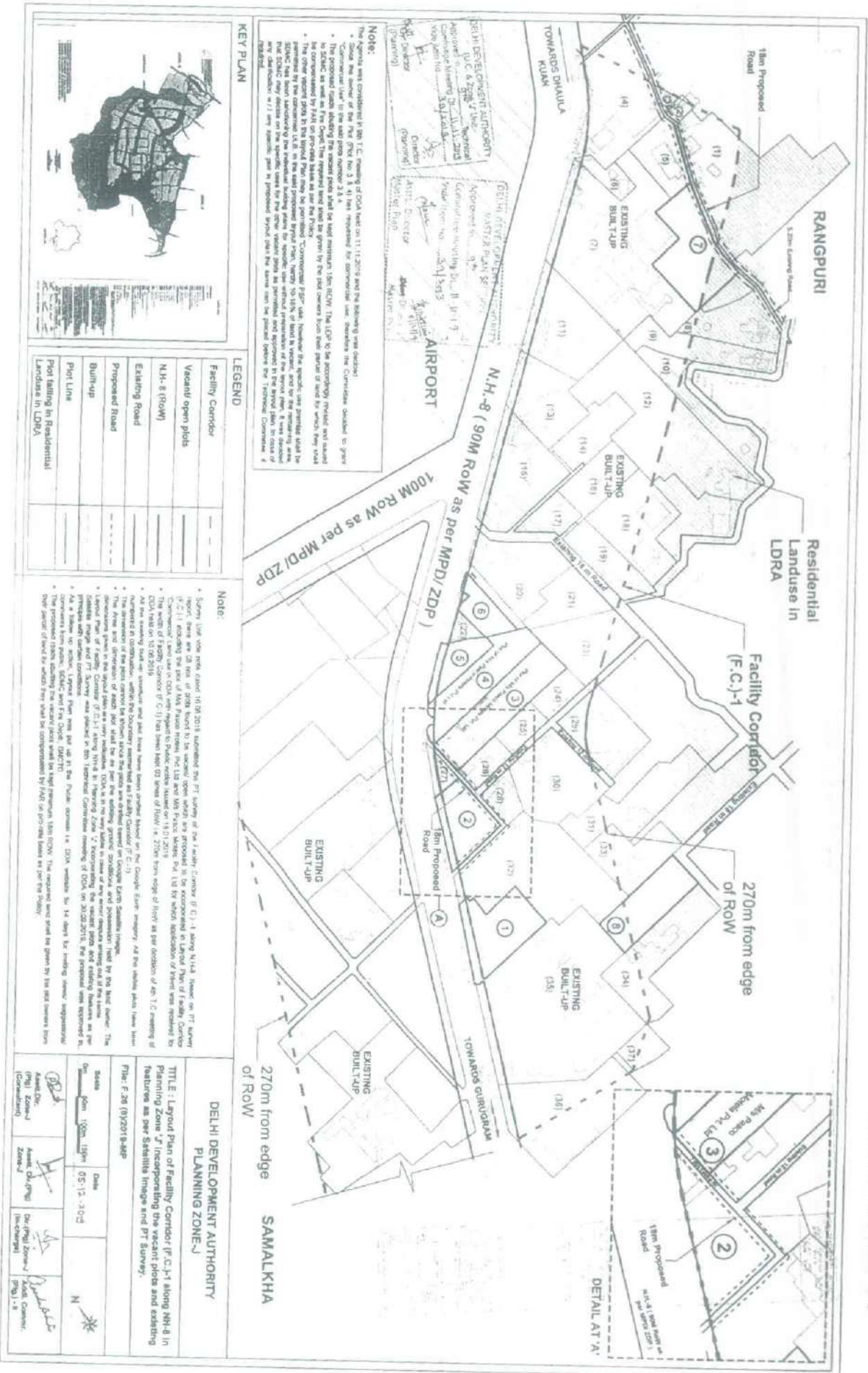
3. Proposal:

In view of the examination in Para-2 specifically Para 2 (iii) and (iv), the matter is placed before Technical Committee for consideration of 'Public and Semi-public' with use premise as 'Socio-Cultural Centre' for the Plots under reference instead of 'Commercial' use as approved earlier by the Technical Committee.


 Addl. Commissioner
 (Plg.) Projects


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


 Asstt. Dir. (Plg.)
 UC & J



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Annexure 'B'

PASCO HOTELS PRIVATE LIMITED
PASCO MOTELS PRIVATE LIMITED

निवेशक (योजना)
शुद्धी. जे व जी (यू. ई.)
वायरी सं०: 4434
दिनांक: 17/12/2020

अति० आदर्य (को०)-II

पत्र सं०: 4910

दिनांक: 16/12/20

आयुक्त (योजना) कार्यालय

वायरी सं०: I-2120

दिनांक: 9/12/2020

December 9th, 2020

To,
Shrimati Leenu Sehgal Ji,
The Commissioner (Planning)
Delhi Development Authority
Vikas Minar
New Delhi

Subject: Request for clarification about use of Plot No. 3 & Plot No. 4, measuring about 7.5 acres, for use of MUSEUM; designated for Commercial use in approved layout plan of Facility Corridor along NH-8, New Delhi.

Dear Respected Madam,

The Delhi Development Authority very kindly accorded approval vide Letter No. F.26(8)2019/-MP/D-374 dated 6/12/2019 for the use of my land having Plot No. 3 & Plot No. 4, in approved layout plan of Facility Corridor for Commercial use. This Commercial use was processed on my request.

In the past nine months, since the lockdown and pandemic COVID-19, the demand for Commercial activities has reduced tremendously as people have started online shopping, also Commercial offices have started working on work from home concept. In such a situation I intend to use part of my plot for Public, semi-public use, specifically for MUSEUM and related permitted socio cultural activities.

As per provision of Master Plan for Delhi 2021, clause 5.7.1, "Facility Corridor will have non-residential uses like Commercial, Recreational, Public and Semi Public, Utilities, Services and Repair etc. with detail Urban Design and landscape schemes." (Annexure A)

17/12/2020
Accepted
15/12/2020

JR B.
17/12/2020

Director City & Town Planning

Regd office : 57 Golf Links, New Delhi-110003
Tel No : 9810064388. Email: pasco@pasco.in

From perusal of the activities/usage allowed under commercial activities, we do understand that social cultural activities are allowed under certain commercial areas (Refer Table 5.1-Annexure B).

Further, all public and semi public uses / activities have been detailed out in Master Plan under chapter Social Infrastructure. Table 13.27 with heading socio cultural and Community Facilities; at serial no. 10 allows development of MUSEUM, exhibition Centre and art gallery, auditorium and open air theatre, (Annexure C).

I understand this Socio Cultural Activities is common, which is allowed both in the premises designated as Commercial or Public & Semi Public Areas.

I request you to kindly oblige me, by changing part of Plot No. 3 & Plot No. 4 i.e. 60% of the total area to public and semi-public use from the present approved land use of Commercial. The balance area i.e. 40% of Plot No. 3 & Plot No. 4 would continue to be used as Commercial. We would further request your good office to clarify on the applicable FAR and ground coverage for Plot No. 3 & Plot No. 4 keeping into consideration its proposed usage for both public and semi-public (museum) and Commercial under the already approved layout plan of Facility Corridor.

We would be happy to provide any additional information or clarification, as may be required by you for providing us with the aforesaid clarification.

Thanking You,

Yours Sincerely,


Director

MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

levies. ¹[To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.

FAR enhancement in the shops cum residence complex developed prior to 1962 in rehabilitation colonies or other residential area shall be allowed higher FAR equivalent to FAR permissible on residential plot subject to availability of the parking in the area. The plot holder of shop-cum-residence plot is also allowed to continue with the original use i.e. shop-cum-residence and in such cases there will be no insistence for levy of any conversion charges.]

5.7 COMMERCIAL CENTRES IN URBAN EXTENSION

5.7.1 SUB CITY LEVEL COMMERCIAL AREAS

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. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and bus terminals, as the case may be, shall be integrated within these facility corridors.

5.7.2 LOCAL LEVEL COMMERCIAL AREAS

In case of Urban Extensions it is proposed to combine and integrate LSC and CSC at neighborhood level to ensure their location within walkable distance.

5.8 ²[(A)] HOTELS

Delhi is emerging as an international centre of education, health care, tourism, sports and business, which require complimentary facilities such as hotels catering to various economic groups. Such uses are proposed as part of commercial use (Community Centres and above), Public Semi-Public facilities, wholesale markets, transport nodes, etc.

³[To cater to low tariff accommodation, a hierarchy of Guest House, Lodging and Boarding House / Dharamshala / Hostel have been proposed under respective land uses.

Hotels are permitted in Commercial Use Zone, Commercial Centres in Industrial Use Zone, and Transport Nodes (ISBT, Bus Depot/ Terminal, Railway Station, Airport, Integrated Freight Complex, Metropolitan Passenger Terminal) and other use zones - where already existing and where building plans are approved by the Competent Authority. The maximum ground coverage and FAR in such cases shall be as per the sanctioned building plans but in no case exceeding the permissible ground coverage and FAR of that use zone. This is subject to the provision of parking as per norms.

⁴[5.8 (B) LONG TERM (SERVICE APARTMENTS) AND SHORT TERM ACCOMMODATION

In order to cater to the long term accommodation requirement, service apartments are proposed as per the parameters stipulated by Ministry of Tourism and Culture, GOI. To cater to low tariff short term accommodation, a hierarchy of Guest House, Lodging and Boarding House/ Dharamshala/ Hostel have been proposed.

¹Added vide S.O. 1215 (E) dated 15-05-2013

²Added vide S.O. 2895 (E) dated 23-09-2013

³Modified vide S.O. 2895 (E) dated 23-09-2013

⁴Added vide S.O. 2895 (E) dated 23-09-2013

5.0 TRADE AND COMMERCE

Shopping and commercial areas reflect the economy and the image of the city. As per the Economic Survey of Delhi 2001-2002, there were about 2.3 lakhs retail enterprises in Delhi with an employment of 5.4 lakhs engaged in trade, commerce and allied services. It is expected that the number of enterprises in retail trade are likely to increase to about 4.15 lakhs by 2021 and the corresponding employment is likely to increase to about 9.63 lakhs. In addition to these, large number of enterprises in sectors such as restaurants and hotels, finance & insurance, real estate & business operate from commercial centres. This indicates the predominance of retail and allied service activities in the economic structure of the city.

The major changes in the economic structure are due to liberalization of the economy, entry of multinational companies in the consumer sector, improved telecommunication system, increased per capita income and the purchasing power of the people.

5.1 PRE 1962 / MPD-1962 COMMERCIAL AREAS

Residential areas and streets / stretches earlier declared as commercial areas / streets or where commercial use was allowed in MPD-1962 shall continue such use at least to the extent as permissible in MPD-1962. Commercial activities existing from prior to 1962 in residential areas are also permitted subject to documentary proof thereof.

5.2 HIERARCHY OF COMMERCIAL AREAS

The following five-tier system of Commercial Areas is envisaged to accommodate required shopping, commercial office and other service activities like cinema, hotel and restaurant and various community services and facilities in an integrated manner.

In addition, some components of commercial use are also provided under mixed use, non-hierarchical commercial centres, and informal sector in the selected areas along the MRTS corridor.

Table 5.1: Five-Tier System of Commercial Areas

| Tier | | I | II | III | IV | V |
|----------------------|---|--|--|--|--|---|
| Population | | About 5 lakhs | About 1 lakh | About 10,000 | About 5,000 | |
| | Metropolitan City Centre (Pertains to already developed Central Business District) | District Centre | Community Centre | Local Shopping Centre | Convenience Shopping Centre | |
| Area (Ha.) | | 40 | 4.0 | 0.3 | 0.1 | |
| Activities Permitted | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, Hotels, Restaurants, Banquet Halls, Socio-Cultural | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, | Retail Shopping, Local level service activities, Repair, [Office up to 125 sqm.], Bank, ATM, Informal Trade, Restaurant |

Modified vide S.O. 2895(E) dated 23-09-2013

5.0 Trade and Commerce

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MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

| | | | | |
|---|--|---|--|--|
| activities / Recreational Club, Service Apppts. Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Station, Bus Terminal, Informal Trade. | Hotels, Restaurants, Banquet Halls, Socio-Cultural activities / Recreational Club, Service Apppts. Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Sta., Bus Terminal, Repair / Services, Bank, ATM, Guest House, Nursing Home, Informal Trade. | Hotels, Service Apppts. Restaurants, Banquet halls, Guest House, Nursing Home, Dispensary, Clinical Lab, Clinic & Poly Clinic, Coaching Centres / Training Institutes, Police Post, Post Office, Petrol Pump / CNG Station, Repair / Services, Bank, ATM, Informal Trade, Multi level parking. | Services, Bank, ATM, Guest House, Nursing Home, Informal Trade Coaching Centres Training Institutes, Restaurant. | |
|---|--|---|--|--|

The provision of offices space upto 125 sq.mtr. to be applicable from the prospective date of notification in view of clause 3 (4) of Development Code.]

Notes:

- Besides the above, retail shopping of desired level shall also be provided in all work centres and transportation nodes.
- Utilities, Public Conveniences shall be provided as per requirement.
- Service & Repair and Informal activities should be provided as Service markets and Informal bazaar.
- The mandatory requirement of parking as per prescribed standards would be met through multi level parking as far as possible in Metropolitan City Centre, District Centre and Community Centre.
- [The non-residential activities permitted as per Mixed Use Regulations with stipulations for category of colony, road ROW etc. in residential plots will be permitted in Commercial Centres.]

5.3 METROPOLITAN CITY CENTRE

The existing CBDs are Connaught Place and its Extension, commercial areas in Walled City and its Extension and Karol Bagh. These have all the necessary ingredients to emerge as Metropolitan City Centres.

These Metropolitan City Centres, need to be seen in the light of the historical legacy of the pre-colonial and post-colonial capital cities of the so called old and new Delhi, are envisaged as a city level centre for shopping, entertainment, socio-cultural and all other

Added vide S.O. 1216(E) dated 13-05-2013

Added vide S.O. 2406(E) dated 23-09-2013

5.3.1 Metro Land Commerce

Table 13.27: Socio-Cultural and Community Facilities

| Sl. No. | Use/Premises | Definitions | Activities Permitted |
|---------|--|---|--|
| 1 | Multipurpose Community Hall/Bazal ghar | A premise having an enclosed space for various social and cultural activities | Community Hall Watch & Ward Residence (upto 20 sqm) Soft Drink and Snack Stall and library etc. |
| 2 | Music Dance and Drama Training Centre | A premise having facilities for imparting training and coaching for music dance and dramatics | Music dance and drama training centre watch and ward residence (up to 20 sqm) canteen auditorium |
| 3 | Yoga Meditation | A premise having facilities for self | Yoga centre meditation spiritual and |

13.0. Social Infrastructure

73-107

UPD-2021 modified upto 31/03/2016

| | | | |
|----|--|--|---|
| | Spiritual and Religious Discourse Centre | attainment, achieving higher quality of mind and body spiritual and religious discourse etc. | religious discourse centre watch and ward residence (up to 20 sqm) hostel soft drink and snack stall |
| 4 | Recreational Club | A premise having the facility for recreation with indoor sports swimming pool outdoor sports socializing and gathering space for small functions with restaurant | Recreational Club watch & ward residence (upto 20 sqm) Residential flat (for maintenance staff) swimming pool indoor and outdoor games facilities club |
| 5 | Banquet Hall | A premise to hold small public gatherings community functions marriages etc. | Hall for public gatherings marriages cooking facilities and other logistics |
| 6 | Open air theatre | A premise having facilities for audience seating and a stage for performance and open to sky | Open Air theatre Watch & Ward Residence (upto 20 sqm) Canteen |
| 7 | Auditorium | A premise having an enclosed space to seat audience and stage for various performances like concerts, play recitals functions etc. | Auditorium Watch & Ward Residence (upto 20 sqm) Canteen |
| 8 | Museum | A premise with facilities for storage and exhibition of objects illustrating antiquities natural history art etc. | Museum Watch & Ward Residence (upto 20 sqm) Canteen |
| 9 | Exhibition-cum-Fair Ground | A premise having facilities for the exhibition and display and other cultural activities for a group of participants | Fair Ground Residential Flat (for maintenance staff) Exhibition Centre (Temporary in nature) Restaurant Soft Drink & snack Stall Police Post Fire Post bank Extension counter facility Post Office counter facility |
| 10 | Museum, exhibition centre and art gallery, auditorium and open air theatre | Combination of Museum exhibition centre and art gallery auditorium and open air theatre | Museum Exhibition Centre and Art Gallery Auditorium and Open Air theatre Watch & Ward Residence (upto 20 sqm) |
| 11 | Cultural and Information Centre | A premise with facility for cultural and information services for an institution state and country | Cultural and Information Centre Watch & Ward Residence (up to 20 sqm) Hostel Canteen Bank Extension Counter Facility Auditorium (up to 500 seating capacity) Library Exhibition and Art Gallery |
| 12 | Social and Cultural Institute | A premise with facilities for activities of socio-cultural nature run by a public voluntary or individual on primarily non commercial basis | Social and Cultural Institute Watch & Ward Residence (upto 20 sqm) Soft Drink & Snack Stall Restaurant Canteen Bank Extension Counter |

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|---------|---|--|--|
| | Short Term Accommodation (Hostel / Guest House / Boarding and Lodging House / Working women-men Hostel / Service Apartment) | A premise fully furnished, serviced and self-contained with meal preparation and used for short term or long term individual, family or corporate accommodation | i) Guest Suite ii) Conference Facilities, Office, Retail and Service Shops and Common Dining Facilities, and other facilities supporting the main activity (restricted up to 20% of permissible FAR).] |
| | Socio-Cultural Centre | A premise with facilities that promote culture & other activities that include traditions or living expressions such as oral traditions, performing arts, social practices, rituals, festive events, knowledge and practices concerning nature and the universe or the knowledge and skills. | Outdoor spaces / amphitheatre for cultural activities, museums (art, cultural artifacts, natural history, science, community etc.), planetarium, auditorium, exhibition areas, convention centre, literary / film festival, Film centre, Multipurpose training and meeting rooms, Areas for public education, Documentation centre, library, Temporary as well as permanent exhibition areas, commercial office / retail space, Guest rooms, Hotels with permissibility of activities as per Table 13.17 and Table 5.5.] |

Table 13.28: Cremation / Burial Ground and Cemetery

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|---------|------------------|---|---|
| 1. | Burial ground | A premise with facilities for burying of dead bodies. | Burial Ground, Cremation Ground Cemetery and Crematorium, retail shops of Wood, flowers and related materials, Watch & Ward Residence (upto 20 sqm.). |
| 2. | Cremation ground | A premise with facilities of performing last rites of dead bodies by burning. | |
| 3. | Cemetery | A premise with facilities for burying of dead bodies. | Facility for registration of deaths, sheds for performing rituals, drinking water, parking, etc. |
| 4. | Crematorium | A premise with facilities for last rites of the deceased. | |

--- X---X---X---X---X---

¹ Added vide S.O. 2895(E) dated 23-09-2013² Added vide S.O. 2790(E) dated 24-08-2016

| Sl. No. | Category | Maximum | | | Other Controls |
|-----------------|---|--------------------|-----|---|--|
| | | Ground Coverage | FAR | Height | |
| 3 | b) Recreational Club Socio-cultural activities such as auditorium, music, dance & drama centre/ meditation & spiritual centre etc. | 35% | 120 | 26 m | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. A proper scheme for visitors parking and parking adequacy statement shall be prepared taking into consideration large number of visitors. |
| 4 | Exhibition -cum - Fair Ground | 20% | 20 | -- | Subject to statutory clearances |
| 5 | Science Centre | 30% | 120 | 26 m | Parking standard @ 2 ECS |
| 6 | International Convention centre | ¹ [40%] | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies | i. Parking standard @ 2 ECS/ 100sqm of floor area. ¹ ii. Exhibition space, Convention and meeting space shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area.] |
| ⁴ [7 | Socio-Cultural Centre | 40% | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies. | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area.] |

¹ Added vide S.O. 1901(E) dated 26-05-2016² Added vide S.O. 2790(E) dated 24-08-2016

284 - 25 -
NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT

E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002

आति. आरु. (प. 11)
डाकरी नं. 4278
दिनांक 02/12/2020

No. TP/G/1173/2020

Dated 2/12/2020

To

The Addl. Comm. (Plg), Narela Projects
Area Planning Zone P-I & P-II,
11th Floor, Vikas Minar, I.P. Estate,
Delhi Development Authority,
New Delhi-110002.

Sub:- Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

Sir,

This is with reference to the letter dated 10.11.2020 vide which it is requested to re-submit the proposal for relaxation in Gr. Coverage & setbacks in the enclosed format for placing the case before Technical Committee of DDA. Accordingly, please find enclosed the agenda prepared for relaxation in ground coverage, setbacks & change in landuse for consideration of Technical Committee.

This issues with approval of Chief Town Planner.

Encl: As above

Yours faithfully,

[Signature]

Asstt. Town Planner-II

Copy to:

1. Chairman Hira Lal Mohan Devi Rita Gupta (HMR) Memorial Trust, 2585/10, Chuna Mandi, Pahar Ganj, Delhi-110055.

[Signature]
02/12/2020

A.D. Clf. Narela (as leave,

En. Anas, Plg. Asstt.

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

1.0 Background:-

- 1.1. DDA has formulated the policy for regularization of pre-existing institutions providing Cultural & Religious (Including Spiritual), Health Care & Educational Services which have been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. The applications for regularization of pre-existing institutions were invited by DDA through Public Notice on 01.05.2008. In response about 700 applications were received within stipulated time period and the same were processed for listing in Zonal Development Plans (ZDPs). Later, MoUD while conveying approval of ZDPs specifically conveyed approval of Govt. for regularisation of such institutes as existed on 01.01.2006 and listed them in the annexure of respective zonal plan. The existing institutions as titled in the annexure of ZDPs are to be examined as per Authority Resolution dated 10.04.2008 (Policy for Spot Zoning of pre-existing Cultural, Religious (including Spiritual) Health Care and Education Institutions) and fulfilment of all the conditions contained in the Government directions in letter No.-K-12011/23/2009-DDIB dated 8th March 2010, issued by MoUD, Govt. of India
- 1.2. Hira Lal, Mohan Devi Rita Gupta Memorial Trust (HMR), Village Hamid Pur, Delhi-110036 has been in existence prior to 01.01.2006 and is listed in the annexure G (List of pre-existing institutes) of Zonal Development Plan of Zone 'P-II' at Sl.No. 18 (copy annexed at 'A').

2.0 Examination:-

- 2.1 As per the regularisation file submitted by the applicant, institute falls in Extended Lal Dora of Village Hamidpur, Delhi, on the land bearing khasras No.s 326/2, 326/3, 327, 329/1, 329/2, 329/3, 329/4, 330, 331, 364/1/1, 364/1/2, 364/1/3, 364/1/4, 364/1/5, 364/1/6, 361/1 min., 365/1 min., 369, 370/2, having an area 20107.00 sqm. (2.0107 Ha.). The said area comprise of three separate plots i.e. plot no. 1 measuring 12213.00 sqm (college building & parking), plot no. 2 measuring 3827.00 sqm (proposed for parking) & plot No. 3 measuring 4067.00 sqm. (vacant, having temporary structures).
- The plot 1 having college building is bounded as under:
- | | |
|---------|---------------------|
| North = | Other's property |
| East = | 24' 9" Phirni Road |
| West = | Other's property |
| South = | 24' 9" Phirni Road. |
- The access to the site is drawn from 24' 9" Phirni Road.
- 2.2 As per the location verified by the applicant and Architect on the Zonal Development Plan (ZDP) of Zone 'P-II' the land use of the site u/r is "Green Belt" under Agriculture and Water Body.
- 2.3 The regularisation is for structures existing on the plot No. '1' measuring 11882.50 sqm (including plot area 7850.50 sqm, rasta (0-8) biswa (344.41 sqm) and parking area 4032.00 sqm). The achieved Gr. Cov. & FAR are 37.96% (4511.00 sqm) & 135.14 (1605.77 sqm) respectively against permissible Gr. cov. 35% & FAR 225.
- 2.4 The setback as per regularisation plan, MPD-2001 & MPD-2021 for plot No. 1 are as under:

| Setback | As per Regularisation Plan (in meter) | As per MPD-2001 (in meter) | As per MPD-2021 Mini. Setback for plot size above 10000 (in sqm) | As per MPD-2021 Mini. Setback for plot size upto 10000 (in sqm) (preceding category) |
|---------|---------------------------------------|----------------------------|--|--|
| Front | 9.72 | 15 | 15 | 9 |
| Rear | 6.45 | 9 | 12 | 6 |
| L.H.S | 6.0 | 9 | 12 | 6 |
| R.H.S | 6.0 | 9 | 12 | 6 |

The existing setbacks are less than the required. Hence clarification / concurrence of DDA was sought vide letter dated 06.03.2020.

2.5 The NOCs of fire safety and structural safety/ stability dated 16.05.2018 & dated 01.09.2017 respectively are available in the regularisation file.

2.6 Note iv under table 17.1, Minimum Setbacks (Other than Residential Plotted Development), the Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.

3.0 Information required as per the MoUD GoI letters dated 07.04.2015 & 04.09.2015

| S.No | Information required | Explanatory background |
|------|--|--|
| i | Background note indicating the current situation /provisions; | As mentioned in para 1.0 above- Background |
| ii | Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how; | Yes, similar projects of various proposals have been considered / allowed by the Authority w.r.t relaxation in setback. |
| | What were the specific recommendations of the Authority with regard to the proposal; | The proposal is to be placed before Technical Committee and Authority. |
| | How and why the proposal was initiated; | The institute is in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. It is listed in the annexure G (List of pre-existing institutes) of Zonal Development Plan of Zone 'P-II' at Sl.No. 18 (copy annexed at 'A'). |
| | What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof; | The regularisation of the institute is required as per the policy of the pre-existing institute. It is also explained in the background note. |
| | What are the expected short-term and long-term outcomes if the proposal is approved and implemented. | The properties will be regularised as per MPD-2021 and unauthorised construction if any will be removed. |
| Vii | How the proposal will benefit in the development and economic growth of the city; | The provisions of the Master Plan will be implemented and unauthorised construction, if any will be removed. |
| Viii | What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi; | The proposal is specific to the requirement of Delhi for implementation of the policy framed for regularization of pre-existing institutions providing Cultural & Religious (Including Spiritual), Health Care & Educational Services which have been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. |
| ix | What is the public purpose proposed to be served by modification of MPD and /or change of land use? | The institute is in existence and providing facilitating educational service to the community. The change of landuse of the institute is required under policy of pre-existing. |
| x | What is the number of people / families / households likely to be affected by the proposed policy; | The proposal shall not affect any family/household as the institute is already operational as on day under the control of HMR Memorial Trust. |
| xi | Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc; | The relaxation is sought as per provision of MPD-2021 Chapter 17 Development Code 8(3)(iv). |
| 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; | As per (xi) above. |
| 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; | Not applicable. |
| xiv | Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal. | Not applicable. |
| xv | Background note indicating the current situation /provisions; | As mentioned in para 1.0 above- Background |
| xvi | Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how; | Yes, similar projects of various proposals have been considered / allowed by the Authority w.r.t relaxation in setback. |

| B. As per MoUD letter dated 07.04.2015 | | |
|--|---|---|
| a | Whether the land is government or private and who is the land owning agency? | The land under reference is private land situated at Village Hamidpur, Delhi measuring 20107.00 sqm. (2.0107 Ha.). The said land is owned / under possession of HMR Memorial Trust. |
| b | On whose request the change of land use case or modification to MPD-2021 has been initiated? | The land measuring 20107.00 sqm. (2.0107 Ha.) of HMR Memorial Trust in extended lal dora of Village Hamid Pur, Delhi-110036, is required to be changed from "Green Belt" to "Public and Semi-Public Facility (PSP)" under the policy of pre-existing. |
| c | Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided. | Pertains to DDA. |
| d | What is the public purpose proposed to be served by modification of MPD and /or change of land use? | The institute is in existence and providing facilitating educational service to the community. The change of landuse of the institute is required under policy of pre-existing. |
| e | What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies? | N.A |
| f | What will be proposal's impact/ implications on general public e.g. Law & order etc.? | There will be no adverse impact on the general public. |
| g | Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached. | As per available information no ongoing court case on the land mentioned in proposal. |

4.0 Processing in light of DDA's letter dated 10.11.2020 :-

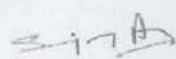
- 4.1 In view of the Addl. Comm.(Plg)/ Narela, DDA letter was sent to the Chairman HMR Memorial Trust for compliance.
- 4.2 The applicant vide letter 02.12.2020 has submitted that as per provisions of MPD-2021 the amalgamation of plots is permitted (Copy annexed at 'B'). Further, applicant has requested that plot 1 and 2 as shown in the modified plan of regularisation (copy annexed at 'C') be considered / treated as one plot for regularisation, including the road area which shall be used as public area and no FAR shall be claimed for the said area.
- 4.3 As per regularisation file of the HMR Memorial Trust the total area is 20107.00 sqm (2.0107 Ha.) comprise of three separate plots. (refer para 2.1).
- 4.4 As per the modified drawings submitted by the applicant the total area of plot no. '1' is 11882.50 sqm. (including plot area as 7850.50 sqm and parking area 4032.00 sqm).
- 4.5 Order of Hon'ble High court dated 22.05.2003 is also available in the regularisation file, issued in the matter of Heera lal mohini devi vs. Guru Gobind Singh Indraprastha University. CW No. 4259/2003. Vide which the use of the land for the purpose of college i.e. extended lal dora is permitted (copy annexed at 'D').

5.0 Proposal :-

- 5.1 Based on examination the ground coverage & setback, requires consideration / approval of Technical Committee of DDA.
- 5.2 The land measuring 20107.00 sqm. (2.0107 Ha.) of HMR Memorial Trust in extended lal dora of Village Hamid Pur, Delhi-110036, is required to be changed from "Green Belt" to "Public and Semi-Public Facility (PSP)".

6.0 Recommendation:-

The proposal as given in para 5.0 above may be considered by the Technical Committee, DDA.


Plg. Asstt.


Asstt. Town Planner-II


Chief Town Planner

ANNEXURE - 'G'

THE LIST OF THE APPLICATIONS OF PRE-EXISTING INSTITUTIONS (OWNING LAND) & RENDERING CULTURAL, RELIGIOUS (INCLUDING SPIRITUAL), HEALTH CARE AND EDUCATIONAL SERVICES IN RESPONSE TO THE PUBLIC NOTICE ISSUED BY M.P. SECTION ON 01.05.08:

| Name & Address | |
|---|--|
| Delhi Institute of Rural Development (DIRD) near Kapoor Diesel, G. T. Karnal Road, Nangli Poona. | |
| Anubhav Public School, Plot No.57, Gali No-2, Uttaranchal Enclave, Kamal Pur, Burari, Delhi-110084. | |
| Joseph S. Mary Public School, Shastri Park, Burari, Delhi-110084. | |
| Little Star Convent School, Parasram Enclave, Burari, Delhi-110084. | |
| Malanda Modren Public School, Sant Nagar, Burari, Delhi-110084. | |
| O. K. Convent School, 'B' Block, Gali No.110, Sant Nagar Burari, Delhi-110084. | |
| Great Mission Convent School, B-29, Kaushik Enclave Near Badrinath Mandir, Burari, Delhi-110084. | |
| Push Vidhya Public School, Harit Vihar, Pepsi Road, Sant Nagar, Burari, Delhi-110084. | |
| Swarni Vivekanand Public School, Block-'A', Gali No-8, Amrit Vihar Road, Burari, Delhi-110084. | |
| Bright Star Model School, 154/41 Feet Road, Uttaranchal Enclave, Kamal Pur, Burari, Delhi-110084. | |
| Delhi Modren Public School, B-2, Mukand Pur, Delhi-110042. | |
| Oscar Public School, Swaroop Nagar Road, Burari, Delhi-110082. | |
| M. P. Model School, C-18, Main Road Mukand Vihar, Delhi. | |
| J. C. Gaur - Public School, Gali No.5, Mukand Pur, Part-II, Delhi-110042, (Mata Naraini Devi Sanstha) | |
| J. Premier educational Society, Gali No.-6, Shiv Kunj, Jharoda Sant Nagar, Burari, Delhi-110084. | |
| Baunk Pura Public School, Burari, Delhi-110084. | |
| Samarth Shikha Samiti (Shisu Bal Mandir). | |
| Rao Mahar Chand Sarswati Vidhya Mandir School. | |
| Hira Lal, Mohan Devi & Rita Gupta Memorial Trust, Village Hamid Pur, Delhi-110036. | |
| Maharaja Agarsen Naturopathy & Yoga Sadhna Research Trust, Main Palla Road, Bhkhtawarpur. | |
| Upadhyay Convent School Kadi Vihar, Nathupura, Delhi. | |
| Sant Nirankari Mandal, Spiritual Centre | |
| Sawan Kirpal Ruhani Mission. | |
| Mata Sukh Devi Public School, Nangli Poona. | |

Note- Regularization of above institutions would be subject to examination by Zonal Committee and further processing for approvals as per Authority resolution dated 10.04.2008, and fulfillment of all the conditions contained in the Government directions in letter no. K-12011/23/2009-DDIB dated the 8th March 2010 from MOUD, Govt. of India. Some of such facilities although indicated on plan as existing facilities shall not be part of use zone till the competent authority approve it, subject to fulfillment of all the conditions.

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Annexure 'B'

HIRA LAL MOHAN DEVI RITA GUPTA MEMORIAL TRUST

2585/10, Chuna Mandi, Pahar Ganj, New Delhi 110 055

Ref:



Dated: 02.12.2020

To,
The Chief Town Planner,
13th Floor, T.P. Deptt.,
Civic Centre, Minto Road,
New Delhi-110002.

Sub: Change of landuse of pre-existing institution Hira lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

Ref. DDA letter No. F.O.3(65)/2008/MP-Pt.-III/D-134 dated 10.11.2020

R/Sir,

This is with reference to your letter dated 27.11.2020 on the above cited subject vide which it is requested for necessary action in reference to the DDA letter dated 10.11.2020.

In this regard it is to inform that as per the Policy of Spot Zoning the institutes which were existing upto 01.01.2006 only are to be considered for regularisation. The regularisation shall be allowed in respect of lands which do not form part of Notified Ridge / Regional Park/Developed Park / River Bed / Gram Sabha Land or Public Land. The extent of buildable area shall be limited to the extent of MPD-2021 norms / prevailing relevant provision of MPD-2021

As per as per clause 3.3.1.3, (B) Village under 3.3.1 Redevelopment Strategy for provision of social and educational facilities reduced space standards shall be adopted. However, as per clause 3.3.2 of MPD-2021 Policy for redevelopment point iv. "Amalgamation and reconstitution of the plots for planning purpose will be permitted." Further point No. vi stipulates "In case of plots with service lanes, the lane area may be included in the scheme. However, no FAR / coverage will be granted and the area shall be used as public area."

The institute falls in extended Lal Dora wherein the use of the premise i.e. college is permitted the same is allowed vide orders of Hon'ble High court dated 22.05.2003 in the matter of Heera lal mohini devi vs. Guru Gobind Singh Indraprastha University, CW No. 4259/2003 (Copy enclosed).

In view of the above, it is requested that plot 1 and 2 as shown in the modified plan of regularisation (copy enclosed) be considered / treated as one plot for regularisation, including the road area which shall be used as public area and no FAR shall be claimed for the said area.

An early approval / regularisation of the institute is solicited.

Encl: As above.

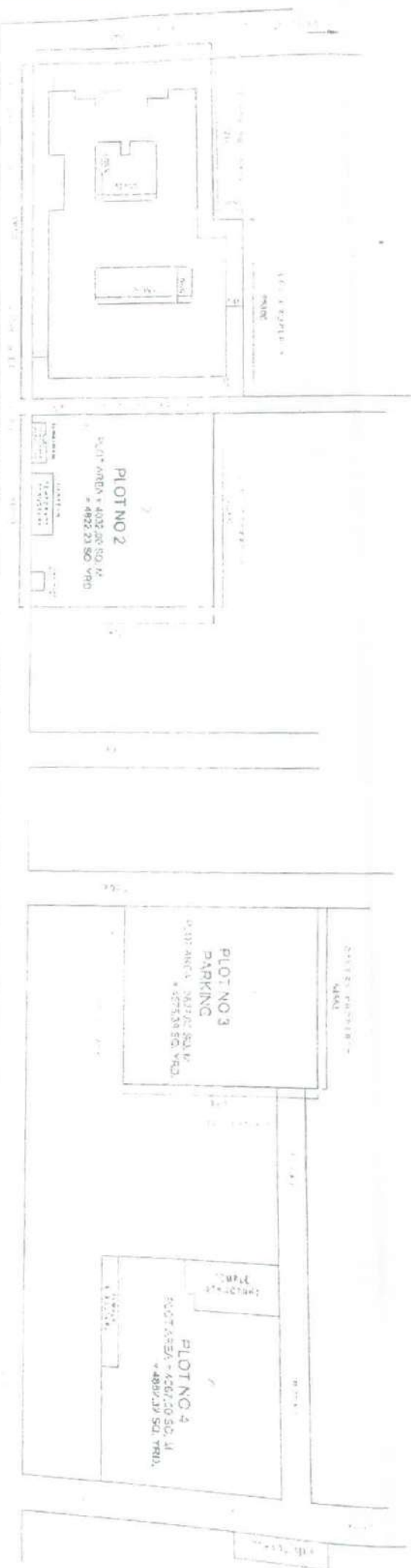
(Anil Kumar Gupta)
Chairman

Anil Kumar Gupta

ATP-II

M. Asst.

[Signature]



COLLECTIVE SCHEME FOR PLOT NO. 2

| | | | | | |
|---------|---------|---------|---------|---------|---------|
| NO. 1 | AREA | NO. 2 | NO. 3 | NO. 4 | NO. 5 |
| 403.00 | 403.00 | 457.38 | 457.38 | 457.38 | 457.38 |
| 4822.23 | 4822.23 | 5488.56 | 5488.56 | 5488.56 | 5488.56 |
| 4822.23 | 4822.23 | 5488.56 | 5488.56 | 5488.56 | 5488.56 |
| 4822.23 | 4822.23 | 5488.56 | 5488.56 | 5488.56 | 5488.56 |
| 4822.23 | 4822.23 | 5488.56 | 5488.56 | 5488.56 | 5488.56 |

| S.NO. | AREA | STANDARD | REMARKS |
|-------|---------------------------|----------|---------|
| 1. | TOTAL PLOT AREA | 1000.00 | 1000.00 |
| 2. | EXISTING GROUNDS | 457.38 | 457.38 |
| 3. | PROPOSED GROUNDS | 542.62 | 542.62 |
| 4. | GROSS PLOT AREA | 1000.00 | 1000.00 |
| 5. | NET PLOT AREA | 542.62 | 542.62 |
| 6. | PERMISSIBLE BUILDING AREA | 457.38 | 457.38 |
| 7. | PERMISSIBLE BUILDING AREA | 457.38 | 457.38 |
| 8. | PERMISSIBLE BUILDING AREA | 457.38 | 457.38 |
| 9. | PERMISSIBLE BUILDING AREA | 457.38 | 457.38 |
| 10. | PERMISSIBLE BUILDING AREA | 457.38 | 457.38 |
| 11. | PERMISSIBLE BUILDING AREA | 457.38 | 457.38 |
| 12. | PERMISSIBLE BUILDING AREA | 457.38 | 457.38 |
| 13. | PERMISSIBLE BUILDING AREA | 457.38 | 457.38 |
| 14. | PERMISSIBLE BUILDING AREA | 457.38 | 457.38 |
| 15. | PERMISSIBLE BUILDING AREA | 457.38 | 457.38 |
| 16. | PERMISSIBLE BUILDING AREA | 457.38 | 457.38 |
| 17. | PERMISSIBLE BUILDING AREA | 457.38 | 457.38 |
| 18. | PERMISSIBLE BUILDING AREA | 457.38 | 457.38 |
| 19. | PERMISSIBLE BUILDING AREA | 457.38 | 457.38 |
| 20. | PERMISSIBLE BUILDING AREA | 457.38 | 457.38 |

RECALLARIZATION LAYOUT PLAN

HINDAL MOHINDERI KITA GUYA MEMORIAL TRUST,
KANSARA NUMBER 329, 326, 328, 328, 329, 329, 329,
329, 329, 329, 329, 329, 329, 329, 329, 329, 329,
(EXTD. LAL DORA) HINDAL ROAD,

FOR THE UNITS

HMR INSTITUTE OF TECHNOLOGY & MANAGEMENT,
VILLAGE HANDED P.R., DELHI - 110016
PHONE NO. 011-27722113
MAIL ID: hmrindia@rediffmail.com

COLLECTIVE SCHEME FOR PLOT-1 & PLOT-2

| P L O T A R E A S | |
|----------------------|-----------------------------------|
| AREA OF PLOT NO. 1 = | 7850.50 SQ. M = 9389.12 SQ. YARDS |
| AREA OF PLOT NO. 2 = | 4012.00 SQ. M = 4822.23 SQ. YARDS |
| AREA OF PLOT NO. 3 = | 3827.00 SQ. M = 4575.39 SQ. YARDS |
| AREA OF PLOT NO. 4 = | 4067.00 SQ. M = 4862.32 SQ. YARDS |

| S.NO | A R E A S T A T E M E N T |
|------|--|
| 1. | TOTAL PLOT AREA (college building) = (Plot 1 + Plot 2) = (7850.50 + 4012.00) = 11862.50 SQ. YARDS $\approx 11\%$ |
| 2. | EXISTING GROUND COVERAGE = 4511 SQ. M |
| 3. | PERMISSIBLE GROUND COVERAGE = 35 % |
| 4. | GROUND COVERAGE ACHIEVED = 37.96 % |
| 5. | BUILT UP AREA |
| | BUILT UP AREA AT GROUND FLOOR = 4511 SQ. M |
| | BUILT UP AREA AT FIRST FLOOR = 4430.42 SQ. M |
| | BUILT UP AREA AT SECOND FLOOR = 4430.42 SQ. M |
| | TOTAL BUILT UP AREA (G+F+T) = 16057.77 SQ. M |
| 6. | F.A.R |
| | PERMISSIBLE F.A.R = 225 % = 26735.62 SQ. M. |
| | ACHIEVED F.A.R = 135.14 % |
| 7. | HEIGHT |
| | PERMISSIBLE HEIGHT = 37 M. |
| | EXISTING HEIGHT = 15 M. |
| 8. | E.C.S |
| | PERMISSIBLE E.C.S = 2 E.C.S @ PER 100 SQ. M OF BUILT UP |
| | REQD E.C.S = $(16057.77 / 100) \times 2 = 321$ E.C.S |
| | E.C.S ON PLOT NO. 1 = 35 E.C.S |
| | E.C.S ON PLOT NO. 2 = 166 E.C.S |
| | ACHIEVED TOTAL E.C.S = 321 E.C.S |

PROJECT
COMPOSITE LAYOUT PLANS OF BHARAL MOHANDEV RETA
GUPTA MEMORIAL TRUST
VILLAGE - BHARAL, PIN - 195401, JALPAIGURI
DISTT - WESTBENGAL, INDIA - 741002

N

Orders

20.03

Present: Mr. P.V. Kapur, Sr. Advocate with Mr. Naresh Gupta and Mr. Nagiath for petitioner.
Mr. G.D. Goel with Mr. Sanjiv Goel and Mr. Suresh Chandran for respondents 1 and 2.
Mr. Dadri Babu and Mr. S.P. Arora for respondent No. 3.
Ms. Sujata Kashyap with Ms. Priya Kiran for respondent No. 4.

No. 4258/2002

In the order dated 20.3.2003, this court had categorically observed as under:

"On the other hand, Mr. Kapur learned senior counsel for the petitioner has drawn my attention to the Delhi master Plan 2001 as per which college is permitted in Ial dora/extended Ial dora. Even reading of letter dated 13th November, 2002 of the DDA would confirm that as per clause 8(ii) A of MPS-2001 land use as college is permissible under residential use zone as a part of approval of lay out plan or as a case of special permission from the authority. From this it is clear that the proposed college of the petitioner at the aforesaid land which is extended Ial dora, the use of the land for the purpose of college is permitted. It may also be pointed out that the petitioner has given examples of other such colleges in Ial dora where MCD certificates are accepted by the respondents and affiliation granted."

Registrar
Judicial Department
High Court of Delhi

Thereafter, inspection was carried out on 25.3.2003 and further proceedings as directed by this court on 1.5.2003 were carried out. The Board of Affiliation also held a meeting on 15.5.2003 pursuant to the direction of this court on 1.5.2003. After the meeting, the Board has considered the question of affiliation of the petitioner institute with the Guru Gobind Singh Indraprastha University. By a letter dated 21.5.2003 issued by the Deputy Registrar (Affiliation) of the Guru Gobind Singh Indraprastha University to the petitioner, it is made clear that in terms of Section 5(21) of the Indraprastha Vishwavidyalaya Act 1998, with the prior approval of Board of Affiliation, approval is granted for provisional affiliation to HMR Institute of Technology, for conduct of B.Tech. in (i) ECE, (ii) CSE, (iii) IT & (iv) MAB programme (four years duration) with the maximum permitted intake of 60 each, for academic session 2003-2004. The affiliation granted is provisional and is subject

AL502-03

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Orders

to the conditions mentioned in the letter itself. It is made clear by the letter appearing for the respondent university that provisional affiliation is a mode which is followed in respect of new cases and this affiliation would relate to the academic session 2003-2004. The said letter is taken on record.

The AICTE as well as the Government of Haryana have also given their respective no-objections/approvals/consent for the academic session 2003-2004 as mentioned in the letters which are on record.

In view of the above provisional affiliation and directions, no further directions are required to be given in the present writ petition and accordingly the same is disposed of.

50/-

Bader Durrani Ansari, J

MAY 22, 2003
11

Certified to be True Copy

Judicial Department
High Court of Delhi
Authorized Under Section 74
Indian Evidence Act

SALES 02-03

Planning observations of Narela Project Unit

Asstt. Town Planner-II vide letter No. TP/g/1173/2020 dated 21.12.2020 has forwarded the Agenda for Change of Landuse of pre-existing institutions Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Village Hamid Pur, Delhi-110036 which has been in existence prior to 1.1.2006 on privately owned land but not in accordance with provisions of Master Plan. Also, relaxation in ground coverage and setbacks are also requested. The agenda has been signed by Chief Town Planner, Asstt. Town Planner and Planning Asstt., of North DMC.

In the Agenda, following are the observations of Narela Planning Unit:

- In para 4.2 of the Agenda, it has been mentioned that applicant vide letter dated 02.12.2020 has submitted that as per the provisions of MPD-2021 the amalgamation of plots is permitted. Further, applicant has requested that plot no. '1' and '2' as shown in the modified plan of regularization be considered/treated as one plot for regularization, including the road area which shall be used as public area and no FAR shall be claimed for the said area. In this regard, it is informed that the provisions referred regarding amalgamation of plots are in the case of redevelopment as referred in MPD-2021 and not for the regularisation of pre-existing institutes. Since the road is passing through the plot number '1' having an area 11882.50 sqm. (including plot area 7850.50 sqm., including area 4032.00 sqm. and excluding road of area 344.41 sqm.) of the existing institution, no FAR on the road portion shall be considered and the two plots can be connected through underpass or overhead.
4. As per the Agenda, the institute comprised of 3 separate plots and the 2 of the plots are at the approx. distance of 280 mtrs. and 460 mtrs. from plot no. '1'. One of the plot is vacant and on another plot, there are some temporary structures existing. Therefore, the same may not be considered for Change of Landuse.

With the above observations, Agenda as received from North DMC is put up for placing before the Technical Committee.

Plg. Asstt.
21/12/2020

Plg. Asstt (Narela Project)

YR
21/12/2020

Addl. Commr. (Plg.)/Projects

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

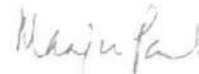
E File No.- PLG/MP/0009/2020/F-
1/-O/o DY DIRECTOR
(PLG)MP AND DC/393

Date : 16.12.2020

MEETING NOTICE

The 10th Technical Committee Meeting of DDA for the year 2020 will be held under the patronship of Vice Chairman, DDA through online mode on 'Webex' portal on **Wednesday, 16th Dec 2020** at 03:00 PM. The meeting ID is 176 323 7040 and password is 12345.

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



(Manju Paul)

Addl. Commissioner (Plg.)-I

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin & LM), DDA
4. Commissioner (Plg.)
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.) - III, DDA
11. Addl. Commr. (Plg.) - Projects, DDA
12. Addl. Commr. (Plg.) - Land Pooling, 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, (I&DO)
19. Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Director (Building), DDA
3. Representative from IGI.

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10th Technical Committee Meeting to be held on 23.12.2020

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| 2. | 53/2020 | Proposal regarding approval of higher FAR and higher ground coverage of integrated property development at Okhla NSIC metro station, falling in planning Zone F. PLG/MP/0025/2020/F-20 | 7-11 |
| 3. | 54/2020 | Guidelines for implementation of <i>"Regulations for Enabling the Planned Development of Privately Owned Lands"</i> notified on 04.07.2018. PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG) UC AND Zone J | 12-13 |
| 4. | 55/2020 | Modification in the Layout Plan of Facility Corridor (F.C.) – 1 with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively. F.26(8)/2019-MP | 14-24 |
| 5. | 56/2020 | Change of landuse of pre-existing institution Hira Lal, Mohan_ Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008. PLG/MP/0060/2020/F-3/-O/o ADDL. COMMR(PLG-PROJ MPMR) | 25-35 |



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

File No.-PLG/MP/0008/2020/F-1/
O/o DY DIRECTOR (PLG)
MP AND DC/432

Date: 21.12.2020

Subject: Minutes of the 9th Technical Committee meeting of DDA for the year 2020 held on 04.12.2020.

The 9th Technical Committee meeting of DDA for the year 2020 was held online on Webex under the Chairmanship of V.C. DDA on Friday, 04.12.2020. 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.

Manju Paul
(Manju Paul)
Addl. Commissioner (Plg)-I 21/12/20

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.) - III, DDA
11. Addl. Commr. (Plg.) - Projects, DDA
12. Addl. Commr. (Plg.) - Land Pooling, 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, G.L.T.D

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Director (Building), DDA
3. Representative from IGL

Item No. 44/2020

**Confirmation of the Minutes of 8th Technical Committee meeting held on 02.11.2020.
PLG/MP/0007/2020/F-1**

Since no observations/comments were received, the minutes of the 8th Technical Committee held on 02.11.2020 were confirmed as circulated.

Item No. 45/2020

**Planning Permission for CNG Station on Private Land Khasra no. 78/18, Village Ghevra.
F.07(03)2020/MP**

The agenda was presented by Dy. Director (Plg) Zone K-I & L. The representative from IGL mentioned that the area of the proposed station is 1697.48 sqm which is more than permissible maximum size required for CNG station i.e. 1485 sqm. Further, it was requested that the same be approved for CNG Mother Station for which the maximum permissible size as per MPD 2021 is 75m x 40m as per the requirement. IGL was requested to submit the modified request for considering the site for Mother Station.

After detailed deliberations, based on the request of IGL, the proposal was approved for CNG Mother station as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.

Item No.46/2020

**Planning Permission for CNG/EVC/LCNG Station on Private Land at Khasra no. 9/24 (6-3),
Village Baprola (Chanchal Park)
F.07(02)2020/MP**

The agenda was presented by Dy. Director (Plg) Zone K-I & L. It was observed that there is a 6.0 m wide road existing outside the property line of the CNG station providing accessibility to the unauthorized colony. It was clarified by IGL that distance between plot and nearest road T junction is 25m. 'T' junction formed by a road of such width does not qualify for intersection. Further IGL vide email dated 4.12.2020 has clarified that another road which is 6m road adjoining the plot is dealer's private road for accessing the back side of the plot.

After detailed deliberations, the proposal was approved for CNG station as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.

Item No.47/2020

**Planning Permission for CNG Station on Private Land Khasra no. 63/9/2, Village Mitraon
F.07(08)2020/MP**

The agenda was presented by Dy. Director (Plg) Zone K-I & L. It has been informed by the concerned Engineering wing that the proposed CNG station partly falls on the proposed UER-1 of 80 m RoW. The construction of UER-1 is going to take time as the land for road parcel falling in this alignment is yet to be acquired by DDA. IGL requested that permission for temporary station be granted. After detailed deliberations, it was decided that only temporary permission may be granted subject to the following:

- a) The permission for the CNG station is purely for a temporary station with temporary structures.

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- b) IGL would ensure immediate cancellation of license as soon as the plans for the construction of UER is firmed up. IGL agreed to give an undertaking to this effect.
- c) The IGL/allottee would also be required to give an affidavit that no claims/compensation whatsoever would be sought on account of closure/shifting of the CNG station.

Item No.48/2020

Modification in Table 3.3: Hierarchy of Urban Development in Chapter 3.0 Delhi Urban Area 2021 in MPD-2021 w.r.t Provisions of Sewage Treatment Plants (STP) including sewage pumping station & effluent pumping station.
PLG/MP/0013/2020/F-20/-AD (PLG-MP AND DC)-III

The agenda was presented by Addl. Comm.(Plg)-I. It was deliberated that the modified norms have been proposed considering the adoption of new technologies of SBR and ASP for STPs and is inclusive of the area requirement for Sewage Pumping Station and Effluent Pumping Station. The area norms of 50sqm/MLD for Sewage Pumping Stations and Effluent Pumping Stations has been adopted. In view of this, the new norms have been prescribed in the MPD for new facilities.

After the deliberations, the agenda item was approved for further processing as per Section 11 A of DD Act with the following modifications:

MPD 2021

Chapter 3.0: Delhi Urban Area - 2021

Table 3.3 : Hierarchy of Urban Development

| Existing Provisions | | | | | Proposed Amendments/Modifications | | | | |
|-------------------------------------|---|---------------|--------------------|-------------|-------------------------------------|---|----------------|--------------------|-------------|
| Level | Facilities | Area in sq.m. | | | Level | Facilities | Area in sq.m. | | |
| | | No. | Per Unit | Total | | | No. | Per Unit | Total |
| | | | | | | | | | |
| 1 | 2 | 3 | 4 | 5 | 1 | 2 | 3 | 4 | 5 |
| 2. Neighbor-hood Population- 10,000 | 1. Primary School | 1 | 2,000-4,000 | 2,000-4,000 | 2. Neighbor-hood Population- 10,000 | 1. Primary School | 1 | 2,000-4,000 | 2,000-4,000 |
| | 13. Sewage Pumping Station | 1 | 500 | 500 | | 13. Sewage Pumping Station | 1 | 500 | 500 |
| | 14.Coaching centres, IT & language training centres | 1 | 500 | 500 | | 14. Coaching centres, IT & language training centres | 1 | 500 | 500 |
| | 15.Dhalao including segregation | 1 | 200 | 200 | | 15. Dhalao including segregation | 1 | 200 | 200 |
| | 16.Dispensary | 1 | 800-1,200 | 800-1,200 | | 16. Dispensary | 1 | 800-1,200 | 800-1,200 |
| | 17.Local level waste water treatment facility | | As per requirement | | | 17. Local level waste water treatment facility | | As per requirement | |
| | | | | | | 18. Sewage Treatment Plant# (including 50sqm/MLD for Sewage Pumping Station and 50sqm/MLD for Effluent Pumping Station) | Up to 22.7 MLD | 650 Sqm/MLD | |

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-4-

| Level | Facilities | Area in sq.m. | | |
|--|--|---------------|---|-------|
| | | No. | Per Unit | Total |
| 1 | 2 | 3 | 4 | 5 |
| 5. Zonal / Sub-City Population 10,00,000 | 1. Medical College | 1 | As per Medical Council of India/Regulatory Body | |
| | 8. Sewage Pumping Station | 1 | 2,500 | 2,500 |
| | 9. Municipal Office for Water & sewerage | 1 | 500 | 500 |
| | 10. Sewerage Treatment Plant (180 MLD) | 1 | 200 | 200 |
| | 16. Science Centre | | As per requirement | |
| | 17. Socio-Cultural Centre | | As per requirement | |
| | | | | |

| Level | Facilities | Area in sq.m. | | |
|--|---|----------------|---|-------|
| | | No. | Per Unit | Total |
| 1 | 2 | 3 | 4 | 5 |
| 5. Zonal / Sub-City Population 10,00,000 | 1. Medical College | 1 | As per Medical Council of India/Regulatory Body | |
| | 8. Sewage Pumping Station | 1 | 2,500 | 2,500 |
| | 9. Municipal Office for Water & sewerage | 1 | 500 | 500 |
| | 10. Sewerage Treatment Plants (including 50 sqm / MLD for Sewage Pumping Station and 50 sqm / MLD for Effluent Pumping Station) | above 22.7 MLD | 1100 Sqm/MLD. | |
| | | | | |

Notes:
The area norms are for new proposed facilities.

Item No.49/2020

Regarding revision in Development Control Norms for siting of fuel stations - CNG in Community Centres having ROW less than 30 m.
PLG/MP/0003/2020/F-7/-O/o DY DIRECTOR (PLG)MP AND DC

The Agenda was presented by Addl. Commissioner-I. It was informed that many Community Center sites which have already been planned or are in various stages of planning are located on roads with ROW less than 30.0m.

Petrol pumps are existing in these Community Centers as it is a permitted activity as per Master Plan. However, the aspect of the mandatory requirement of a minimum of 30.0 m ROW for siting Fuel Stations (CNG/Petrol Pumps) appears to have been overlooked while earmarking the Petrol Pump sites.

After detailed deliberations, the following was decided:

- It was agreed that new CNG stations in Community Centers existing on 24.0 m wide road in the developed areas be allowed.
- As per clause 12.13.2 of MPD 2021, "the regulations for locating the fuel stations - cum service stations, the development control norms and permissibility shall be governed by the Policy/decision of competent Authority/ Government Notifications from time to time." Accordingly the approval of Authority may be sought.

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Proposal for planning permission for CNG / EV Charging on Private Land Khasra No. 68/20, 69/1 & 67/15/2, Rupali Enclave, Village Karala, Tehsil Kanjhawala, Delhi 110081 in view of regulations dated 08.03.2019.
15/03/2020 - MP

The agenda was presented by Dy. Director (Plg) Zone N. It was observed that some portion of sabha land is falling within the proposed site, which seems to be an irrigation channel. IGL and the allottee in consultation with Revenue Deptt may ascertain whether the channel is still functional and accordingly submit the proposal afresh after consolidation of land.

The proposal was not agreed to.

Table:

Item No.51/2020

Proposal for change of land use from Recreational (District Park) to Utility (U4) of an area of 10.7 acres (9 acres + 1.7 acres) for establishment of Solid Waste Management facilities (for processing of C&D Waste) and for dumping site for inert materials generated from mining at Tehkhand falling in Planning Zone 'F'.

The proposal was deferred. The Agenda to be resubmitted incorporating the following:
i. Justification for allotment of more land for SWM facilities considering the allotments already made.

ii. SDMC to provide details with respect to total land allotted to SDMC in and around the area for Solid Waste Management facilities till date and its utilization with detailed planning of the area.

iii. The new allotment be contiguous and to be earmarked in such a way that the Solid Waste Management facilities are developed without impacting the proper planning of the left over adjoining areas.

iv. The proposal for Change of Landuse may be accompanied with a proper T.S.S. for the convenience of seeking Public Objections/Suggestions.

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

M. S. J.

ANNEXURE-I

List of participants of 9th meeting for the year 2020 of Technical Committee on 04.12.2020

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg)
5. Addl. Commissioner (Landscape)
6. Chief Architect
7. Addl. Commissioner (Plg.) -I
8. Addl. Commissioner (Plg.) -III
9. Addl. Chief Architect, VC Office
10. Secretary, DUAC
11. Dy. Director (Plg.), LP-I
12. Dy. Director (Plg.), LP-II

Representatives of the following Organizations has also attended the meeting:

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. South Delhi Municipal Corporation
5. Delhi Fire Service
6. CPWD
7. IGL

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

SUBJECT: PROPOSAL REGARDING APPROVAL OF HIGHER FAR AND HIGHER GROUND COVERAGE OF INTEGRATED PROPERTY DEVELOPMENT AT OKHLA NSIC METRO STATION, FALLING IN PLANNING ZONE F.

E-File No.: PLG/MP/0025/2020/F-20

Synopsis

- TOD Policy was conceptualized and incorporated in MPD-2021 as part of its Chapter 12: Transportation vide notification dated 14.07.2015. The policy provisioned for 400 FAR and 40% Ground Coverage for projects developed as per the TOD norms. However, the Regulations for operationalization of the TOD Policy could not be notified.
- DMRC site at the Okhla NSIC Metro Station was eligible for development under the then notified TOD Policy.
- A workshop to promote TOD policy was conducted by UTTIPEC on 10.10.2015 for the officials of DMRC and it was discussed that the development at Okhla NSIC metro station may be taken up as a pilot project under TOD policy.
- The Integrated Residential Complex at the DMRC site of Okhla NSIC Metro Station utilized 140 FAR and 30% Ground Coverage in anticipation of the TOD Policy and Regulations and is currently fully constructed and awaiting approval.
- In the meanwhile TOD policy was revised and notified by MoHUA on 24.12.2019 and incorporated as Chapter-20 'Transit Oriented Development (TOD) Policy' in MPD-2021. However, the Regulations for the operationalization of the TOD policy notified on 24.12.2019 are yet to be notified.
- As per the revised TOD Policy notified on 24.12.2019, TOD development is to be undertaken only in few select TOD nodes. The DMRC site at Okhla NSIC by virtue of the changed policy has become ineligible for TOD development.
- DMRC has requested for permitting regularization of NSIC case as the only case with FAR 140 (as against 100 FAR and 25% Ground Coverage allowed in MPD-2021 as notified on 07.02.2007) as a special case to enable approval of the plans for the already constructed and completed project i.e. Integrated residential complex developed at Okhla NSIC station.

1.0 BACKGROUND

- 1.1 Various requests have been received from Delhi Metro Rail Corporation Limited (DMRC) regarding approval of Integrated Residential Complex at the Okhla NSIC Metro Station developed as per the pre revised TOD policy of DDA notified on 14.07.2015. Since the said policy has been superseded by the revision in Policy notified on 24.12.2019. Due to the revision in Policy, the development control norms adopted in the project cease to be in conformity with the MPD 2021.
- 1.2 Okhla NSIC station is one of the stations of Line 8 (Janakpuri West to botanical garden) in phase -III. For the construction of Okhla NSIC station, 3 land pockets on the outer

Ring road near Lotus temple were acquired with a total area of 9270 sqm which is 730 sqm less than presently permitted minimum area for a TOD scheme i.e. 1 Ha.

The details of the land parcels are as provided below:

| | Pocket - 1 | Pocket - 2 | Pocket - 3 |
|-------------------|---|----------------------|-----------------|
| Area | 3070.93 | 2947.63 | 3113.79 |
| Initial Land Use | Recreational | Recreational | Recreational |
| Proposed Land Use | Transportation | Transportation | Transportation |
| Owner | NSIC | Private Land Owners* | Delhi Jal Board |
| Status of CLU | Notified vide S.O. vide S.O 2226(E) dated 28.06.2019. | | |

* Land Pocket 2 has been acquired from private land owners. A MoU was signed between DMRC and land owners, DMRC is obligated to allot proportionate built-up space to these land owners on Okhla NSIC station itself.

1.3 DMRC in their letter dated 09.06.2020 mentioned the following: **(Annexure I)**

- i. National Metro Rail Policy 2017 mandates enhancing of Revenue through Transit Oriented Development (TOD) and Value Captures finance (VCF). It is stated that Metro Rail Implementing agencies should endeavor to maximize revenue through commercial development at stations.
- ii. Mandate was also given to DMRC vide circular from MOUD dated 30.03.2009 to explore PD options wherever feasible with TOD as an accepted source of non-Farebox revenue/resource mobilization towards capital cost as well as sustainable operations.
- iii. A workshop to promote TOD policy was conducted by UTTIPEC on 10.10.2015 for the officials of DMRC and it was discussed that the development at Okhla NSIC metro station may be taken-up as a TOD project.
- iv. A commercial cum residential complex was planned at Okhla NSIC as a mixed use development, as per the norms applicable under TOD policy dated 14.07.2015 alongwith other criteria such as zero set back from ≥ 18 m ROW, provision of Multi-modal Integration (MMI), universal accessibility, etc.
- v. The construction of the project was completed by 20.12.2019 and completion certificate from local authorities is required for disposal of the units/scheme.

2.0 **Provisions of Master Plan 2021 w.r.t. Transportation Chapter and TOD Policy**

- 2.1 MPD-2021 was notified on 07.02.2007 which permitted 100 FAR and 25% Ground Coverage as mentioned in 'Development control Norms for Metro Stations' in Chapter 12: Transportation.
- 2.2 As a part of the Master Plan Review Process, Chapter 12: Transportation of MPD-2021 was revised and the TOD Policy was incorporated vide notification dated 14.07.2015.
- 2.3 The TOD Regulations for operationalization of the TOD policy and proposed modifications in the TOD policy were approved by the Authority in its meeting dated 10.06.2016. After approval, the same were sent to MoUD for issuance of final

notification. However, the Regulations for operationalization of the TOD policy could not be notified.

- 4 Ministry vide letter dated 03.03.2017 requested DDA to revisit the proposed amendments in the TOD policy and proposed TOD regulations in light of the new development vis-à-vis National Policy on TOD.
- 5 As per the directions of Ministry, the TOD policy and Regulations were revised and the same were approved by the Authority in its meeting dated 17.09.2019. The revised TOD policy was notified by MoHUA on 24.12.2019 as 'Chapter-20 Transit Oriented Development (TOD) Policy of MPD-2021'. The Regulations for the operationalization of the TOD policy notified on 24.12.2019 are not notified till date.
- 6 As per the new TOD Policy notified on 24.12.2019, the policy will be strategically implemented in select TOD nodes with high development potential.
- 7 The DMRC site at Okhla NSIC is not falling under the identified TOD Nodes.
- 8 The policy, at Para 20.3 '**Framework for implementation of the Policy**', states that a committee shall be set up under the chairmanship of the Lieutenant Governor of Delhi comprising of representatives from DDA, various service providing agencies and all local bodies. The committee will be responsible for approval of any new TOD nodes (other than any priority nodes identified under the regulations)

PROJECT DETAILS

- 9 The Okhla NSIC project consists of 93 residential units of one or two bedrooms (with 100% of the total DU's falling under two rooms or less) along with supporting commercial area and public spaces as per TOD norm for Transportation land use as notified in July 2015.

| | |
|--------------|---------------------|
| Gr. Coverage | : 30 % |
| FAR | : 140 |
| E.C.S | : 1.33 ECS/100 Sq.M |

Also following all other criteria such as zero set back norm ≥ 18 m ROWs, provision of multimodal integration (MMI), universal accessibility etc.

- 2.10 A Traffic Impact Assessment has been also been done in this regard and as per the report submitted by the consultant, the project site will contribute insignificant traffic to the surrounding road network and hence no impact on the adjacent existing road network. However it is pertinent to say that the proposed Modi-Mill connecting flyover, should cater to the need of the traffic beyond the horizon year, with proper road alignment and appropriate signages.
- 2.11 The construction of the project was completed by 20.12.2019 and completion certificate from local authorities is required for disposal of the units/scheme.
- 2.12 A comparative statement of the Development Control Norms is as under:

| Parameter | As per MPD-2021 notified on 07.02.2007 | As modified per Chapter 12 of MPD-2021 incorporating TOD Policy as notified on 14.07.2015 | As per revised TOD Policy notified on 24.12.2019 and incorporated as Chapter 20 in MPD -2021 |
|-----------------|--|---|--|
| Plot Size | Max. 3 Ha | Min. 1 Ha | Min. 1 Ha |
| FAR | 100 | 400 | <p>Calculated as the sum of FAR calculations for all constituent plots.</p> <p>FAR entitlement for each constituent plot shall be calculated as follows:</p> <ul style="list-style-type: none"> The FAR shall be 1.5 times the existing permissible FAR on the plot or 300, whichever is more. The maximum FAR limit for any plot included in TOD Schemes shall be 500. Larger TOD Schemes with an area of 4 Ha and direct access from roads of 30m RoW, will be eligible for FAR of 500 on all constituent plots, if feasible. |
| Ground Coverage | 25% | 40% | 40% |

3.0 EXAMINATION

- 3.1 The NSIC Okhla project was envisaged under the TOD Policy notified on 14.07.2015 under which the site was eligible for development as per TOD norms. However, TOD Regulations for operationalization of the TOD Policy were not notified which is mandatory for approval and implementation of any project under TOD norms.
- 3.2 In the absence of Regulations, no project could be operationalized and approved as per the TOD norms. Therefore, the proposal for approval of 140 FAR for the DMRC site of NSIC Okhla could not be acceded to.
- 3.3 Later, a revised TOD policy was notified by MoHUA on 24.12.2019 wherein it was stated that the policy will be strategically implemented in select TOD nodes with high development potential. The DMRC site at Okhla NSIC is not falling under the identified TOD Nodes.
- 3.4 The matter was discussed with VC, DDA on 21.10.2019, wherein it was decided that DMRC shall approach DDA with a request to modify relevant provisions in MPD-2021. (Annexure II)
- 3.5 A letter dated 05.03.2020 was issued wherein it was mentioned that DMRC will only be able to avail TOD norms for its property development at Okhla NSIC if the site falls under the TOD nodes, as specified in TOD policy.
- 3.6 As per Notes (v) provided under Table 17.1 of Chapter 17.0 Development Code of MPD-2021,

"The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances."

However, MPD-2021 does not provide any provision for relaxation in FAR.

3.7 DMRC in their letter dated 09.06.2020 also mentioned the following: (Annexure I)

- i. It is worth mentioning that the FAR originally allotted to DMRC was 1.0 with 25% GC, while the FAR allowed for a standard residential project to any private developer is 2.0 with 33.3% Gr. Coverage. It may also be noted that the Okhla NSIC scheme does not avail the higher FAR (3.0 to 5.0) as permitted by the National and Delhi TOD policy, yet it meets all the other good features of the policy such as zero setbacks with active frontages, mixed-income mixed-use Housing and walk-to-shop parameters that are beneficial to the larger public, especially in the post-COVID scenario.
- ii. Keeping in view the fact that the project is already completed under circumstance explained above, it is, therefore, requested that Okhla NSIC may be considered for deciding it as one of the TOD node as a special case and approval of 1.4 FAR and 30% ground coverage may be granted so that we may seek necessary clearance from local authority and take action for leasing out of flats and mobilizing of resources at the earliest.

THE ISSUES PLACED BEFORE THE TECHNICAL COMMITTEE FOR CONSIDERATION


The project may be considered to be treated as a special case since it is undertaken by a government agency and was envisaged and developed based on approved TOD Policy notified on 14.07.2015 and in anticipation of the TOD Regulations which were not notified.

- 4.2 DMRC may be permitted regularization of 140 FAR and ground coverage of 30% as against FAR of 100 and ground coverage of 25% allowed in MPD-2021 as a special case to enable regularization of the already completed integrated residential complex developed at Okhla NSIC station to avoid any loss to the ex-chequer.
- 4.3 The Technical Committee may relax the excess Ground Coverage and setbacks in view of special circumstances. Once the proposal is approved by the Technical Committee, the issue of relaxation of FAR in NSIC Okhla Metro Station shall be placed before the Authority for its appropriate decision. On consideration of the issue of FAR by the Authority, the composite proposal shall be sent to the MoHUA for its final approval.


Dy. Director
(UTTIPEC)


Director (UTTIPEC)


Dy. Director (Plg)
Master Plan


Addl. Commissioner
(Plg.) - I

Sub Guidelines for implementation of "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018

File No. PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG)UC AND ZONE J

1.0 Background:

- 1.1 Delhi Development Authority vide S.O. 3249 (E) dated 04.07.2018 notified the "Regulations for Enabling the Planned Development of Privately Owned Lands".
- 1.2 For implementation of these Regulations, a Standard Operating Procedure (SOP) and guidelines were prepared and uploaded on DDA website.
- 1.3 As per the Regulations, "Private Land / Privately Owned Land" means any unacquired / freehold land or property, which is not open to the use and enjoyment of the public and the ownership of the said land vests with an individual land owner or a company or a society or a group of land owners voluntarily agreeing to participate pursuant to an agreement. This is subject to applicability set out in Clause 3.1 of these Regulations.
- 1.4 As per Clause 3.1, these Regulations shall be applicable to the following types of privately owned land parcels:
 - 1.4.1 Land parcels having activities / uses that were already in existence before the notification of MPD 1962.
 - 1.4.2 Land parcels that were left out and could not form a part of any layout plan / planned development during the implementation of the MPD.
 - 1.4.3 Land parcels that could not be acquired by DDA because:
 - 1.4.3.1 Acquisition proceedings were challenged by the land owners and quashed by the courts.
 - 1.4.3.2 Acquisition lapsed as per sub-section 2 of section 24 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (the 'New Land Acquisition Act').
 - 1.4.4 Land parcels assigned 'Recreational use' in the layout plan, resulting in restricting their development are also included (except for notified or reserved forest area, Regional Park and Monument Regulated Zones as per MPD 2021).

2.0 Examination:

- 2.1 Total 26 no. of applications have been received in Planning Zone-J and G (Urban Extension) till date for consideration under the Private Land Policy. Out of these, 13 nos. of cases have already existing built-up structures on ground. Some of them have also given undertaking to demolish already built

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structures. Also, such applications are being received in various other zones within Delhi.

- 2.2 Para 3.3 of the Regulations states that, *"These regulations shall not entitle any land owner for regularization of any already existing unauthorized / illegal development on its property."* However, there is no clear stipulation whether the Regulations are applicable for vacant land only or certain types of existing structures are covered under the Regulations.

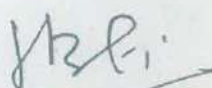
3.0 Proposal:

In view of the examination in Para-2 above, the matter is placed before Technical Committee for deliberation:

- 3.1 Privately owned land parcels may be divided into three broad categories i.e. vacant land parcels, land parcels with existing dilapidated structure and land parcels with existing structure in good condition.
- 3.2 For cases having existing dilapidated structure, the applicants may be asked to demolish the structure for applicability of these regulations on their land parcels.
- 3.3 For cases having existing structure in good condition with and without sanction, the applicants may be allowed to continue using the existing structure after reviewing the structural stability and conformity to all Planning norms applicable on that land parcel.

In such cases, additional charges/ penalty without sanction/ compounding fee may be levied on the applicant for per sq.m. of construction. Requisite charges shall be worked out by Land Costing Deptt.

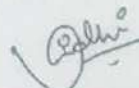
- 3.4 The regulations shall not be applicable on the following types of land parcels:
- 3.5.1 Land parcels in Zone 'O'
 - 3.5.2 Land parcels in Notified Green Belt
 - 3.5.3 Land parcels covered under water bodies
 - 3.5.4 Land parcels in the Ridge, Regional Park, Reserved Forest areas
 - 3.5.5 Land parcels in Monument Regulated Zones
 - 3.5.6 Land parcels already eligible for land pooling as per the notified Land Policy
 - 3.5.7 Land parcels falling in Lal Dora (Village Abadi) / Extended Lal Dora and Unauthorized colonies.
 - 3.5.8 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.



Addl. Commr. (Plg.)
Projects



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



Asstt. Director (Plg.)
UC&J

Sub: Modification in the Layout Plan of Facility Corridor (F.C.)-1. with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively.

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

1. Background:

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. 'Commercial use' was granted on the basis of decision of Technical Committee for M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. since the owner of the plots had requested for the same under the "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018. The other vacant plots in the LOP were permitted 'Commercial/PSP' use. (Annexure 'A').

Further, M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. vide letter dated 09.12.2020 requested for changing the use of part of the total area of Plot No. 3 and 4 (60%) to 'Public and Semi-public' use from 'Commercial' use and the balance area (i.e. 40%) to be used as Commercial as already approved by the Technical Committee (Annexure 'B').

2. Examination:

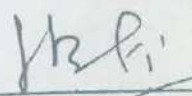
- i. The plots of M/s Pasco Motels Pvt. Ltd. (Plot No. 3) and M/s Pasco Hotels Pvt. Ltd. (Plot No. 4) of an area 1.618 ha and 1.623 ha respectively are falling in Facility Corridor (F.C.)-1. As per LOP of FC-1, the plot nos. 3 and 4 are earmarked for 'Commercial' use.
- ii. M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. vide letter dated 09.12.2020 requested for 'Public and Semi-public' land use specifically for Museum and related permitted socio cultural activities because due to lockdown and pandemic Covid-19, the demand for Commercial activities has reduced tremendously as people have started online shopping, also commercial offices have started working from home.
- iii. As per Zonal Development Plan of Zone-J, the permitted uses (Zonal level facilities) in 'Facility Corridor' are- Commercial, Recreational, Transportation and Public and Semi-public.


- iv. As per MPD-2021, the requested uses i.e. 'Public and Semi-public' and 'Commercial' are permitted in 'Socio-cultural Centre' use premise under 'Public and Semi-Public' land use.
- v. As per Table 13.27: 'Socio-Cultural and Community Facilities' of MPD-2021, 'Socio-Cultural Centre' use premise includes the following activities:
"Outdoor spaces /amphitheater for cultural activities, museums (art, cultural artifacts, natural history, science, community etc.), planetarium, auditorium, exhibition areas, convention centre, literary / film festival, Film centre, Multipurpose training and meeting rooms, Areas for public education, Documentation centre, library, Temporary as well as permanent exhibition areas, commercial office / retail space, Guest rooms, Hotels with permissibility of activities as per Table 13.17 and Table 5.5." (Annexure 'C')
- vi. Further, as per Table 13.17: 'Development Controls for Socio-Cultural Facilities', the DC norms for 'Socio-Cultural Centre' are annexed as **Annexure 'D'**:-

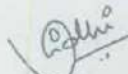
| Category | Maximum | | | Other controls |
|-----------------------|-----------------|-----|---|---|
| | Ground coverage | FAR | Height | |
| Socio-Cultural Centre | 40% | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies. | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area. |

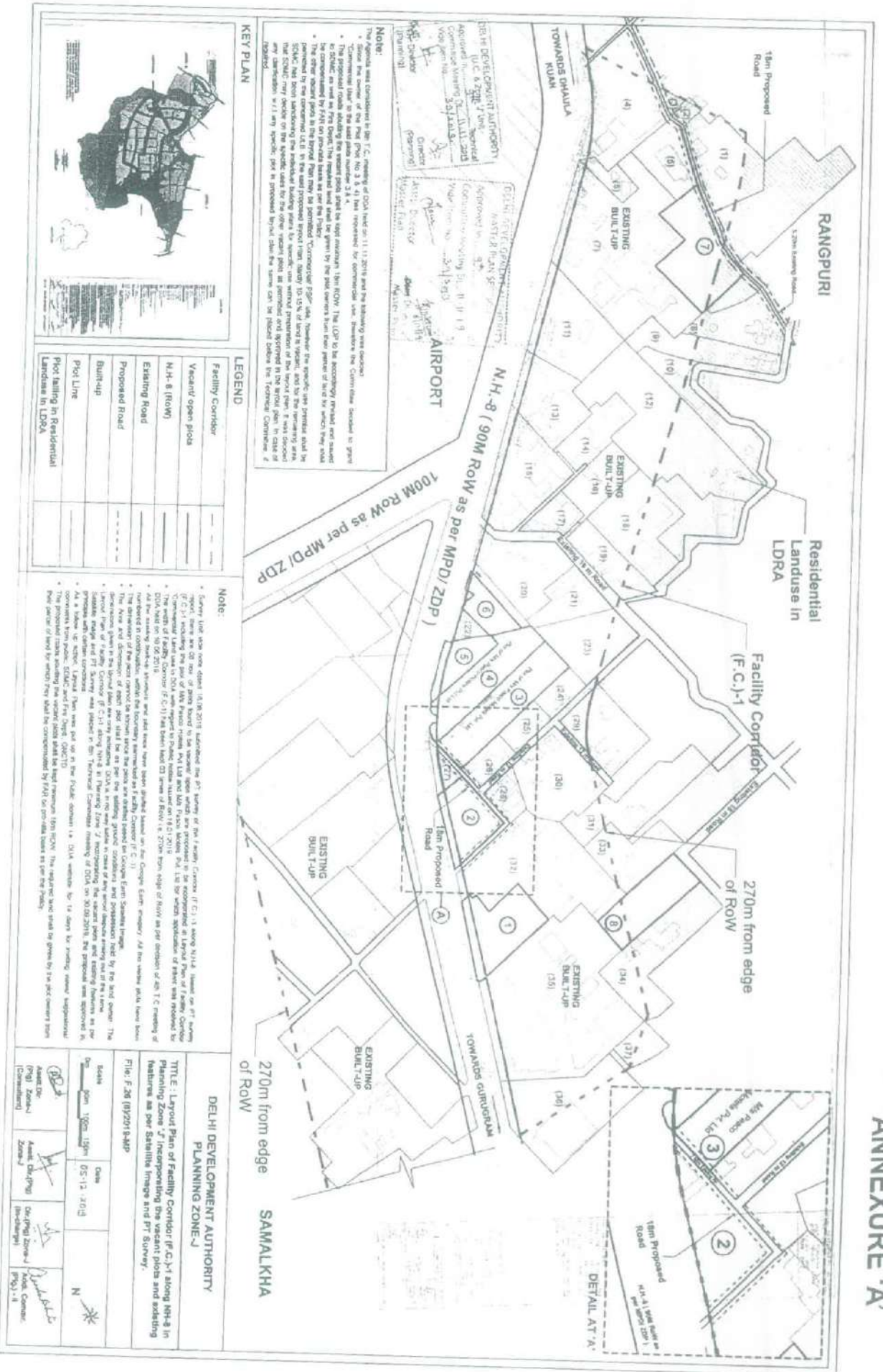
3. Proposal:

In view of the examination in Para-2 specifically Para 2 (iii) and (iv), the matter is placed before Technical Committee for consideration of 'Public and Semi-public' with use premise as 'Socio-Cultural Centre' for the Plots under reference instead of 'Commercial' use as approved earlier by the Technical Committee.


 Addl. Commissioner
 (Plg.) Projects


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


 Asstt. Dir. (Plg.)
 UC & J



PASCO HOTELS PRIVATE LIMITED
PASCO MOTELS PRIVATE LIMITED

निदेशक (योजना)
शु.सि. जे. व. सी (यू. ई.)
हायरी सं०: 4434
दिनांक: 17/12/2020

अति० आदर (यो०)-II

हायरी सं०: 4910

दिनांक: 16/12/20

आयुक्त (योजना) कार्यालय

हायरी सं०: I-2120

दिनांक: 9/12/2020

December 9th, 2020

To,
Shrimati Leenu Sehgal Ji,
The Commissioner (Planning)
Delhi Development Authority
Vikas Minar
New Delhi

Subject: Request for clarification about use of Plot No. 3 & Plot No. 4, measuring about 7.5 acres, for use of MUSEUM; designated for Commercial use in approved layout plan of Facility Corridor along NH-8, New Delhi.

Dear Respected Madam,

The Delhi Development Authority very kindly accorded approval vide Letter No. F.26(8)2019/-MP/D-374 dated 6/12/2019 for the use of my land having Plot No. 3 & Plot No. 4, in approved layout plan of Facility Corridor for Commercial use. This Commercial use was processed on my request.

In the past nine months, since the lockdown and pandemic COVID-19, the demand for Commercial activities has reduced tremendously as people have started online shopping, also Commercial offices have started working on work from home concept. In such a situation I intend to use part of my plot for Public, semi-public use, specifically for MUSEUM and related permitted socio cultural activities.

As per provision of Master Plan for Delhi 2021, clause 5.7.1, "Facility Corridor will have non-residential uses like Commercial, Recreational, Public and Semi Public, Utilities, Services and Repair etc. with detail Urban Design and landscape schemes." (Annexure A)

15/12/2020
Accepted
17/12/2020

17/12/2020

Director

Regd office : 57 Golf Links, New Delhi - 110003
Tel No : 9810064388, Email: pasco@pasco.in

From perusal of the activities/usage allowed under commercial activities, we do understand that social cultural activities are allowed under certain commercial areas (Refer Table 5.1-Annexure B).

Further, all public and semi public uses / activities have been detailed out in Master Plan under chapter Social Infrastructure. Table 13.27 with heading socio cultural and Community Facilities; at serial no. 10 allows development of MUSEUM, exhibition Centre and art gallery, auditorium and open air theatre, (Annexure C).

I understand this Socio Cultural Activities is common, which is allowed both in the premises designated as Commercial or Public & Semi Public Areas.

I request you to kindly oblige me, by changing part of Plot No. 3 & Plot No. 4 i.e. 60% of the total area to public and semi-public use from the present approved land use of Commercial. The balance area i.e. 40% of Plot No. 3 & Plot No. 4 would continue to be used as Commercial. We would further request your good office to clarify on the applicable FAR and ground coverage for Plot No. 3 & Plot No. 4 keeping into consideration its proposed usage for both public and semi-public (museum) and Commercial under the already approved layout plan of Facility Corridor.

We would be happy to provide any additional information or clarification, as may be required by you for providing us with the aforesaid clarification.

Thanking You,

Yours Sincerely,


Director

MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

levies. ¹[To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.

FAR enhancement in the shops cum residence complex developed prior to 1962 in rehabilitation colonies or other residential area shall be allowed higher FAR equivalent to FAR permissible on residential plot subject to availability of the parking in the area. The plot holder of shop-cum-residence plot is also allowed to continue with the original use i.e. shop-cum-residence and in such cases there will be no insistence for levy of any conversion charges.]

5.7 COMMERCIAL CENTRES IN URBAN EXTENSION

5.7.1 SUB CITY LEVEL COMMERCIAL AREAS

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. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and bus terminals, as the case may be, shall be integrated within these facility corridors.

5.7.2 LOCAL LEVEL COMMERCIAL AREAS

In case of Urban Extensions it is proposed to combine and integrate LSC and CSC at neighborhood level to ensure their location within walkable distance.

5.8 ²[(A)] HOTELS

Delhi is emerging as an international centre of education, health care, tourism, sports and business, which require complimentary facilities such as hotels catering to various economic groups. Such uses are proposed as part of commercial use (Community Centres and above), Public Semi-Public facilities, wholesale markets, transport nodes, etc.

³[To cater to low tariff accommodation, a hierarchy of Guest House, Lodging and Boarding House / Dharamshala / Hostel have been proposed under respective land uses.

Hotels is are permitted in Commercial Use Zone,] Commercial Centres in Industrial Use Zone, and Transport Nodes (ISBT, Bus Depot/ Terminal, Railway Station, Airport, Integrated Freight Complex, Metropolitan Passenger Terminal) and other use zones - where already existing and where building plans are approved by the Competent Authority. The maximum ground coverage and FAR in such cases shall be as per the sanctioned building plans but in no case exceeding the permissible ground coverage and FAR of that use zone. This is subject to the provision of parking as per norms.

⁴[3.8 (B) LONG TERM (SERVICE APARTMENTS) AND SHORT TERM ACCOMMODATION

In order to cater to the long term accommodation requirement, service apartments are proposed as per the parameters stipulated by Ministry of Tourism and Culture, GOI. To cater to low tariff short term accommodation, a hierarchy of Guest House, Lodging and Boarding House/ Dharamshala/ Hostel have been proposed.

¹ Added vide S.O. 1215 (E) dated 13-05-2013

² Added vide S.O. 2895 (E) dated 23-09-2013

³ Modified vide S.O. 2895 (E) dated 23-09-2013

⁴ Added vide S.O. 2895 (E) dated 23-09-2013

MPD-2021 modified upto 31/01/2015

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5.0 TRADE AND COMMERCE

Shopping and commercial areas reflect the economy and the image of the city. As per the Economic Survey of Delhi 2001-2002, there were about 2.3 lakhs retail enterprises in Delhi with an employment of 5.4 lakhs engaged in trade, commerce and allied services. It is expected that the number of enterprises in retail trade are likely to increase to about 4.15 lakhs by 2021 and the corresponding employment is likely to increase to about 9.63 lakhs. In addition to these, large number of enterprises in sectors such as restaurants and hotels, finance & insurance, real estate & business operate from commercial centres. This indicates the predominance of retail and allied service activities in the economic structure of the city.

The major changes in the economic structure are due to liberalization of the economy, entry of multinational companies in the consumer sector, improved telecommunication system, increased per capita income and the purchasing power of the people.

5.1 PRE 1962 / MPD-1962 COMMERCIAL AREAS

Residential areas and streets / stretches earlier declared as commercial areas / streets or where commercial use was allowed in MPD-1962 shall continue such use at least to the extent as permissible in MPD-1962. Commercial activities existing from prior to 1962 in residential areas are also permitted subject to documentary proof thereof.

5.2 HIERARCHY OF COMMERCIAL AREAS

The following five-tier system of Commercial Areas is envisaged to accommodate required shopping, commercial office and other service activities like cinema, hotel and restaurant and various community services and facilities in an integrated manner.

In addition, some components of commercial use are also provided under mixed use, non-hierarchical commercial centres, and informal sector in the selected areas along the MRTS corridor.

Table 5.1: Five-Tier System of Commercial Areas

| Tier | | III | II | I | IV | V |
|----------------------|---|--|--|--|--|---|
| Population | | About 5 lakhs | About 1 lakh | About 10,000 | About 5,000 | |
| | Metropolitan City Centre (Pertains to already developed Central Business District) | District Centre | Community Centre | Local Shopping Centre | Convenience Shopping Centre | |
| Area (Ha.) | | 40 | 4.0 | 0.3 | 0.1 | |
| Activities Permitted | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, Hotels, Restaurants, Banquet Halls, Socio-Cultural | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial Offices, Clinical Laboratory, Clinic & Poly Clinic, Repair / | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial Offices, Clinical Laboratory, Clinic & Poly Clinic, Repair / | Retail Shopping, Local level service activities, Repair, [Office up to 125 sqm.], Bank, ATM, Informal Trade, Restaurant |

Modified vide S.O. 2895(E) dated 23-06-2013

5.0 - Trade and Commerce

MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

| | | | | |
|---|--|---|---|--|
| activities / Recreational Club, Service Apppts. Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Station, Bus Terminal, Informal Trade. | Hotels, Restaurants, Banquet Halls, Socio-Cultural activities / Recreational Club, Service Apppts. Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Stn., Bus Terminal, Repair / Services, Bank, ATM, Guest House, Nursing Home, Informal Trade. | Hotels, Service Apppts. Restaurants, Banquet halls, Guest House, Nursing Home, Dispensary, Clinical Lab. Clinic & Poly Clinic, Coaching Centres / Training Institutes, Police Post, Post Office, Petrol Pump / CNG Station, Repair / Services, Bank, ATM, Informal Trade, Multi level parking. | Services, Bank, ATM, Guest House, Nursing Home, Informal Trade, Coaching Centres / Training Institutes, Restaurant. | |
|---|--|---|---|--|

- i. The provision of office space upto 125 sq.mtr. to be applicable from the prospective date of notification in view of clause 3 (4) of Development Code.]

Notes:

- Besides the above, retail shopping of desired level shall also be provided in all work centres and transportation nodes.
- Utilities, Public Conveniences shall be provided as per requirement.
- Service & Repair and Informal activities should be provided as Service markets and Informal bazaar.
- The mandatory requirement of parking as per prescribed standards would be met through multi level parking as far as possible in Metropolitan City Centre, District Centre and Community Centre.
- [The non-residential activities permitted as per Mixed Use Regulations with stipulations for category of colony, road ROW etc. in residential plots will be permitted in Commercial Centres.]

5.3 METROPOLITAN CITY CENTRE

The existing CBDs are Connaught Place and its Extension, commercial areas in Walled City and its Extension and Karol Bagh. These have all the necessary ingredients to emerge as Metropolitan City Centres.

These Metropolitan City Centres, need to be seen in the light of the historical legacy of the pre-colonial and post-colonial capital cities of the so called old and new Delhi, are envisaged as a city level centre for shopping, entertainment, socio-cultural and all other

Approved for S.O. 1216(E) dated 13-05-2013

Approved for S.O. 2035(E) dated 28-09-2013

Table 13.27: Socio-Cultural and Community Facilities

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|---------|---|---|--|
| 1 | Multipurpose Community Hall, Barot ghar | A premise having an enclosed space for various social and cultural activities | Community Hall, Watch & Ward Residence (upto 20 sqm) Soft Drink and Snack Stall and library etc. |
| 2 | Music Dance and Drama Training Centre | A premise having facilities for imparting training and coaching for music dance and dramatics | Music dance and drama training centre, watch and ward residence up to 20 sqm, canteen, audaphum |
| 3 | Yoga Meditation | A premise having facilities for self | Yoga centre, meditation, spiritual and |

13.0. Social Infrastructure

13-17

APD-2021 modified upto 31/03/2016

| | | | |
|----|--|---|--|
| | Spiritual and Religious Discourse Centre | anagement, achieving higher quality of mind and body, spiritual and religious discourse etc. | religious discourse centre, watch and ward residence up to 20 sqm, hostel, soft drink and snack stall |
| 4 | Recreational Club | A premise having the facility for recreation with indoor sports, swimming pool, outdoor sports, socializing and gathering space for small functions with restaurant | Recreational Club, watch & ward residence (upto 20 sqm), Residential flat (for maintenance staff), swimming pool, indoor and outdoor games facilities, club |
| 5 | Banquet Hall | A premise to hold small public gatherings, community functions, marriages, etc. | Hall for public gatherings, marriages, cooking facilities and other logistics |
| 6 | Open air theater | A premise having facilities for audience seating and a stage for performance and open to sky | Open Air theatre, Watch & Ward Residence (upto 20 sqm), Canteen |
| 7 | Auditorium | A premise having an enclosed space to seat audience and stage for various performances like concerts, play recitals, functions etc. | Auditorium, Watch & Ward Residence (upto 20 sqm), Canteen |
| 8 | Museum | A premise with facilities for storage and exhibition of objects illustrating antiquities, natural history, art etc. | Museum, Watch & Ward Residence (upto 20 sqm), canteen |
| 9 | Exhibition-cum-Fair Ground | A premise having facilities for the exhibition and display and other cultural activities for a group of participants | Fair Ground, Residential Flat (for maintenance staff), Exhibition Centre (Temporary in Nature), Restaurant, Soft Drink & snack Stall, Police Post, Fire Post, bank, Extension counter facility, Post Office counter facility |
| 10 | Museum, exhibition centre and art gallery, auditorium and open air theatre | Combination of Museum, exhibition centre and art gallery, auditorium and open air theatre | Museum, Exhibition Centre and Art Gallery, Auditorium and Open Air Theatre, Watch & Ward Residence (upto 20 sqm) |
| 11 | Cultural and Information Centre | A premise with facility for cultural and information services for an institution, state and country | Cultural and Information Centre, Watch & Ward Residence (up to 20 sqm), Hostel, Canteen, Bar, Extension, Counter, Facility, Auditorium (Up to 500 seating capacity), Library, Exhibition and Art Gallery |
| 12 | Social and Cultural Institute | A premise with facilities for activities of socio-cultural nature run by a public, voluntary or individual on primarily non commercial basis | Social and Cultural Institute, Watch & Ward Residence (upto 20 sqm), Soft Drink & Snack Stall, Restaurant, Canteen, Bar, Extension, Counter |

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|-------------------|---|--|--|
| 1 | Short Term Accommodation (Hostel / Guest House / Boarding and Lodging House / Working women-men Hostel / Service Apartment) | A premise fully furnished, serviced and self-contained with meal preparation and used for short term or long term individual, family or corporate accommodation | i) Guest Suite ii) Conference Facilities, Office, Retail and Service Shops and Common Dining Facilities, and other facilities supporting the main activity (restricted up to 20% of permissible FAR).] |
| 2 ^[26] | Socio-Cultural Centre | A premise with facilities that promote culture & other activities that include traditions or living expressions such as oral traditions, performing arts, social practices, rituals, festive events, knowledge and practices concerning nature and the universe or the knowledge and skills. | Outdoor spaces / amphitheatre for cultural activities, museums (art, cultural artifacts, natural history, science, community etc.), planetarium, auditorium, exhibition areas, convention centre, literary / film festival, Film centre, Multipurpose training and meeting rooms, Areas for public education, Documentation centre, library, Temporary as well as permanent exhibition areas, commercial office / retail space, Guest rooms, Hotels with permissibility of activities as per Table 13.17 and Table 5.5.] |

Table 13.28: Cremation / Burial Ground and Cemetery

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|---------|------------------|---|---|
| 1. | Burial ground | A premise with facilities for burying of dead bodies. | Burial Ground, Cremation Ground Cemetery and Crematorium, retail shops of Wood, flowers and related materials, Watch & Ward Residence (upto 20 sqm.). Facility for registration of deaths, sheds for performing rituals, drinking water, parking, etc. |
| 2. | Cremation ground | A premise with facilities of performing last rites of dead bodies by burning. | |
| 3. | Cemetery | A premise with facilities for burying of dead bodies. | |
| 4. | Crematorium | A premise with facilities for last rites of the deceased. | |

--- X---X---X---X---X---

¹ Added vide S.O. 2895(E) dated 23-09-2013² Added vide S.O. 2790(E) dated 24-08-2016

| Sl. No. | Category | Maximum | | | Other Controls |
|------------------|---|--------------------|-----|---|---|
| | | Ground Coverage | FAR | Height | |
| 3 | b) Recreational Club Socio-cultural activities such as auditorium, music, dance & drama centre/ meditation & spiritual centre etc. | 35% | 120 | 26 m | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. A proper scheme for visitors parking and parking adequacy statement shall be prepared taking into consideration large number of visitors. |
| 4 | Exhibition -cum - Fair Ground | 20% | 20 | -- | Subject to statutory clearances |
| 5 | Science Centre | 30% | 120 | 26 m | Parking standard @ 2 ECS |
| 6 | International Convention centre | ¹ [40%] | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies | i. Parking standard @ 2 ECS/ 100sqm of floor area. ¹ [ii. Exhibition space, Convention and meeting space shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area.] |
| ² [7] | Socio-Cultural Centre | 40% | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies. | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area.] |

¹ Added vide S.O. 1901(E) dated 26-05-2016² Added vide S.O. 2790(E) dated 24-08-2016

NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT

E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002

आति. 31/12/20
डाकरी सं. 4878
दिनांक. 02/12/20

No. TP/G/117.3/1020

Dated. 2/12/20

To

The Addl. Comm. (Plg), Narela Projects
Area Planning Zone P-I & P-II,
11th Floor, Vikas Minar, LP.Estate.
Delhi Development Authority,
New Delhi-110002.

Sub:- Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

Sir,

This is with reference to the letter dated 10.11.2020 vide which it is requested to re-submit the proposal for relaxation in Gr. Coverage & setbacks in the enclosed format for placing the case before Technical Committee of DDA. Accordingly, please find enclosed the agenda prepared for relaxation in ground coverage, setbacks & change in landuse for consideration of Technical Committee.

This issues with approval of Chief Town Planner.

Encl: As above

Yours faithfully,

[Signature]

Asstt. Town Planner-II

Copy to:

1. Chairman Hira Lal Mohan Devi Rita Gupta (HMR) Memorial Trust, 2585/10, Chuna Mandi, Pahar Ganj, Delhi-110055.

[Signature]
02/12/2020

A.D. Clp./Narela (as leave,

En. Anas, Ptg. Asstt.

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

1.0 Background:-

- 1.1. DDA has formulated the policy for regularization of pre-existing institutions providing Cultural & Religious (Including Spiritual), Health Care & Educational Services which have been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. The applications for regularization of pre-existing institutions were invited by DDA through Public Notice on 01.05.2008. In response about 700 applications were received within stipulated time period and the same were processed for listing in Zonal Development Plans (ZDPs). Later, MoUD while conveying approval of ZDPs specifically conveyed approval of Govt. for regularisation of such institutes as existed on 01.01.2006 and listed them in the annexure of respective zonal plan. The existing institutions as titled in the annexure of ZDPs are to be examined as per Authority Resolution dated 10.04.2008 (Policy for Spot Zoning of pre-existing Cultural, Religious (including Spiritual) Health Care and Education Institutions) and fulfilment of all the conditions contained in the Government directions in letter No.-K-12011/23/2009-DDIB dated 8th March 2010, issued by MoUD, Govt. of India.
- 1.2. Hira Lal, Mohan Devi Rita Gupta Memorial Trust (HMR), Village Hamid Pur, Delhi-110036 has been in existence prior to 01.01.2006 and is listed in the annexure G (List of pre-existing institutes) of Zonal Development Plan of Zone 'P-II' at Sl.No. 18 (copy annexed at 'A').

2.0 Examination:-

- 2.1 As per the regularisation file submitted by the applicant, institute falls in Extended Lal Dora of Village Hamidpur, Delhi, on the land bearing khasras No.s 326/2, 326/3, 327, 329/1, 329/2, 329/3, 329/4, 330, 331, 364/1/1, 364/1/2, 364/1/3, 364/1/4, 364/1/5, 364/1/6, 361/1 min., 365/1 min., 369, 370/2, having an area 20107.00 sqm. (2.0107 Ha.). The said area comprise of three separate plots i.e. plot no. 1 measuring 12213.00 sqm (college building & parking), plot no. 2 measuring 3827.00 sqm (proposed for parking) & plot No. 3 measuring 4067.00 sqm. (vacant, having temporary structures).

The plot 1 having college building is bounded as under:

| | |
|---------|---------------------|
| North = | Other's property |
| East = | 24' 9" Phirni Road |
| West = | Other's property |
| South = | 24' 9" Phirni Road. |

The access to the site is drawn from 24' 9" Phirni Road.

- 2.2 As per the location verified by the applicant and Architect on the Zonal Development Plan (ZDP) of Zone 'P-II' the land use of the site u/r is "Green Belt" under Agriculture and Water Body.
- 2.3 The regularisation is for structures existing on the plot No. '1' measuring 11882.50 sqm (including plot area 7850.50 sqm, rasta (0-8) biswa (344.41 sqm) and parking area 4032.00 sqm). The achieved Gr. Cov. & FAR are 37.96% (4511.00 sqm) & 135.14 (1605.77 sqm) respectively against permissible Gr. cov. 35% & FAR 225.
- 2.4 The setback as per regularisation plan, MPD-2001 & MPD-2021 for plot No. 1 are as under:

| Setback | As per Regularisation Plan (in meter) | As per MPD-2001 (in meter) | As per MPD-2021 Mini. Setback for plot size above 10000 (in sqm) | As per MPD-2021 Mini. Setback for plot size upto 10000 (in sqm) (preceding category) |
|---------|---------------------------------------|----------------------------|--|--|
| Front | 9.72 | 15 | 15 | 9 |
| Rear | 6.45 | 9 | 12 | 6 |
| L.H.S | 6.0 | 9 | 12 | 6 |
| R.H.S | 6.0 | 9 | 12 | 6 |

The existing setbacks are less than the required. Hence clarification / concurrence of DDA was sought vide letter dated 06.03.2020.

DDCs of fire safety and structural safety/ stability dated 16.05.2018 & dated 01.09.2017 respectively are available in the regularisation file.

Note iv under table 17.1, Minimum Setbacks (Other than Residential Plotted Development), the Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.

Information required as per the MoUD GoI letters dated 07.04.205 & 04.09.2015

| S.No. | Information required | Explanatory background |
|-------|--|--|
| | Background note indicating the current situation /provisions; | As mentioned in para 1.0 above- Background |
| i | Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how; | Yes, similar projects of various proposals have been considered / allowed by the Authority w.r.t relaxation in setback. |
| | What were the specific recommendations of the Authority with regard to the proposal; | The proposal is to be placed before Technical Committee and Authority. |
| | How and why the proposal was initiated; | The institute is in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. It is listed in the annexure G (List of pre-existing institutes) of Zonal Development Plan of Zone 'P-II' at Sl.No. 18 (copy annexed at 'A'). |
| | What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof; | The regularisation of the institute is required as per the policy of the pre-existing institute. It is also explained in the background note. |
| | What are the expected short-term and long-term outcomes if the proposal is approved and implemented. | The properties will be regularised as per MPD-2021 and unauthorised construction if any will be removed. |
| ii | How the proposal will benefit in the development and economic growth of the city; | The provisions of the Master Plan will be implemented and unauthorised construction, if any will be removed. |
| | What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi; | The proposal is specific to the requirement of Delhi for implementation of the policy framed for regularization of pre-existing institutions providing Cultural & Religious (Including Spiritual), Health Care & Educational Services which have been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. |
| | What is the public purpose proposed to be served by modification of MPD and /or change of land use? | The institute is in existence and providing facilitating educational service to the community. The change of landuse of the institute is required under policy of pre-existing. |
| x | What is the number of people / families / households likely to be affected by the proposed policy; | The proposal shall not affect any family/household as the institute is already operational as on day under the control of HMR Memorial Trust. |
| | Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc; | The relaxation is sought as per provision of MPD-2021 Chapter 17 Development Code 8(3)(iv). |
| | 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; | As per (xi) above. |
| 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; | Not applicable. |
| | Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal. | Not applicable. |
| | Background note indicating the current situation /provisions; | As mentioned in para 1.0 above- Background |
| | Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how; | Yes, similar projects of various proposals have been considered / allowed by the Authority w.r.t relaxation in setback. |

| B. As per MoUD letter dated 07.04.2015 | | |
|--|---|---|
| a | Whether the land is government or private and who is the land owning agency? | The land under reference is private land situated at Village Hamidpur, Delhi measuring 20107.00 sqm. (2.0107 Ha.). The said land is owned / under possession of HMR Memorial Trust. |
| b | On whose request the change of land use case or modification to MPD-2021 has been initiated? | The land measuring 20107.00 sqm. (2.0107 Ha.) of HMR Memorial Trust in extended lal dora of Village Hamid Pur, Delhi-110036, is required to be changed from "Green Belt" to "Public and Semi-Public Facility (PSP)" under the policy of pre-existing. |
| c | Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided. | Pertains to DDA. |
| d | What is the public purpose proposed to be served by modification of MPD and /or change of land use? | The institute is in existence and providing facilitating educational service to the community. The change of landuse of the institute is required under policy of pre-existing. |
| e | What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies? | N.A |
| f | What will be proposal's impact/ implications on general public e.g. Law & order etc.? | There will be no adverse impact on the general public. |
| g | Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached. | As per available information no ongoing court case on the land mentioned in proposal. |

4.0 Processing in light of DDA's letter dated 10.11.2020 :-

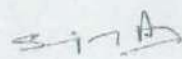
- 4.1 In view of the Addl. Comm.(Plg)/ Narela, DDA letter was sent to the Chairman HMR Memorial Trust for compliance.
- 4.2 The applicant vide letter 02.12.2020 has submitted that as per provisions of MPD-2021 the amalgamation of plots is permitted (Copy annexed at 'B'). Further, applicant has requested that plot 1 and 2 as shown in the modified plan of regularisation (copy annexed at 'C') be considered / treated as one plot for regularisation, including the road area which shall be used as public area and no FAR shall be claimed for the said area.
- 4.3 As per regularisation file of the HMR Memorial Trust the total area is 20107.00 sqm (2.0107 Ha.) comprise of three separate plots. (refer para 2.1).
- 4.4 As per the modified drawings submitted by the applicant the total area of plot no. '1' is 11882.50 sqm. (including plot area as 7850.50 sqm and parking area 4032.00 sqm).
- 4.5 Order of Hon'ble High court dated 22.05.2003 is also available in the regularisation file, issued in the matter of Heera lal mohini devi vs. Guru Gobind Singh Indraprastha University. CW No. 4259/2003. Vide which the use of the land for the purpose of college i.e. extended lal dora is permitted (copy annexed at 'D').

5.0 Proposal :-

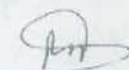
- 5.1 Based on examination the ground coverage & setback, requires consideration / approval of Technical Committee of DDA.
- 5.2 The land measuring 20107.00 sqm. (2.0107 Ha.) of HMR Memorial Trust in extended lal dora of Village Hamid Pur, Delhi-110036, is required to be changed from "Green Belt" to "Public and Semi-Public Facility (PSP)".

6.0 Recommendation:-

The proposal as given in para 5.0 above may be considered by the Technical Committee, DDA.


Asstt. Planner


Asstt. Town Planner-II


Chief Town Planner

ANNEXURE - 'G'

THE LIST OF THE APPLICATIONS OF PRE-EXISTING INSTITUTIONS (OWNING LAND) & RENDERING CULTURAL, RELIGIOUS (INCLUDING SPIRITUAL), HEALTH CARE AND EDUCATIONAL SERVICES IN RESPONSE TO THE PUBLIC NOTICE ISSUED BY M.P. SECTION ON 01.05.08:

| | Name & Address |
|--|---|
| | Delhi Institute of Rural Development (DIRD) near Kapoor Diesel, G. T. Karnal Road, Nangli Poona. |
| | Anubhav Public School, Plot No.57, Gali No-2, Uttaranchal Enclave, Kamal Pur, Burari, Delhi-110084. |
| | Joseph S. Mary Public School, Shastri Park, Burari, Delhi-110084. |
| | Little Star Convent School, Parasram Enclave, Burari, Delhi-110084. |
| | Nalanda Modern Public School, Sant Nagar, Burari, Delhi-110084. |
| | D. K. Convent School, 'B' Block, Gali No.110, Sant Nagar Burari, Delhi-110084. |
| | Great Mission Convent School, B-29, Kaushik Enclave Near Badrinath Mandir, Burari, Delhi-110084. |
| | Yash Vidhya Public School, Harit Vihar, Pepsi Road, Sant Nagar, Burari, Delhi-110084. |
| | Sri Sri Vivekanand Public School, Block-'A', Gali No-8, Amrit Vihar Road, Burari, Delhi-110084. |
| | 10. Bright Star Model School, 154/41 Feet Road, Uttaranchal Enclave, Kamal Pur, Burari, Delhi-110084. |
| | 11. Delhi Modern Public School, B-2, Mukand Pur, Delhi-110042. |
| | 12. Oscar Public School, Swaroop Nagar Road, Burari, Delhi-110082. |
| | 13. M. P. Model School, C-18, Main Road Mukand Vihar, Delhi. |
| | 14. J. C. Gaur - Public School, Gali No.5, Mukand Pur, Part-II, Delhi-110042, (Mata Naraini Devi Sanstha) |
| | 15. J. Premier educational Society, Gali No.-6, Shiv Kunj, Jharoda Sant Nagar, Burari, Delhi-110084. |
| | 16. Baunk Pura Public School, Burari, Delhi-110084. |
| | 17. Samarth Shikha Samiti (Shisu Bal Mandir). |
| | Rao Mahar Chand Sarswati Vidhya Mandir School. |
| | 18. Hira Lal, Mohan Devi & Rita Gupta Memorial Trust, Village Hamid Pur, Delhi-110036. |
| | 19. Maharaja Agarsen Naturopathy & Yoga Sadhna Research Trust, Main Palla Road, Bhikhtawarpur. |
| | 20. Upadhyay Convent School Kadi Vihar, Nathupura, Delhi. |
| | 21. Sant Nirankari Mandal, Spiritual Centre |
| | 22. Sawan Kirpal Ruhani Mission. |
| | 23. Mata Sukh Devi Public School, Nangli Poona. |

Note: Regularization of above institutions would be subject to examination by Zonal Committee and further processing for approvals as per Authority resolution dated 10.04.2008, and fulfillment of all the conditions contained in the Government directions in letter no. K-12011/23/2009-DDIB dated the 8th March 2010 from MOUD, Govt. of India. Some of such facilities although indicated on plan as existing facilities shall not become part of use zone till the competent authority approve it, subject to fulfillment of all the conditions.

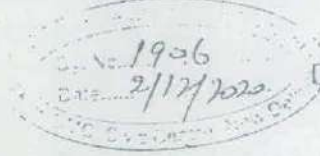
-30-

Annexure B

HIRA LAL MOHAN DEVI RITA GUPTA MEMORIAL TRUST

2585/10, Chuna Mandi, Pahar Ganj, New Delhi 110 055

Ref:



Dated: 02-12-2020

To,
The Chief Town Planner,
13th Floor, T.P. Deptt.,
Civic Centre, Minto Road,
New Delhi-110002.

Sub: Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

Ref. DDA letter No. F.O.3(65)/2008/MP-Pt.-III/D-134 dated 10.11.2020

R/Sir,

This is with reference to your letter dated 27.11.2020 on the above cited subject vide which it is requested for necessary action in reference to the DDA letter dated 10.11.2020.

In this regard it is to inform that as per the Policy of Spot Zoning the institutes which were existing upto 01.01.2006 only are to be considered for regularisation. The regularisation shall be allowed in respect of lands which do not form part of Notified Ridge / Regional Park/Developed Park / River Bed / Gram Sabha Land or Public Land. The extent of buildable area shall be limited to the extent of MPD-2021 norms / prevailing relevant provision of MPD-2021

As per as per clause 3.3.1.3, (E) Village under 3.3.1 Redevelopment Strategy for provision of social and educational facilities reduced space standards shall be adopted. However, as per clause 3.3.2 of MPD-2021 Policy for redevelopment point iv. "Amalgamation and reconstitution of the plots for planning purpose will be permitted." Further point No. vi stipulates "In case of plots with service lanes, the lane area may be included in the scheme. However, no FAR / coverage will be granted and the area shall be used as public area."

The institute falls in extended Lal Dora wherein the use of the premise i.e. college is permitted the same is allowed vide orders of Hon'ble High court dated 22.05.2003 in the matter of Heera Lal Mohini Devi vs. Guru Gobind Singh Indraprastha University, CW No. 4259/2003 (Copy enclosed).

In view of the above, it is requested that plot 1 and 2 as shown in the modified plan of regularisation (copy enclosed) be considered / treated as one plot for regularisation, including the road area which shall be used as public area and no FAR shall be claimed for the said area.

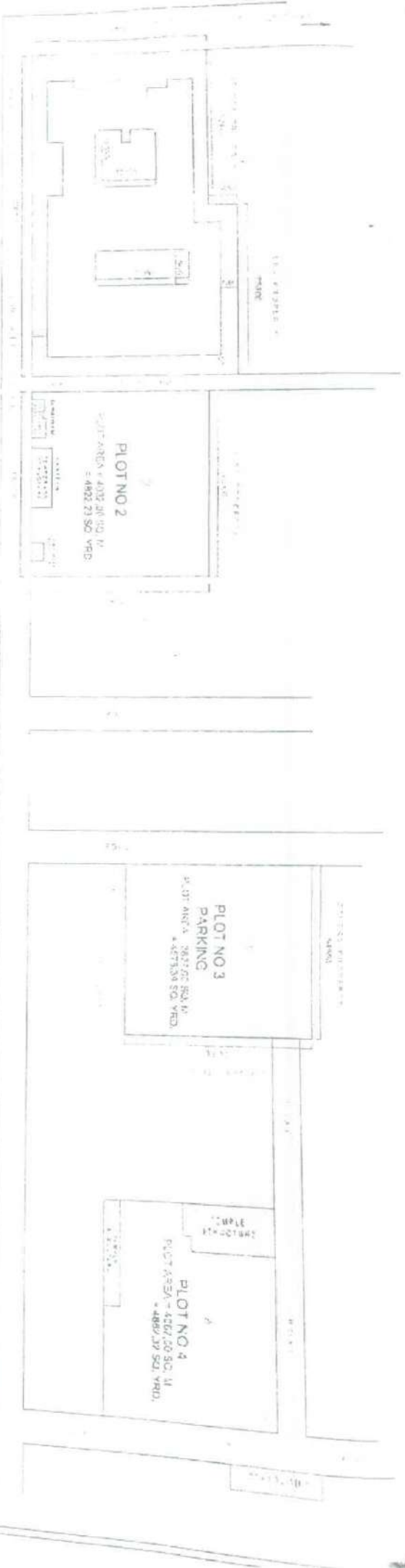
An early approval / regularisation of the institute is solicited.

Encl: As above.

(Anil Kumar Gupta)
Chairman

ATP-II

M. Asst.



COLLECTIVE SCHEME FOR PLOT NO. 2

| S.NO. | AREA | STANDARD | REMARKS |
|-------|---------------------------|---------------------------------|--|
| 1. | TOTAL PLOT AREA | 200 Building 1.5 x 150 T.P. 4.5 | 851.50 = 4013.062 = 11862.50 SQ. YARDS |
| 2. | DISTRICT CIRCUMFERENCE | 4511 SQ. M. | |
| 3. | PERMISSIBLE CIRCUMFERENCE | 38.9 | |
| 4. | CIRCUMFERENCE | 11.75 | |
| 5. | PERMISSIBLE CIRCUMFERENCE | 4511 SQ. M. | |
| 6. | PERMISSIBLE CIRCUMFERENCE | 4511 SQ. M. | |
| 7. | PERMISSIBLE CIRCUMFERENCE | 4511 SQ. M. | |
| 8. | PERMISSIBLE CIRCUMFERENCE | 4511 SQ. M. | |
| 9. | PERMISSIBLE CIRCUMFERENCE | 4511 SQ. M. | |
| 10. | PERMISSIBLE CIRCUMFERENCE | 4511 SQ. M. | |
| 11. | PERMISSIBLE CIRCUMFERENCE | 4511 SQ. M. | |
| 12. | PERMISSIBLE CIRCUMFERENCE | 4511 SQ. M. | |
| 13. | PERMISSIBLE CIRCUMFERENCE | 4511 SQ. M. | |
| 14. | PERMISSIBLE CIRCUMFERENCE | 4511 SQ. M. | |
| 15. | PERMISSIBLE CIRCUMFERENCE | 4511 SQ. M. | |
| 16. | PERMISSIBLE CIRCUMFERENCE | 4511 SQ. M. | |
| 17. | PERMISSIBLE CIRCUMFERENCE | 4511 SQ. M. | |
| 18. | PERMISSIBLE CIRCUMFERENCE | 4511 SQ. M. | |
| 19. | PERMISSIBLE CIRCUMFERENCE | 4511 SQ. M. | |
| 20. | PERMISSIBLE CIRCUMFERENCE | 4511 SQ. M. | |

REGULARIZATION LAYOUT PLAN

OF
 KHANNA NUMBER 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.

THE HIRALAL MOHANTY TRUST
 11/11, BILKAL, DELHI-110016
 11/11, BILKAL, DELHI-110016
 11/11, BILKAL, DELHI-110016

COLLECTIVE SCHEME FOR PLOT-1 & PLOT-2

PLOT AREAS

| |
|--|
| AREA OF PLOT NO. 1 = 7850.50 SQ M = 9389.12 SQ YARDS |
| AREA OF PLOT NO. 2 = 4012.00 SQ M = 4822.23 SQ YARDS |
| AREA OF PLOT NO. 3 = 3622.00 SQ M = 4375.39 SQ YARDS |
| AREA OF PLOT NO. 4 = 4067.00 SQ M = 4862.32 SQ YARDS |

PROJECT
COMPOSITE LAYOUT PLANS OF TRIBAL MOHENDAVRITA
GOPHA MEMORIAL TRUST
VILLAGE - MOHENDAVRITA, DIST. - ALMORA
DIST. AREA - 11000

N

| S.NO | AREA STATEMENT |
|------|--|
| 1. | TOTAL PLOT AREA (college building) = (Plot 1 + Plot 2) = (7850.50 + 4012.00) = 11862.50 SQ YARDS = 11. |
| 2. | EXISTING GROUND COVERAGE = 4511 SQ M |
| 3. | PERMISSIBLE GROUND COVERAGE = 35% |
| 4. | GROUND COVERAGE ACHIEVED = 37.96% |
| 5. | BUILT UP AREA |
| | BUILT UP AREA AT GROUND FLOOR = 4511 SQ M |
| | BUILT UP AREA AT FIRST FLOOR = 4430.42 SQ M |
| | BUILT UP AREA AT SECOND FLOOR = 4430.42 SQ M |
| | TOTAL BUILT UP AREA (G+F+T) = 16057.77 SQ M |
| 6. | F.A.R |
| | PERMISSIBLE F.A.R = 225% = 26735.62 SQ M. |
| | ACHIEVED F.A.R = 135.14% |
| 7. | HEIGHT |
| | PERMISSIBLE HEIGHT = 17 M. |
| | EXISTING HEIGHT = 15 M. |
| 8. | E.C.S |
| | PERMISSIBLE E.C.S = 2 E.C.S @ PER 100 SQ. M OF BUILT UP |
| | ACHIEVED E.C.S = (16057 / 100) X 2 = 321 E.C.S |
| | EXISTING E.C.S = 155 E.C.S |
| | E.C.S ON PLOT NO. 2 = 165 E.C.S |
| | ACHIEVED TOTAL E.C.S = 321 E.C.S |

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Date

Orders

22.5.2003

Present: Mr. P.V.Kapur, Sr. Advocate with Mr. Naresh Gupta and Mr. Nazim for petitioner.
Mr. G.D.Goel with Mr. Sanjiv Goel and Mr. Suresh Chandran for respondents 1 and 2.
Mr. Badri Babu and Mr. S.P. Arora for respondent No.3
Ms. Sujata Kashyap with Ms. Priya Kiran for respondent No.4.

CW No.4259/2002

In the order dated 20.3.2003, this court had categorically observed as under:

" On the other hand, Mr. Kapur learned senior counsel for the petitioner has drawn my attention to the Delhi Master Plan 2001 as per which college is permitted in Ial dora/extended Ial dora. Even reading of letter dated 13th November, 2002 of the DDA would confirm that as per clause 8(ii) A of MPS-2001 land use as college is permissible under residential use zone as a part of approval of lay out plan or as a case of special permission from the authority. From this it is clear that the proposed college of the petitioner at the aforesaid land which is extended Ial dora, the use of the land for the purpose of college is permitted. It may also be pointed out that the petitioner has given examples of other such colleges in Ial dora where MCD certificates are accepted by the respondents and affiliation granted."

For Justice
Judicial Department
High Court of Delhi

Thereafter, inspection was carried out on 25.3.2003 and further proceedings as directed by this court on 1.5.2003 were carried out. The Board of Affiliation also held a meeting on 15.5.2003 pursuant to the direction of this court on 1.5.2003. After the meeting, the Board has considered the question of affiliation of the petitioner institute with the Guru Gobind Singh Indraprastha University. By a letter dated 21.5.2003 issued by the Deputy Registrar (Affiliation) of the Guru Gobind Singh Indraprastha University to the petitioner, it is made clear that in terms of Section 5(21) of the Indraprastha Viswavidyalaya Act 1998, with the prior approval of Board of Affiliation, approval is granted for provisional affiliation to HMR Institute of Technology, for conduct of B.Tech. in (i) ECE, (ii) CSE, (iii) IT & (iv) MAB programme (four years duration) with the maximum permitted intake of 60 each, for academic session 2003-2004. The affiliation granted is provisional and is subject

LES 02-03

per

Orders

to the conditions mentioned in the letter itself. It is made clear by the letter appearing for the respondent university that provisional affiliation is a term which is followed in respect of new cases and this affiliation would relate to the academic session 2003-2004. The said letter is taken on record.

The AICTE as well as the Government of Haryana have also given their respective no-objections/approvals/consent for the academic session 2003-2004 as mentioned in the letters which are on record.

In view of the above provisional affiliation and directions, no further directions are required to be given in the present writ petition and accordingly the same is disposed of.

sd/-

Badar Durrani Ahmed, J

MAY 22, 2003

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Certified to be True Copy

Principal Judicial Department
High Court of Delhi
Authorized Under Section 20
Indian Evidence Act

FALES 02-03

Planning observations of Narela Project Unit

Asstt. Town Planner-II vide letter No. TP/g/1173/2020 dated 21.12.2020 has forwarded the Agenda for Change of Landuse of pre-existing institutions Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. Also, relaxation in ground coverage and setbacks are also requested. The agenda has been signed by Chief Town Planner, Asstt. Town Planner and Planning Asstt., of North DMC.

In the Agenda, following are the observations of Narela Planning Unit:

1. In para 4.2 of the Agenda, it has been mentioned that applicant vide letter dated 02.12.2020 has submitted that as per the provisions of MPD-2021 the amalgamation of plots is permitted. Further, applicant has requested that plot no. '1' and '2' as shown in the modified plan of regularization be considered/treated as one plot for regularization, including the road area which shall be used as public area and no FAR shall be claimed for the said area. In this regard, it is informed that the provisions referred regarding amalgamation of plots are in the case of redevelopment as referred in MPD-2021 and not for the regularisation of pre-existing institutes. Since the road is passing through the plot number '1' having an area 11882.50 sqm. (including plot area 7850.50 sqm., parking area 4032.00 sqm. and excluding road of area 344.41 sqm.) of the existing institution, no FAR on the road portion shall be considered and the two plots can be connected through underpass or overhead.
2. As per the Agenda, the institute comprised of 3 separate plots and the 2 of the plots are at the approx. distance of 280 mtrs. and 460 mtrs. from plot no. '1'. One of the plot is vacant and on another plot, there are some temporary structures existing. Therefore, the same may not be considered for Change of Landuse.

With the above observations, Agenda as received from North DMC is put up for placing before the Technical Committee.

[Signature]
21/12/2020

Ng. Asst (Narela Project)

[Signature]
21/12/2020

Addl. Commr. (Plg.)/Projects

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

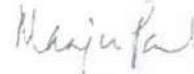
E-File No.- PLG/MP/0009/2020/F-
1/-O/o DY DIRECTOR
(PLG)MP AND DC/393

Date : 16.12.2020

MEETING NOTICE

10th Technical Committee Meeting of DDA for the year 2020 will be held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Wednesday, 16th Dec 2020** at 03:00 PM. The meeting ID is 176 323 7040 and password is 12345.

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



(Manju Paul)

Addl. Commissioner (Plg.)-I

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin & LM), DDA
4. Commissioner (Plg.)
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.) - III, DDA
11. Addl. Commr. (Plg.) - Projects, DDA
12. Addl. Commr. (Plg.) - Land Pooling, 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, (I.&DO)
19. Director, Fire Service, GNCTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Director (Building), DDA
3. Representative from IGI,

INDEX

10th Technical Committee Meeting to be held on 23.12.2020

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| | 53/2020 | Proposal regarding approval of higher FAR and higher ground coverage of integrated property development at Okhla NSIC metro station, falling in planning Zone F. PLG/MP/0025/2020/F-20 | 7-11 |
| | 54/2020 | Guidelines for implementation of <i>"Regulations for Enabling the Planned Development of Privately Owned Lands"</i> notified on 04.07.2018. PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG) UC AND Zone J | 12-13 |
| 4 | 55/2020 | Modification in the Layout Plan of Facility Corridor (F.C.) - 1 with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively. F.26(8)/2019-MP | 14-24 |
| 5. | 56/2020 | Change of landuse of pre-existing institution Hira Lal, Mohan_ Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008. PLG/MP/0060/2020/F-3/-O/o ADDL. COMMR(PLG-PROJ MPMR) | 25-35 |

ITEM No. 52/TC/202



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

E. File No.-PLG/MP/0008/2020/F-1/
O/o DY DIRECTOR (PLG)
MP AND DC/432

Date: 21.12.2020

Subject: Minutes of the 9th Technical Committee meeting of DDA for the year 2020 held on 04.12.2020.

The 9th Technical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Friday, 04.12.2020. 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.

Manju Paul
(Manju Paul)

Addl. Commissioner (Plg.)-I

21/12/20

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg.), DDA
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.) - III, DDA
11. Addl. Commr. (Plg.) - Projects, DDA
12. Addl. Commr. (Plg.) - Land Pooling, 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, C&JTD

Special Invitees:

1. Additional Chief Architect, V.C. Office, DDA
2. Director (Building), DDA
3. Representative from IGL

Item No. 44/2020

Confirmation of the Minutes of 8th Technical Committee meeting held on 02.11.2020.
PLG/MP/0007/2020/F-1

Since no observations/comments were received, the minutes of the 8th Technical Committee held on 02.11.2020 were confirmed as circulated.

Item No. 45/2020

Planning Permission for CNG Station on Private Land Khasra no. 78/18, Village Ghevra.
F.07(03)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. The representative from IGL mentioned that the area of the proposed station is 1697.48 sqm which is more than permissible maximum size required for CNG station i.e. 1485 sqm. Further, it was requested that the same be approved for CNG Mother Station for which the maximum permissible size as per MPD 2021 is 75m x 40m as per the requirement. IGL was requested to submit the modified request for considering the site for Mother Station.

After detailed deliberations, based on the request of IGL, the proposal was approved for CNG Mother station as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.

Item No.46/2020

Planning Permission for CNG/EVC/LCNG Station on Private Land at Khasra no. 9/24 (6-3), Village Baprola (Chanchal Park)
F.07(02)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. It was observed that there is a 6.0 m wide road existing outside the property line of the CNG station providing accessibility to the unauthorized colony. It was clarified by IGL that distance between plot and nearest road T junction is 25m. 'T' junction formed by a road of such width does not qualify for intersection. Further IGL vide email dated 4.12.2020 has clarified that another road which is 6m road adjoining the plot is dealer's private road for accessing the back side of the plot.

After detailed deliberations, the proposal was approved for CNG station as per the general provisions approved in the 4th & 7th Technical Committee meeting of 2020.

Item No.47/2020

Planning Permission for CNG Station on Private Land Khasra no. 63/9/2, Village Mitraon
F.07(08)2020/MP

The agenda was presented by Dy. Director (Plg) Zone K-I & L. It has been informed by the concerned Engineering wing that the proposed CNG station partly falls on the proposed UER-1 of 80 m RoW. The construction of UER-1 is going to take time as the land for road parcel falling in this alignment is yet to be acquired by DDA. IGL requested that permission for temporary station be granted. After detailed deliberations, it was decided that only temporary permission may be granted subject to the following:

- a) The permission for the CNG station is purely for a temporary station with temporary structures.

Majhi

- b) IGL would ensure immediate cancellation of license as soon as the plans for the construction of UER is firmed up. IGL agreed to give an undertaking to this effect.
- c) The IGL/allottee would also be required to give an affidavit that no claims/compensation whatsoever would be sought on account of closure/shifting of the CNG station.

Item No.48/2020

Modification in Table 3.3: Hierarchy of Urban Development in Chapter 3.0 Delhi Urban Area 2021 in MPD-2021 w.r.t Provisions of Sewage Treatment Plants (STP) including sewage pumping station & effluent pumping station.
PLG/MP/0013/2020/F-20/-AD (PLG-MP AND DC)-III

The agenda was presented by Addl. Comm.(Plg)-I. It was deliberated that the modified norms have been proposed considering the adoption of new technologies of SBR and ASP for STPs and is indicative of the area requirement for Sewage Pumping Station and Effluent Pumping Station. The norms of 50sqm/MLD for Sewage Pumping Stations and Effluent Pumping Stations has been adopted. In view of this, the new norms have been prescribed in the MPD for new facilities.

After the deliberations, the agenda item was approved for further processing as per Section 203 of the Act with the following modifications:

MPD-2021

MPD-2021 will be with the following modifications:

Existing Provisions

Chapter 3.0: Delhi Urban Area - 2021

Proposed Amendments/Modifications

Table 3.3: Hierarchy of Urban Development

| Level | Facilities | Area in sq.m. | | |
|-----------------------------------|--|---------------|--------------------|-------------|
| | | No. | Per Unit | Total |
| 1 | 2 | 3 | 4 | 5 |
| 2. Neighborhood Population-10,000 | 1. Primary School | 1 | 2,000-4,000 | 2,000-4,000 |
| | 13. Sewage Pumping Station | 1 | 500 | 500 |
| | 14. Coaching centres, IT & language training centres | 1 | 500 | 500 |
| | 15. Dhalao including segregation | 1 | 200 | 200 |
| | 16. Dispensary | 1 | 800-1,200 | 800-1,200 |
| | 17. Local level waste water treatment facility | | As per requirement | |

| Level | Facilities | Area in sq.m. | | |
|---|--|---------------|--------------------|-------------|
| | | No. | Per Unit | Total |
| 1 | 2 | 3 | 4 | 5 |
| 2. Neighborhood Population-10,000 | 1. Primary School | 1 | 2,000-4,000 | 2,000-4,000 |
| | 13. Sewage Pumping Station | 1 | 500 | 500 |
| | 14. Coaching centres, IT & language training centres | 1 | 500 | 500 |
| | 15. Dhalao including segregation | 1 | 200 | 200 |
| | 16. Dispensary | 1 | 800-1,200 | 800-1,200 |
| | 17. Local level waste water treatment facility | | As per requirement | |
| 18. Sewage Treatment Plant# (including 50sqm/MLD for Sewage Pumping Station and 50sqm/MLD for Effluent Pumping Station) | Up to 22.7 MLD | 650 Sqm/MLD | | |

Majr

| Level | Facilities | Area in sq.m. | | |
|--|--|---------------|---|-------|
| | | No. | Per Unit | Total |
| 1 | 2 | 3 | 4 | 5 |
| 5. Zonal / Sub-City Population 10,00,000 | 1. Medical College | 1 | As per Medical Council of India/Regulatory Body | |
| | 8. Sewage Pumping Station | 1 | 2,500 | 2,500 |
| | 9. Municipal Office for Water & sewerage | 1 | 500 | 500 |
| | 10. Sewerage Treatment Plant (180 MLD) | 1 | 200 | 200 |
| | 16. Science Centre | | As per requirement | |
| | 17. Socio-Cultural Centre | | As per requirement | |
| | | | | |

| Level | Facilities | Area in sq.m. | | |
|--|---|----------------|---|-------|
| | | No. | Per Unit | Total |
| 1 | 2 | 3 | 4 | 5 |
| 5. Zonal / Sub-City Population 10,00,000 | 1. Medical College | 1 | As per Medical Council of India/Regulatory Body | |
| | 8. Sewage Pumping Station | 1 | 2,500 | 2,500 |
| | 9. Municipal Office for Water & sewerage | 1 | 500 | 500 |
| | 10. Sewerage Treatment Plants (including 50 sqm / MLD for Sewage Pumping Station and 50 sqm / MLD for Effluent Pumping Station) | above 22.7 MLD | 1100 Sqm/MLD. | |

Notes:
The area norms are for new proposed facilities.

Item No.49/2020

Regarding revision in Development Control Norms for siting of fuel stations - CNG in Community Centres having ROW less than 30 m.

PLG/MP/0003/2020/F-7/-O/o DY DIRECTOR (PLG)MP AND DC

The Agenda was presented by Addl. Commissioner-I. It was informed that many Community Center sites which have already been planned or are in various stages of planning are located on roads with ROW less than 30.0m.

Petrol pumps are existing in these Community Centers as it is a permitted activity as per Master Plan. However, the aspect of the mandatory requirement of a minimum of 30.0 m ROW for siting Fuel Stations (CNG/Petrol Pumps) appears to have been overlooked while earmarking the Petrol Pump sites.

After detailed deliberations, the following was decided:

- It was agreed that new CNG stations in Community Centers existing on 24.0 m wide road in the developed areas be allowed.
- As per clause 12.13.2 of MPD 2021, "the regulations for locating the fuel stations - cum service stations, the development control norms and permissibility shall be governed by the Policy/decision of competent Authority/ Government Notifications from time to time." Accordingly the approval of Authority may be sought.

Handwritten signature

Proposal for planning permission for CNG / EV Charging on Private Land Khasra No. 68/20, 68/11 & 67/15/2, Rupali Enclave, Village Karala, Tehsil Kanjhawala, Delhi 110081 in view of notified regulations dated 08.03.2019.
F.7(10)/2020 - MP

The agenda was presented by Dy. Director (Plg) Zone N. It was observed that some portion of gram sabha land is falling within the proposed site, which seems to be an irrigation channel. IGL and the allottee in consultation with Revenue Deptt may ascertain whether the channel is still functional and accordingly submit the proposal afresh after consolidation of land.

The proposal was not agreed to.

Laid on Table:

Item No.51/2020

Proposal for change of land use from Recreational (District Park) to Utility (U4) of an area measuring 10.7 acres (9 acres +1.7acres) for establishment of Solid Waste Management Facilities (for processing of C& D Waste) and for dumping site for inert materials generated due to bio mining at Tehkhand falling in Planning Zone 'F'.

- The proposal was deferred. The Agenda to be resubmitted incorporating the following:
- i. Justification for allotment of more land for SWM facilities considering the allotments already made.
 - ii. SDMC to provide details with respect to total land allotted to SDMC in and around the area for Solid Waste Management facilities till date and its utilization with detailed planning of the area.
 - iii. The new allotment be contiguous and to be earmarked in such a way that the Solid Waste Management facilities are developed without impacting the proper planning of the left over adjoining areas.
 - iv. The proposal for Change of Landuse may be accompanied with a proper T.S.S. for the convenience of seeking Public Objections/Suggestions.

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

Major

ANNEXURE-I

List of participants of 9th meeting for the year 2020 of Technical Committee on 04.12.2020

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin. & LM), DDA
4. Commissioner (Plg)
5. Addl. Commissioner (Landscape)
6. Chief Architect
7. Addl. Commissioner (Plg.) -I
8. Addl. Commissioner (Plg.) -III
9. Addl. Chief Architect, VC Office
10. Secretary, DUAC
11. Dy. Director (Plg.), LP-I
12. Dy. Director (Plg.), LP-II

Representatives of the following Organizations has also attended the meeting:

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. South Delhi Municipal Corporation
5. Delhi Fire Service
6. CPWD
7. IGL

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

SUBJECT: PROPOSAL REGARDING APPROVAL OF HIGHER FAR AND HIGHER GROUND COVERAGE OF INTEGRATED PROPERTY DEVELOPMENT AT OKHLA NSIC METRO STATION, FALLING IN PLANNING ZONE F.

E-PID No.: PLG/MP/0025/2020/F-20

Synopsis

- TOD Policy was conceptualized and incorporated in MPD-2021 as part of its Chapter 12: Transportation vide notification dated 14.07.2015. The policy provisioned for 400 FAR and 40% Ground Coverage for projects developed as per the TOD norms. However, the Regulations for operationalization of the TOD Policy could not be notified.
- DMRC site at the Okhla NSIC Metro Station was eligible for development under the then notified TOD Policy.
- A workshop to promote TOD policy was conducted by UTTIPEC on 10.10.2015 for the officials of DMRC and it was discussed that the development at Okhla NSIC metro station may be taken up as a pilot project under TOD policy.
- The Integrated Residential Complex at the DMRC site of Okhla NSIC Metro Station utilized 140 FAR and 30% Ground Coverage in anticipation of the TOD Policy and Regulations and is currently fully constructed and awaiting approval.
- In the meanwhile TOD policy was revised and notified by MoHUA on 24.12.2019 and incorporated as Chapter-20 'Transit Oriented Development (TOD) Policy' in MPD-2021. However, the Regulations for the operationalization of the TOD policy notified on 24.12.2019 are yet to be notified.
- As per the revised TOD Policy notified on 24.12.2019, TOD development is to be undertaken only in few select TOD nodes. The DMRC site at Okhla NSIC by virtue of the changed policy has become ineligible for TOD development.
- DMRC has requested for permitting regularization of NSIC case as the only case with FAR 140 (as against 100 FAR and 25% Ground Coverage allowed in MPD-2021 as notified on 07.02.2007) as a special case to enable approval of the plans for the already constructed and completed project i.e. Integrated residential complex developed at Okhla NSIC station.

1.0 BACKGROUND

- 1.1 Various requests have been received from Delhi Metro Rail Corporation Limited (DMRC) regarding approval of Integrated Residential Complex at the Okhla NSIC Metro Station developed as per the pre revised TOD policy of DDA notified on 14.07.2015. Since the said policy has been superseded by the revision in Policy notified on 24.12.2019. Due to the revision in Policy, the development control norms adopted in the project cease to be in conformity with the MPD 2021.
- 1.2 Okhla NSIC station is one of the stations of Line 8 (Janakpuri West to botanical garden) in phase -III. For the construction of Okhla NSIC station, 3 land pockets on the outer

Ring road near Lotus temple were acquired with a total area of 9270 sqm which is 730 sqm less than presently permitted minimum area for a TOD scheme i.e. 1 Ha.

The details of the land parcels are as provided below:

| | Pocket - 1 | Pocket - 2 | Pocket - 3 |
|-------------------|---|----------------------|-----------------|
| Area | 3070.93 | 2947.63 | 3113.79 |
| Initial Land Use | Recreational | Recreational | Recreational |
| Proposed Land Use | Transportation | Transportation | Transportation |
| Owner | NSIC | Private Land Owners* | Delhi Jal Board |
| Status of CLU | Notified vide S.O. vide S.O 2226(E) dated 28.06.2019. | | |

* Land Pocket 2 has been acquired from private land owners. A MoU was signed between DMRC and land owners, DMRC is obligated to allot proportionate built-up space to these land owners on Okhla NSIC station itself.

1.3 DMRC in their letter dated 09.06.2020 mentioned the following: (Annexure I)

- i. National Metro Rail Policy 2017 mandates enhancing of Revenue through Transit Oriented Development (TOD) and Value Captures finance (VCF). It is stated that Metro Rail Implementing agencies should endeavor to maximize revenue through commercial development at stations.
- ii. Mandate was also given to DMRC vide circular from MOUD dated 30.03.2009 to explore PD options wherever feasible with TOD as an accepted source of non-Farebox revenue/resource mobilization towards capital cost as well as sustainable operations.
- iii. A workshop to promote TOD policy was conducted by UTTIPEC on 10.10.2015 for the officials of DMRC and it was discussed that the development at Okhla NSIC metro station may be taken up as a TOD project.
- iv. A commercial cum residential complex was planned at Okhla NSIC as a mixed use development, as per the norms applicable under TOD policy dated 14.07.2015 alongwith other criteria such as zero set back from ≥ 18 m ROW, provision of Multi-modal Integration (MMI), universal accessibility, etc.
- v. The construction of the project was completed by 20.12.2019 and completion certificate from local authorities is required for disposal of the units/scheme.

2.0 Provisions of Master Plan 2021 w.r.t. Transportation Chapter and TOD Policy

- 2.1 MPD-2021 was notified on 07.02.2007 which permitted 100 FAR and 25% Ground Coverage as mentioned in 'Development control Norms for Metro Stations' in Chapter 12: Transportation.
- 2.2 As a part of the Master Plan Review Process, Chapter 12: Transportation of MPD-2021 was revised and the TOD Policy was incorporated vide notification dated 14.07.2015.
- 2.3 The TOD Regulations for operationalization of the TOD policy and proposed modifications in the TOD policy were approved by the Authority in its meeting dated 10.06.2016. After approval, the same were sent to MoUD for issuance of final

notification. However, the Regulations for operationalization of the TOD policy could not be notified.

- 1.4 Ministry vide letter dated 03.03.2017 requested DDA to revisit the proposed amendments in the TOD policy and proposed TOD regulations in light of the new development vis-à-vis National Policy on TOD.
- 1.5 As per the directions of Ministry, the TOD policy and Regulations were revised and the same were approved by the Authority in its meeting dated 17.09.2019. The revised TOD policy was notified by MoHUA on 24.12.2019 as 'Chapter-20 Transit Oriented Development (TOD) Policy of MPD-2021'. The Regulations for the operationalization of the TOD policy notified on 24.12.2019 are not notified till date.
- 1.6 As per the new TOD Policy notified on 24.12.2019, the policy will be strategically implemented in select TOD nodes with high development potential.
- 1.7 The DMRC site at Okhla NSIC is not falling under the identified TOD Nodes.
- 1.8 The policy, at Para 20.3 '**Framework for implementation of the Policy**', states that a committee shall be set up under the chairmanship of the Lieutenant Governor of Delhi comprising of representatives from DDA, various service providing agencies and all local bodies. The committee will be responsible for approval of any new TOD nodes (other than any priority nodes identified under the regulations)

PROJECT DETAILS

- 2.7 The Okhla NSIC project consists of 93 residential units of one or two bedrooms (with 100% of the total DU's falling under two rooms or less) along with supporting commercial area and public spaces as per TOD norm for Transportation land use as notified in July 2015.

| | |
|--------------|---------------------|
| Gr. Coverage | : 30 % |
| FAR | : 140 |
| E.C.S | : 1.33 ECS/100 Sq.M |

Also following all other criteria such as zero set back norm ≥ 18 m ROWs, provision of multimodal integration (MMI), universal accessibility etc.

- 2.10 A Traffic Impact Assessment has been also been done in this regard and as per the report submitted by the consultant, the project site will contribute insignificant traffic to the surrounding road network and hence no impact on the adjacent existing road network. However it is pertinent to say that the proposed Modi-Mill connecting flyover, should cater to the need of the traffic beyond the horizon year, with proper road alignment and appropriate signages.
- 2.11 The construction of the project was completed by 20.12.2019 and completion certificate from local authorities is required for disposal of the units/scheme.
- 2.12 A comparative statement of the Development Control Norms is as under:

| Parameter | As per MPD-2021 notified on 07.02.2007 | As per modified Chapter 12 of MPD-2021 incorporating TOD Policy as notified on 14.07.2015 | As per revised TOD Policy notified on 24.12.2019 and incorporated as Chapter 20 in MPD -2021 |
|-----------------|--|---|--|
| Plot Size | Max. 3 Ha | Min. 1 Ha | Min. 1 Ha |
| FAR | 100 | 400 | <p>Calculated as the sum of FAR calculations for all constituent plots.</p> <p>FAR entitlement for each constituent plot shall be calculated as follows:</p> <ul style="list-style-type: none"> • The FAR shall be 1.5 times the existing permissible FAR on the plot or 300, whichever is more. • The maximum FAR limit for any plot included in TOD Schemes shall be 500. • Larger TOD Schemes with an area of 4 Ha and direct access from roads of 30m RoW, will be eligible for FAR of 500 on all constituent plots, if feasible. |
| Ground Coverage | 25% | 40% | 40% |

3.0 EXAMINATION

- 3.1 The NSIC Okhla project was envisaged under the TOD Policy notified on 14.07.2015 under which the site was eligible for development as per TOD norms. However, TOD Regulations for operationalization of the TOD Policy were not notified which is mandatory for approval and implementation of any project under TOD norms.
- 3.2 In the absence of Regulations, no project could be operationalized and approved as per the TOD norms. Therefore, the proposal for approval of 140 FAR for the DMRC site of NSIC Okhla could not be acceded to.
- 3.3 Later, a revised TOD policy was notified by MoHUA on 24.12.2019 wherein it was stated that the policy will be strategically implemented in select TOD nodes with high development potential. The DMRC site at Okhla NSIC is not falling under the identified TOD Nodes.
- 3.4 The matter was discussed with VC, DDA on 21.10.2019, wherein it was decided that DMRC shall approach DDA with a request to modify relevant provisions in MPD-2021. **(Annexure II)**
- 3.5 A letter dated 05.03.2020 was issued wherein it was mentioned that DMRC will only be able to avail TOD norms for its property development at Okhla NSIC if the site falls under the TOD nodes, as specified in TOD policy.
- 3.6 As per Notes (v) provided under Table 17.1 of Chapter 17.0 Development Code of MPD-2021,

"The Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances."

However, MPD-2021 does not provide any provision for relaxation in FAR.

3.7 DMRC in their letter dated 09.06.2020 also mentioned the following: (Annexure I)

- i. It is worth mentioning that the FAR originally allotted to DMRC was 1.0 with 25% GC, while the FAR allowed for a standard residential project to any private developer is 2.0 with 33.3% Gr. Coverage. It may also be noted that the Okhla NSIC scheme does not avail the higher FAR (3.0 to 5.0) as permitted by the National and Delhi TOD policy, yet it meets all the other good features of the policy such as zero setbacks with active frontages, mixed-income mixed-use Housing and walk-to-shop parameters that are beneficial to the larger public, especially in the post-COVID scenario.
- ii. Keeping in view the fact that the project is already completed under circumstance explained above, it is, therefore, requested that Okhla NSIC may be considered for deciding it as one of the TOD node as a special case and approval of 1.4 FAR and 30% ground coverage may be granted so that we may seek necessary clearance from local authority and take action for leasing out of flats and mobilizing of resources at the earliest.

4.0 THE ISSUES PLACED BEFORE THE TECHNICAL COMMITTEE FOR CONSIDERATION

The project may be considered to be treated as a special case since it is undertaken by a government agency and was envisaged and developed based on approved TOD Policy notified on 14.07.2015 and in anticipation of the TOD Regulations which were not notified.

- 4.2 DMRC may be permitted regularization of 140 FAR and ground coverage of 30% as against FAR of 100 and ground coverage of 25% allowed in MPD-2021 as a special case to enable regularization of the already completed integrated residential complex developed at Okhla NSIC station to avoid any loss to the ex-chequer.
- 4.3 The Technical Committee may relax the excess Ground Coverage and setbacks in view of special circumstances. Once the proposal is approved by the Technical Committee, the issue of relaxation of FAR in NSIC Okhla Metro Station shall be placed before the Authority for its appropriate decision. On consideration of the issue of FAR by the Authority, the composite proposal shall be sent to the MoHUA for its final approval.


Dy. Director
(UTTIPEC)


Director (UTTIPEC)


Dy. Director (Plg)
Master Plan


Addl. Commissioner
(Plg.) - I

Sub: Guidelines for implementation of "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018

File No. PLG/MP/0004/2020/F-26/-O/o DIRECTOR (PLG)UC AND ZONE J

1.0 Background:

- 1.1 Delhi Development Authority vide S.O. 3249 (E) dated 04.07.2018 notified the "Regulations for Enabling the Planned Development of Privately Owned Lands".
- 1.2 For implementation of these Regulations, a Standard Operating Procedure (SOP) and guidelines were prepared and uploaded on DDA website.
- 1.3 As per the Regulations, "Private Land / Privately Owned Land" means any unacquired / freehold land or property, which is not open to the use and enjoyment of the public and the ownership of the said land vests with an individual land owner or a company or a society or a group of land owners voluntarily agreeing to participate pursuant to an agreement. This is subject to applicability set out in Clause 3.1 of these Regulations.
- 1.4 As per Clause 3.1, these Regulations shall be applicable to the following types of privately owned land parcels:
 - 1.4.1 Land parcels having activities / uses that were already in existence before the notification of MPD 1962.
 - 1.4.2 Land parcels that were left out and could not form a part of any layout plan / planned development during the implementation of the MPD.
 - 1.4.3 Land parcels that could not be acquired by DDA because:
 - 1.4.3.1 Acquisition proceedings were challenged by the land owners and quashed by the courts.
 - 1.4.3.2 Acquisition lapsed as per sub-section 2 of section 24 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (the 'New Land Acquisition Act').
 - 1.4.4 Land parcels assigned 'Recreational use' in the layout plan, resulting in restricting their development are also included (except for notified or reserved forest area, Regional Park and Monument Regulated Zones as per MPD 2021).

2.0 Examination:

- 2.1 Total 26 no. of applications have been received in Planning Zone-J and G (Urban Extension) till date for consideration under the Private Land Policy. Out of these, 13 nos. of cases have already existing built-up structures on ground. Some of them have also given undertaking to demolish already built

Handwritten signature/initials.

structures. Also, such applications are being received in various other zones within Delhi.

- 2.2 Para 3.3 of the Regulations states that, "*These regulations shall not entitle any land owner for regularization of any already existing unauthorized / illegal development on its property.*" However, there is no clear stipulation whether the Regulations are applicable for vacant land only or certain types of existing structures are covered under the Regulations.

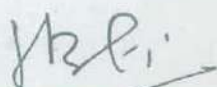
3.0 Proposal:

In view of the examination in Para-2 above, the matter is placed before Technical Committee for deliberation:

- 3.1 Privately owned land parcels may be divided into three broad categories i.e. vacant land parcels, land parcels with existing dilapidated structure and land parcels with existing structure in good condition.
- 3.2 For cases having existing dilapidated structure, the applicants may be asked to demolish the structure for applicability of these regulations on their land parcels.
- 3.3 For cases having existing structure in good condition with and without sanction, the applicants may be allowed to continue using the existing structure after reviewing the structural stability and conformity to all Planning norms applicable on that land parcel.

In such cases, additional charges/ penalty without sanction/ compounding fee may be levied on the applicant for per sq.m. of construction. Requisite charges shall be worked out by Land Costing Deptt.

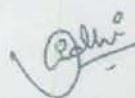
- 3.4 The regulations shall not be applicable on the following types of land parcels:
- 3.5.1 Land parcels in Zone 'O'
 - 3.5.2 Land parcels in Notified Green Belt
 - 3.5.3 Land parcels covered under water bodies
 - 3.5.4 Land parcels in the Ridge, Regional Park, Reserved Forest areas
 - 3.5.5 Land parcels in Monument Regulated Zones
 - 3.5.6 Land parcels already eligible for land pooling as per the notified Land Policy
 - 3.5.7 Land parcels falling in Lal Dora (Village Abadi) / Extended Lal Dora and Unauthorized colonies.
 - 3.5.8 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.



Addl. Commr. (Plg.)
Projects



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



Asstt. Director (Plg.)
UC&J

Sub: Modification in the Layout Plan of Facility Corridor (F.C.)-1, with respect to land use for Plot No. 3 and Plot No. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. respectively.

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

1. Background:

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. 'Commercial use' was granted on the basis of decision of Technical Committee for M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. since the owner of the plots had requested for the same under the "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018. The other vacant plots in the LOP were permitted 'Commercial/PSP' use. (Annexure 'A').

Further, M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. vide letter dated 09.12.2020 requested for changing the use of part of the total area of Plot No. 3 and 4 (60%) to 'Public and Semi-public' use from 'Commercial' use and the balance area (i.e. 40%) to be used as Commercial as already approved by the Technical Committee (Annexure 'B').

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. M/s Pasco Motels Pvt. Ltd and M/s Pasco Hotels Pvt. Ltd. vide letter dated 09.12.2020 requested for 'Public and Semi-public' land use specifically for Museum and related permitted socio cultural activities because due to lockdown and pandemic Covid-19, the demand for Commercial activities has reduced tremendously as people have started online shopping, also commercial offices have started working from home.
- iii. As per Zonal Development Plan of Zone-J, the permitted uses (Zonal level facilities) in 'Facility Corridor' are- Commercial, Recreational, Transportation and Public and Semi-public.

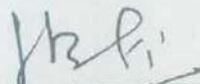
Ami


- iv. As per MPD-2021, the requested uses i.e. 'Public and Semi-public' and 'Commercial' are permitted in 'Socio-cultural Centre' use premise under 'Public and Semi-Public' land use.
- v. As per Table 13.27: 'Socio-Cultural and Community Facilities' of MPD-2021, 'Socio-Cultural Centre' use premise includes the following activities:
"Outdoor spaces /amphitheater for cultural activities, museums (art, cultural artifacts, natural history, science, community etc.), planetarium, auditorium, exhibition areas, convention centre, literary / film festival, Film centre, Multipurpose training and meeting rooms, Areas for public education, Documentation centre, library, Temporary as well as permanent exhibition areas, commercial office / retail space, Guest rooms, Hotels with permissibility of activities as per Table 13.17 and Table 5.5." (Annexure 'C')
- vi. Further, as per Table 13.17: 'Development Controls for Socio-Cultural Facilities', the DC norms for 'Socio-Cultural Centre' are annexed as Annexure 'D'.


| Category | Maximum | | | Other controls |
|-----------------------|-----------------|-----|---|---|
| | Ground coverage | FAR | Height | |
| Socio-Cultural Centre | 40% | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies. | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area. |

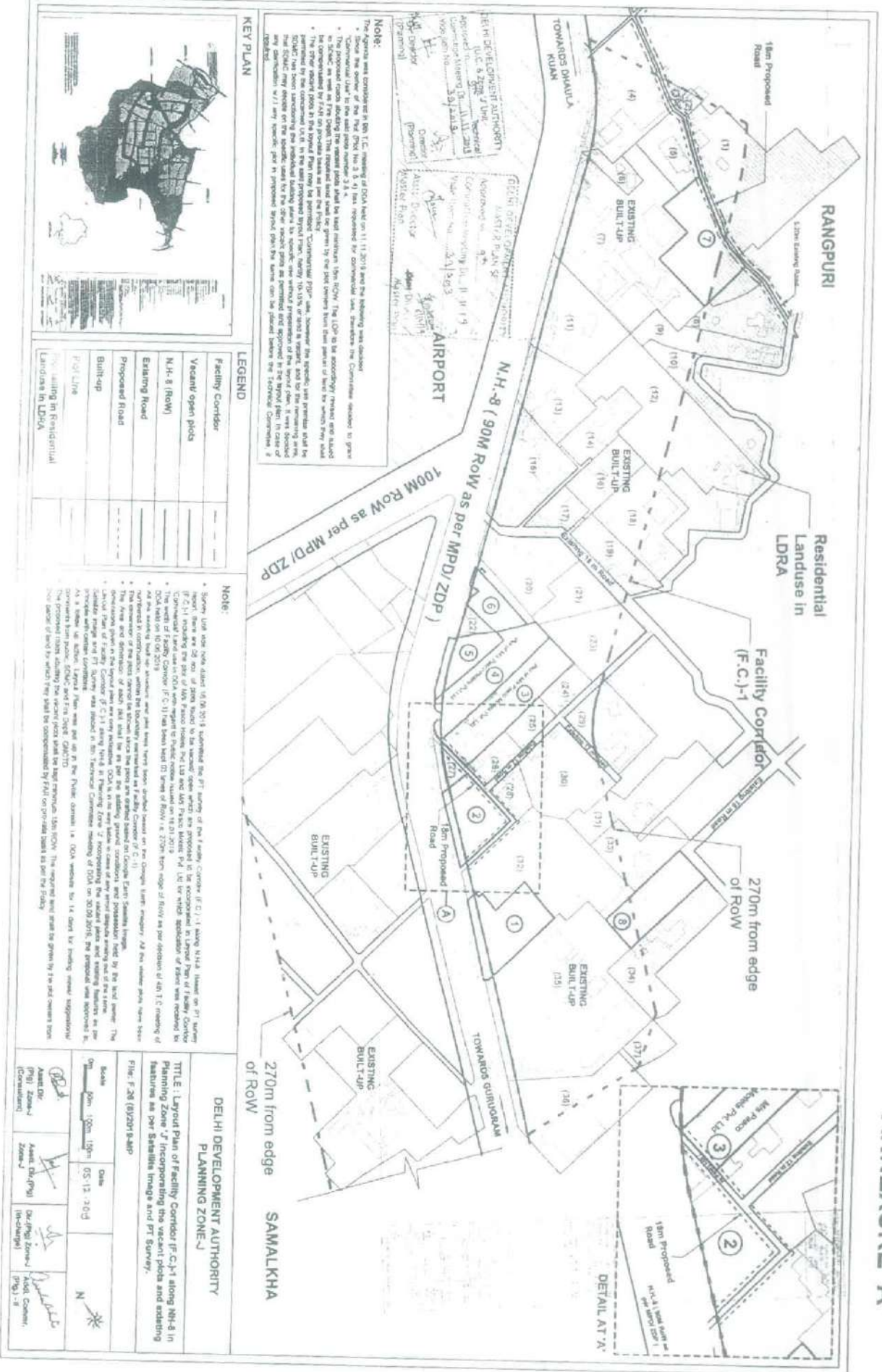
3. Proposal:

In view of the examination in Para-2 specifically Para 2 (iii) and (iv), the matter is placed before Technical Committee for consideration of 'Public and Semi-public' with use premise as 'Socio-Cultural Centre' for the Plots under reference instead of 'Commercial' use as approved earlier by the Technical Committee.


Addl. Commissioner
(Plg.) Projects


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


Asstt. Dir. (Plg.)
UC & J



- 17 -

Annexure 'B'

PASCO HOTELS PRIVATE LIMITED
PASCO MOTELS PRIVATE LIMITED

निदेशक (योजना)
यु.डी. जे. व. डी. (यू. डी.)
लायसी सं: 4434
दिनांक: 17/12/2020

अति० आयुक्त (यो०)-II

पत्र सं० 4910

दिनांक 16/12/20

आयुक्त (योजना) कार्यालय

पत्र सं० I-2120

दिनांक 9/12/2020

December 9th, 2020

To,
Shrimati Leenu Sehgal Ji,
The Commissioner (Planning)
Delhi Development Authority
Vikas Minar
New Delhi

Subject: Request for clarification about use of Plot No. 3 & Plot No. 4, measuring about 7.5 acres, for use of MUSEUM; designated for Commercial use in approved layout plan of Facility Corridor along NH-8, New Delhi.

Dear Respected Madam,

The Delhi Development Authority very kindly accorded approval vide Letter No. F.26(8)2019/-MP/D-374 dated 6/12/2019 for the use of my land having Plot No. 3 & Plot No. 4, in approved layout plan of Facility Corridor for Commercial use. This Commercial use was processed on my request.

In the past nine months, since the lockdown and pandemic COVID-19, the demand for Commercial activities has reduced tremendously as people have started online shopping, also Commercial offices have started working on work from home concept. In such a situation I intend to use part of my plot for Public, semi-public use, specifically for MUSEUM and related permitted socio cultural activities.

As per provision of Master Plan for Delhi 2021, clause 5.7.1, "Facility Corridor will have non-residential uses like Commercial, Recreational, Public and Semi Public, Utilities, Services and Repair etc. with detail Urban Design and landscape schemes." (Annexure A)

15/12/2020
Accepted
17/12/2020

17/12/2020

Director

Regd office : 57 Golf Links, New Delhi - 110003
Tel No : 9810064388, Email: pasco@pasco.in

From perusal of the activities/usage allowed under commercial activities, we do understand that social cultural activities are allowed under certain commercial areas (Refer Table 5.1-Annexure B).

Further, all public and semi public uses / activities have been detailed out in Master Plan under chapter Social Infrastructure. Table 13.27 with heading socio cultural and Community Facilities; at serial no. 10 allows development of MUSEUM, exhibition Centre and art gallery, auditorium and open air theatre, (Annexure C).

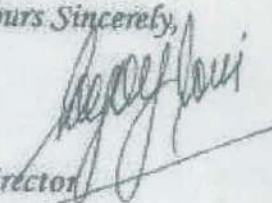
I understand this Socio Cultural Activities is common, which is allowed both in the premises designated as Commercial or Public & Semi Public Areas.

I request you to kindly oblige me, by changing part of Plot No. 3 & Plot No. 4 i.e. 60% of the total area to public and semi-public use from the present approved land use of Commercial. The balance area i.e. 40% of Plot No. 3 & Plot No. 4 would continue to be used as Commercial. We would further request your good office to clarify on the applicable FAR and ground coverage for Plot No. 3 & Plot No. 4 keeping into consideration its proposed usage for both public and semi-public (museum) and Commercial under the already approved layout plan of Facility Corridor.

We would be happy to provide any additional information or clarification, as may be required by you for providing us with the aforesaid clarification.

Thanking You,

Yours Sincerely,


Director

MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

levies. ¹[To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.

FAR enhancement in the shops cum residence complex developed prior to 1962 in rehabilitation colonies or other residential area shall be allowed higher FAR equivalent to FAR permissible on residential plot subject to availability of the parking in the area. The plot holder of shop-cum-residence plot is also allowed to continue with the original use i.e. shop-cum-residence and in such cases there will be no insistence for levy of any conversion charges.]

5.7 COMMERCIAL CENTRES IN URBAN EXTENSION

5.7.1 SUB CITY LEVEL COMMERCIAL AREAS

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. The aim is to prevent unintended and unplanned ribbon development. The proposed MRTS stations and bus terminals, as the case may be, shall be integrated within these facility corridors.

5.7.2 LOCAL LEVEL COMMERCIAL AREAS

In case of Urban Extensions it is proposed to combine and integrate LSC and CSC at neighborhood level to ensure their location within walkable distance.

5.8 ²[(A)] HOTELS

Delhi is emerging as an international centre of education, health care, tourism, sports and business, which require complimentary facilities such as hotels catering to various economic groups. Such uses are proposed as part of commercial use (Community Centres and above), Public Semi-Public facilities, wholesale markets, transport nodes, etc.

³[To cater to low tariff accommodation, a hierarchy of Guest House, Lodging and Boarding House / Dharamshala / Hostel have been proposed under respective land uses.

Hotels are permitted in Commercial Use Zone, Commercial Centres in Industrial Use Zone, and Transport Nodes (ISBT, Bus Depot/ Terminal, Railway Station, Airport, Integrated Freight Complex, Metropolitan Passenger Terminal) and other use zones - where already existing and where building plans are approved by the Competent Authority. The maximum ground coverage and FAR in such cases shall be as per the sanctioned building plans but in no case exceeding the permissible ground coverage and FAR of that use zone. This is subject to the provision of parking as per norms.

5.8 (B) LONG TERM (SERVICE APARTMENTS) AND SHORT TERM ACCOMMODATION

In order to cater to the long term accommodation requirement, service apartments are proposed as per the parameters stipulated by Ministry of Tourism and Culture, GOI. To cater to low tariff short term accommodation, a hierarchy of Guest House, Lodging and Boarding House / Dharamshala / Hostel have been proposed.

¹ Added vide S.O. 1215 (E) dated 13-05-2013

² Added vide S.O. 2895 (E) dated 23-09-2013

³ Modified vide S.O. 2895 (E) dated 23-09-2013

⁴ Added vide S.O. 2895 (E) dated 23-09-2013

MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

5.0 TRADE AND COMMERCE

Shopping and commercial areas reflect the economy and the image of the city. As per the Economic Survey of Delhi 2001-2002, there were about 2.3 lakhs retail enterprises in Delhi with an employment of 5.4 lakhs engaged in trade, commerce and allied services. It is expected that the number of enterprises in retail trade are likely to increase to about 4.15 lakhs by 2021 and the corresponding employment is likely to increase to about 9.63 lakhs. In addition to these, large number of enterprises in sectors such as restaurants and hotels, finance & insurance, real estate & business operate from commercial centres. This indicates the predominance of retail and allied service activities in the economic structure of the city.

The major changes in the economic structure are due to liberalization of the economy, entry of multinational companies in the consumer sector, improved telecommunication system, increased per capita income and the purchasing power of the people.

5.1 PRE 1962 / MPD-1962 COMMERCIAL AREAS

Residential areas and streets / stretches earlier declared as commercial areas / streets or where commercial use was allowed in MPD-1962 shall continue such use at least to the extent as permissible in MPD-1962. Commercial activities existing from prior to 1962 in residential areas are also permitted subject to documentary proof thereof.

5.2 HIERARCHY OF COMMERCIAL AREAS

The following five-tier system of Commercial Areas is envisaged to accommodate required shopping, commercial office and other service activities like cinema, hotel and restaurant and various community services and facilities in an integrated manner.

In addition, some components of commercial use are also provided under mixed use, non-hierarchical commercial centres, and informal sector in the selected areas along the MRTS corridor.

Table 5.1: Five-Tier System of Commercial Areas

| Tier | Population | Area (Ha.) | Activities Permitted |
|------|---------------|------------|---|
| I | About 5 lakhs | 40 | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex, Hotels, Restaurants, Banquet Halls, Socio-Cultural |
| II | About 1 lakh | 4.0 | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Cineplex |
| III | About 10,000 | 0.3 | Retail Shopping, Stockists and dealers of medicines and drugs, Commercial Offices, Clinical Laboratory, Clinic & Poly Clinic, Repair / |
| IV | About 5,000 | 0.1 | Retail Shopping, Local level service activities, Repair, [Office up to 125 sqm.], Bank, ATM, Informal Trade, Restaurant |

Modified vide S.O. 2895(E) dated 23-09-2013

5.0 Trade and Commerce

MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

| | | | | |
|---|--|---|---|--|
| activities / Recreational Club, Service Apppts, Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Station, Bus Terminal, Informal Trade. | Hotels, Restaurants, Banquet Halls, Socio-Cultural activities / Recreational Club, Service Apppts, Coaching Centres/ Training Institutes, Police Post, Fire Post, Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Stn., Bus Terminal, Repair / Services, Bank, ATM, Guest House, Nursing Home, Informal Trade. | Hotels, Service Apppts, Restaurants, Banquet halls, Guest House, Nursing Home, Dispensary, Clinical Lab, Clinic & Poly Clinic, Coaching Centres / Training Institutes, Police Post, Post Office, Petrol Pump / CNG Station, Repair / Services, Bank, ATM, Informal Trade, Multi level parking. | Services, Bank, ATM, Guest House, Nursing Home, Informal Trade, Coaching Centres / Training Institutes, Restaurant. | |
|---|--|---|---|--|

- i. The provision of office space upto 125 sq.mtr. to be applicable from the prospective date of notification in view of clause 3 (4) of Development Code.]

Notes:

- Besides the above, retail shopping of desired level shall also be provided in all work centres and transportation nodes.
- Utilities, Public Conveniences shall be provided as per requirement.
- Service & Repair and Informal activities should be provided as Service markets and Informal bazaar.
- The mandatory requirement of parking as per prescribed standards would be met through multi level parking as far as possible in Metropolitan City Centre, District Centre and Community Centre.
- [The non-residential activities permitted as per Mixed Use Regulations with stipulations for category of colony, road ROW etc. in residential plots will be permitted in Commercial Centres.]

5.3 METROPOLITAN CITY CENTRE

The existing CBDs are Connaught Place and its Extension, commercial areas in Walled City and its Extension and Karol Bagh. These have all the necessary ingredients to emerge as Metropolitan City Centres.

These Metropolitan City Centres need to be seen in the light of the historical legacy of the pre-colonial and post-colonial capital cities of the so called old and new Delhi, are envisaged as a city level centre for shopping, entertainment, socio-cultural and all other

Approved vide S.O. 1216(E) dated 13-05-2013

Revised vide S.O. 2006(E) dated 23-05-2013

Approved vide S.O. 1216(E) dated 13-05-2013

Table 13.27: Socio-Cultural and Community Facilities

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|---------|---------------------------------------|--|---|
| 1 | Multipurpose Community Hall Bara ghar | A premise having an enclosed space for various social and cultural activities | Community Hall Watch & Ward Residence (upto 20 sqm) Soft Drink and Snack Stall and library etc. |
| 2 | Music Dance and Drama Training Centre | A premise having facilities for imparting training and coaching for music, dance and dramatics | Music dance and drama training centre, watch and ward residence up to 20 sq m; canteen auditorium |
| 3 | Yoga Meditation | A premise having facilities for self | Yoga centre, meditation spiritual and |

13.0 Social Infrastructure

TS-10

MPD-2021 modified upto 31/03/2016

| | | | |
|----|--|--|--|
| | Spiritual and Religious Discourse Centre | attainment, achieving higher quality of mind and body spiritual and religious discourse etc. | religious discourse centre, watch and ward residence (up to 20 sq m) hostel soft drink and snack stall |
| 4 | Recreational Club | A premise having the facility for recreation with indoor sports swimming pool outdoor sports socializing and gathering space for small functions with restaurant | Recreational club watch & ward residence (upto 20 sqm) Residential flat (for maintenance staff) swimming pool indoor and outdoor games facilities club |
| 5 | Banquet Hall | A premise to hold small public gatherings, community functions, marriages, etc. | Hall for public gatherings, marriages, cooking facilities and other logistics |
| 6 | Open air theater | A premise having facilities for audience seating and a stage for performance and open to sky | Open Air theatre Watch & Ward Residence (upto 20 sqm) canteen |
| 7 | Auditorium | A premise having an enclosed space to seat audience and stage for various performances like concerts, play, recitals, functions etc. | Auditorium Watch & Ward Residence (upto 20 sqm) canteen |
| 8 | Museum | A premise with facilities for storage and exhibition of objects illustrating antiquities, natural history, art etc. | Museum Watch & Ward Residence (upto 20 sqm) canteen |
| 9 | Exhibition-cum-Fair Ground | A premise having facilities for the exhibition and display and other cultural activities for a group of participants | Fair Ground Residential Flat (for maintenance staff) Exhibition Centre (Temporary in nature) Restaurant Soft Drink & snack Stall Pkwt PkM Fire Post bank Extension counter facility Post Office counter facility |
| 10 | Museum, exhibition centre and art gallery, auditorium and open air theatre | Combination of Museum, exhibition centre and art gallery, auditorium and open air theatre | Museum, Exhibition Centre and Art Gallery Auditorium and Open Air theatre Watch & Ward Residence (upto 20 sqm) |
| 11 | Cultural and Information Centre | A premise with facility for cultural and information services for an institution, state and country | Cultural and Information Centre Watch & Ward Residence (up to 20 sqm) Hostel Canteen Bara Extension Counter Facility Auditorium (Up to 500 seating capacity) Library Exhibition and Art Gallery |
| 12 | Social and Cultural Institute | A premise with facilities for activities of socio-cultural nature run by a public, voluntary or individual on primarily non commercial basis | Social and Cultural Institute Watch & Ward Residence (upto 20 sqm) Soft Drink & Snack Stall Restaurant Canteen Bara Extension Counter |

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|-------------------|---|--|--|
| ¹ [25] | Short Term Accommodation (Hostel / Guest House / Boarding and Lodging House / Working women-men Hostel / Service Apartment) | A premise fully furnished, serviced and self-contained with meal preparation and used for short term or long term individual, family or corporate accommodation | i) Guest Suite ii) Conference Facilities, Office, Retail and Service Shops and Common Dining Facilities, and other facilities supporting the main activity (restricted up to 20% of permissible FAR).] |
| ² [26] | Socio-Cultural Centre | A premise with facilities that promote culture & other activities that include traditions or living expressions such as oral traditions, performing arts, social practices, rituals, festive events, knowledge and practices concerning nature and the universe or the knowledge and skills. | Outdoor spaces / amphitheatre for cultural activities, museums (art, cultural artifacts, natural history, science, community etc.), planetarium, auditorium, exhibition areas, convention centre, literary / film festival, Film centre, Multipurpose training and meeting rooms, Areas for public education, Documentation centre, library, Temporary as well as permanent exhibition areas, commercial office / retail space, Guest rooms, Hotels with permissibility of activities as per Table 13.17 and Table 5.5.] |

Table 13.28: Cremation / Burial Ground and Cemetery

| Sl. No. | Use Premises | Definitions | Activities Permitted |
|---------|------------------|---|---|
| 1. | Burial ground | A premise with facilities for burying of dead bodies. | Burial Ground, Cremation Ground Cemetery and Crematorium, retail shops of Wood, flowers and related materials, Watch & Ward Residence (upto 20 sqm.). |
| 2. | Cremation ground | A premise with facilities of performing last rites of dead bodies by burning. | |
| 3. | Cemetery | A premise with facilities for burying of dead bodies. | Facility for registration of deaths, sheds for performing rituals, drinking water, parking, etc. |
| 4. | Crematorium | A premise with facilities for last rites of the deceased. | |

--- X---X---X---X---X---

¹ Added vide S.O. 2895(E) dated 23-09-2013² Added vide S.O. 2790(E) dated 24-08-2016

| Sl. No. | Category | Maximum | | | Other Controls |
|-----------------|---|--------------------|-----|---|--|
| | | Ground Coverage | FAR | Height | |
| 3 | b) Recreational Club Socio-cultural activities such as auditorium, music, dance & drama centre/ meditation & spiritual centre etc. | 35% | 120 | 26 m | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. A proper scheme for visitors parking and parking adequacy statement shall be prepared taking into consideration large number of visitors. |
| 4 | Exhibition -cum - Fair Ground | 20% | 20 | -- | Subject to statutory clearances |
| 5 | Science Centre | 30% | 120 | 26 m | Parking standard @ 2 ECS |
| 6 | International Convention centre | ¹ [40%] | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies | i. Parking standard @ 2 ECS/ 100sqm of floor area. ¹ ii. Exhibition space, Convention and meeting space shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area.] |
| ² [7 | Socio-Cultural Centre | 40% | 120 | NR, subject to approval of AAI, Fire Department and other statutory bodies. | 1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade, office space/ commercial office, Hotels and related activities shall be upto maximum 60% of floor area.] |

¹ Added vide S.O. 1901(E) dated 26-05-2016

² Added vide S.O. 2790(E) dated 24-08-2016

NORTH DELHI MUNICIPAL CORPORATION
TOWN PLANNING DEPARTMENT

E-Block, 13th Floor, Civic Centre, Minto Road, New Delhi-110002

अतिरिक्त आयुक्त (प्लानिंग)
डाकरी सं. 4878
दिनांक 02/12/2020

No. TP/G/1173/2020

Dated... 2/12/2020

To

The Addl. Comm. (Plg). Narela Projects
Area Planning Zone P-I & P-II,
11th Floor, Vikas Minar, I.P.Estate.
Delhi Development Authority,
New Delhi-110002.

Subj:- Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

Sir,

This is with reference to the letter dated 10.11.2020 vide which it is requested to re-submit the proposal for relaxation in Gr. Coverage & setbacks in the enclosed format for placing the case before Technical Committee of DDA. Accordingly, please find enclosed the agenda prepared for relaxation in ground coverage, setbacks & change in landuse for consideration of Technical Committee.

This issues with approval of Chief Town Planner.

Encl: As above

Yours faithfully,

[Signature]
Asstt. Town Planner-II

Copy to:

1. Chairman Hira Lal Mohan Devi Rita Gupta (HMR) Memorial Trust, 2585/10, Chuna Mandi, Pahar Ganj, Delhi-110055.

[Signature]
02/12/2020

A.D. Chel. Narela (on leave),

En. Anas, Plg. Asstt.

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Change of landuse of pre-existing institution Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

1.0 Background:-

- 1.1. DDA has formulated the policy for regularization of pre-existing institutions providing Cultural & Religious (Including Spiritual), Health Care & Educational Services which have been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. The applications for regularization of pre-existing institutions were invited by DDA through Public Notice on 01.05.2008. In response about 700 applications were received within stipulated time period and the same were processed for listing in Zonal Development Plans (ZDPs). Later, MoUD while conveying approval of ZDPs specifically conveyed approval of Govt. for regularisation of such institutes as existed on 01.01.2006 and listed them in the annexure of respective zonal plan. The existing institutions as titled in the annexure of ZDPs are to be examined as per Authority Resolution dated 10.04.2008 (Policy for Spot Zoning of pre-existing Cultural, Religious (including Spiritual) Health Care and Education Institutions) and fulfilment of all the conditions contained in the Government directions in letter No.-K-12011/23/2009-DDIB dated 8th March 2010, issued by MoUD, Govt. of India
- 1.2. Hira Lal, Mohan Devi Rita Gupta Memorial Trust (HMR), Village Hamid Pur, Delhi-110036 has been in existence prior to 01.01.2006 and is listed in the annexure G (List of pre-existing institutes) of Zonal Development Plan of Zone 'P-II' at Sl.No. 18 (copy annexed at 'A').

2.0 Examination:-

- 2.1 As per the regularisation file submitted by the applicant, institute falls in Extended Lal Dora of Village Hamidpur, Delhi, on the land bearing khasras No.s 326/2, 326/3, 327, 329/1, 329/2, 329/3, 329/4, 330, 331, 364/1/1, 364/1/2, 364/1/3, 364/1/4, 364/1/5, 364/1/6, 361/1 min., 365/1 min., 369, 370/2, having an area 20107.00 sqm. (2.0107 Ha.). The said area comprise of three separate plots i.e. plot no. 1 measuring 12213.00 sqm (college building & parking), plot no. 2 measuring 3827.00 sqm (proposed for parking) & plot No. 3 measuring 4067.00 sqm. (vacant, having temporary structures).
- The plot 1 having college building is bounded as under:
- | | |
|---------|---------------------|
| North = | Other's property |
| East = | 24' 9" Phirni Road |
| West = | Other's property |
| South = | 24' 9" Phirni Road. |
- The access to the site is drawn from 24' 9" Phirni Road.
- 2.2 As per the location verified by the applicant and Architect on the Zonal Development Plan (ZDP) of Zone 'P-II' the land use of the site u/r is "Green Belt" under Agriculture and Water Body.
- 2.3 The regularisation is for structures existing on the plot No. '1' measuring 11882.50 sqm (including plot area 7850.50 sqm, rasta (0-8) biswa (344.41 sqm) and parking area 4032.00 sqm). The achieved Gr. Cov. & FAR are 37.96% (4511.00 sqm) & 135.14 (1605.77 sqm) respectively against permissible Gr. cov. 35% & FAR 225.
- 2.4 The setback as per regularisation plan, MPD-2001 & MPD-2021 for plot No. 1 are as under:

| Setback | As per Regularisation Plan (in meter) | As per MPD-2001 (in meter) | As per MPD-2021 Mini. Setback for plot size above 10000 (in sqm) | As per MPD-2021 Mini. Setback for plot size 2000 upto 10000 (in sqm) (preceding category) |
|---------|---------------------------------------|----------------------------|--|---|
| Front | 9.72 | 15 | 15 | 9 |
| Rear | 6.45 | 9 | 12 | 6 |
| L.H.S | 6.0 | 9 | 12 | 6 |
| R.H.S | 6.0 | 9 | 12 | 6 |

The existing setbacks are less than the required. Hence clarification / concurrence of DDA was sought vide letter dated 06.03.2020.

- 2.5 The NOCs of fire safety and structural safety/ stability dated 16.05.2018 & dated 01.09.2017 respectively are available in the regularisation file.
- 2.6 As per Note iv under table 17.1, Minimum Setbacks (Other than Residential Plotted Development), the Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.

3.0 Information required as per the MoUD GoI letters dated 07.04.205 & 04.09.2015

| S.No. | Information required | Explanatory background |
|-------|--|--|
| i | Background note indicating the current situation /provisions; | As mentioned in para 1.0 above- Background |
| ii | Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how; | Yes, similar projects of various proposals have been considered / allowed by the Authority w.r.t relaxation in setback. |
| iii | What were the specific recommendations of the Authority with regard to the proposal; | The proposal is to be placed before Technical Committee and Authority. |
| iv | How and why the proposal was initiated; | The institute is in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. It is listed in the annexure G (List of pre-existing institutes) of Zonal Development Plan of Zone 'P-II' at Sl.No. 18 (copy annexed at 'A'). |
| v | What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof; | The regularisation of the institute is required as per the policy of the pre-existing institute. It is also explained in the background note. |
| vi | What are the expected short-term and long-term outcomes if the proposal is approved and implemented. | The properties will be regularised as per MPD-2021 and unauthorised construction if any will be removed. |
| vii | How the proposal will benefit in the development and economic growth of the city; | The provisions of the Master Plan will be implemented and unauthorised construction, if any will be removed. |
| viii | What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi; | The proposal is specific to the requirement of Delhi for implementation of the policy framed for regularization of pre-existing institutions providing Cultural & Religious (Including Spiritual), Health Care & Educational Services which have been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. |
| ix | What is the public purpose proposed to be served by modification of MPD and /or change of land use? | The institute is in existence and providing facilitating educational service to the community. The change of landuse of the institute is required under policy of pre-existing. |
| x | What is the number of people / families / households likely to be affected by the proposed policy; | The proposal shall not affect any family/household as the institute is already operational as on day under the control of HMR Memorial Trust. |
| xi | Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc; | The relaxation is sought as per provision of MPD-2021 Chapter 17 Development Code 8(3)(iv). |
| 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; | As per (xi) above. |
| 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; | Not applicable. |
| xiv | Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal. | Not applicable. |
| xv | Background note indicating the current situation /provisions; | As mentioned in para 1.0 above- Background |
| xvi | Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how; | Yes, similar projects of various proposals have been considered / allowed by the Authority w.r.t relaxation in setback. |

| B. As per MoUD letter dated 07.04.2015 | | |
|--|---|---|
| a | Whether the land is government or private and who is the land owning agency? | The land under reference is private land situated at Village Hamidpur, Delhi measuring 20107.00 sqm. (2.0107 Ha.). The said land is owned / under possession of HMR Memorial Trust. |
| b | On whose request the change of land use case or modification to MPD-2021 has been initiated? | The land measuring 20107.00 sqm. (2.0107 Ha.) of HMR Memorial Trust in extended lal dora of Village Hamid Pur, Delhi-110036, is required to be changed from "Green Belt" to "Public and Semi-Public Facility (PSP)" under the policy of pre-existing. |
| c | Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided. | Pertains to DDA. |
| d | What is the public purpose proposed to be served by modification of MPD and /or change of land use? | The institute is in existence and providing facilitating educational service to the community. The change of landuse of the institute is required under policy of pre-existing. |
| e | What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies? | N.A. |
| f | What will be proposal's impact/ implications on general public e.g. Law & order etc.? | There will be no adverse impact on the general public. |
| g | Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached. | As per available information no ongoing court case on the land mentioned in proposal. |

4.0 Processing in light of DDA's letter dated 10.11.2020 :-

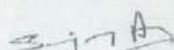
- 4.1 In view of the Addl. Comm.(Plg)/ Narela, DDA letter was sent to the Chairman HMR Memorial Trust for compliance.
- 4.2 The applicant vide letter 02.12.2020 has submitted that as per provisions of MPD-2021 the amalgamation of plots is permitted (Copy annexed at 'B'). Further, applicant has requested that plot 1 and 2 as shown in the modified plan of regularisation (copy annexed at 'C') be considered / treated as one plot for regularisation, including the road area which shall be used as public area and no FAR shall be claimed for the said area.
- 4.3 As per regularisation file of the HMR Memorial Trust the total area is 20107.00 sqm (2.0107 Ha.) comprise of three separate plots. (refer para 2.1).
- 4.4 As per the modified drawings submitted by the applicant the total area of plot no. '1' is 11882.50 sqm. (including plot area as 7850.50 sqm and parking area 4032.00 sqm).
- 4.5 Order of Hon'ble High court dated 22.05.2003 is also available in the regularisation file, issued in the matter of Heera lal mohini devi vs. Guru Gobind Singh Indraprastha University, CW No. 4259/2003. Vide which the use of the land for the purpose of college i.e. extended lal dora is permitted (copy annexed at 'D').

5.0 Proposal :-

- 5.1 Based on examination the ground coverage & setback, requires consideration / approval of Technical Committee of DDA.
- 5.2 The land measuring 20107.00 sqm. (2.0107 Ha.) of HMR Memorial Trust in extended lal dora of Village Hamid Pur, Delhi-110036, is required to be changed from "Green Belt" to "Public and Semi-Public Facility (PSP)".

6.0 Recommendation:-

The proposal as given in para 5.0 above may be considered by the Technical Committee, DDA.


Plg. Asstt.


Asstt. Town Planner-II


Chief Town Planner

ANNEXURE - 'G'

THE LIST OF THE APPLICATIONS OF PRE-EXISTING INSTITUTIONS (OWNING LAND) & RENDERING CULTURAL, RELIGIOUS (INCLUDING SPIRITUAL), HEALTH CARE AND EDUCATIONAL SERVICES IN RESPONSE TO THE PUBLIC NOTICE ISSUED BY M.P. SECTION ON 01.05.08:

| Sl. No. | Name & Address |
|---------|---|
| 1. | Delhi Institute of Rural Development (DIRD) near Kapoor Diesel, G. T. Karnal Road, Nangli Poona. |
| 2. | Anubhav Public School, Plot No.57, Gali No-2, Uttaranchal Enclave, Kamal Pur, Burari, Delhi-110084. |
| 3. | Joseph S. Mary Public School, Shastri Park, Burari, Delhi-110084. |
| | Little Star Convent School, Parasram Enclave, Burari, Delhi-110084. |
| | Nalanda Modren Public School, Sant Nagar, Burari, Delhi-110084. |
| | D. K. Convent School, 'B' Block, Gali No.110, Sant Nagar Burari, Delhi-110084. |
| | Great Mission Convent School, B-29, Kaushik Enclave Near Badrinath Mandir, Burari, Delhi-110084. |
| | Yash Vidhya Public School, Harit Vihar, Pepsi Road, Sant Nagar, Burari, Delhi-110084. |
| | Swami Vivekanand Public School, Block-'A', Gali No-8, Amrit Vihar Road, Burari, Delhi-110084. |
| 10. | Bright Star Model School, 154.41 Feet Road, Uttaranchal Enclave, Kamal Pur, Burari, Delhi-110084. |
| 11. | Delhi Modren Public School, B-2, Mukand Pur, Delhi-110042. |
| 12. | Oscar Public School, Swaroop Nagar Road, Burari, Delhi-110082. |
| 13. | M. P. Model School, C-18, Main Road Mukand Vihar, Delhi. |
| 14. | J. C. Gaur - Public School, Gali No.5, Mukand Pur, Part-II, Delhi-110042, (Mata Naraini Devi Sanstha) |
| 15. | J. Premier educational Society, Gali No.-6, Shiv Kunj, Jharoda Sant Nagar, Burari, Delhi-110084. |
| 16. | Baunk Pura Public School, Burari, Delhi-110084. |
| 17. | Samarth Shikha Samiti (Shisu Bal Mandir). Rao Mahar Chand Sarswati Vidhya Mandir School. |
| 18. | Hira Lal, Mohan Devi & Rita Gupta Memorial Trust, Village Hamid Pur, Delhi-110036. |
| 19. | Maharaja Agarsen Naturopathy & Yoga Sadhna Research Trust, Main Palla Road, Bhkhtawarpur. |
| 20. | Upadhyay Convent School Kadi Vihar, Nathupura, Delhi. |
| 21. | Sant Nirankari Mandal, Spiritual Centre |
| 22. | Sawan Kirpal Ruhani Mission. |
| 23. | Mata Sukh Devi Public School, Nangli Poona. |

Note: Regularization of above institutions would be subject to examination by Zonal Committee and further processing for approvals as per Authority resolution dated 10.04.2008, and fulfillment of all the conditions contained in the Government directions in letter no. K-12011/23/2009-DDIB dated the 8th March 2010 from MOUD, Govt. of India. Some of such facilities although indicated on plan as existing facilities shall not become part of use zone till the competent authority approve it, subject to fulfillment of all the conditions.

-30-

Annexure 'B'

HIRA LAL MOHAN DEVI RITA GUPTA MEMORIAL TRUST

2585/10, Chuna Mandi, Pahar Ganj, New Delhi 110 055

Ref:



Dated: 02.12.2020

To,
The Chief Town Planner,
13th Floor, T.P. Deptt.,
Civic Centre, Minto Road,
New Delhi-110002.

Sub: Change of landuse of pre-existing institution Hira lal, Mohan Devi Rita Gupta (HMR) Memorial Trust, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan in 2008.

Ref. DDA letter No. F.O.3(65)/2008/MP-Pt.-III/D-134 dated 10.11.2020

R/Sir,

This is with reference to your letter dated 27.11.2020 on the above cited subject vide which it is requested for necessary action in reference to the DDA letter dated 10.11.2020.

In this regard it is to inform that as per the Policy of Spot Zoning the institutes which were existing upto 01.01.2006 only are to be considered for regularisation. The regularisation shall be allowed in respect of lands which do not form part of Notified Ridge / Regional Park/Developed Park / River Bed / Gram Sabha Land or Public Land. The extent of buildable area shall be limited to the extent of MPD-2021 norms / prevailing relevant provision of MPD-2021

As per as per clause 3.3.1.3, (B) Village under 3.3.1 Redevelopment Strategy for provision of social and educational facilities reduced space standards shall be adopted. However, as per clause 3.3.2 of MPD-2021 Policy for redevelopment point iv. "Amalgamation and reconstitution of the plots for planning purpose will be permitted." Further point No. vi stipulates "In case of plots with service lanes, the lane area may be included in the scheme. However, no FAR / coverage will be granted and the area shall be used as public area."

The institute falls in extended Lal Dora wherein the use of the premise i.e. college is permitted the same is allowed vide orders of Hon'ble High court dated 22.05.2003 in the matter of Heera lal mohini devi vs. Guru Gobind Singh Indraprastha University, CW No. 4259/2003 (Copy enclosed).

In view of the above, it is requested that plot 1 and 2 as shown in the modified plan of regularisation (copy enclosed) be considered / treated as one plot for regularisation, including the road area which shall be used as public area and no FAR shall be claimed for the said area.

An early approval / regularisation of the institute is solicited.

Encl: As above.

(Anil Kumar Gupta)
Chairman

ATP-II

M. Arsh.

| | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X | Y | Z | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| AREA OF 17-21 IN. | NO. 1 | NO. 2 | NO. 3 | NO. 4 | NO. 5 | NO. 6 | NO. 7 | NO. 8 | NO. 9 | NO. 10 | NO. 11 | NO. 12 | NO. 13 | NO. 14 | NO. 15 | NO. 16 | NO. 17 | NO. 18 | NO. 19 | NO. 20 | NO. 21 | NO. 22 | NO. 23 | NO. 24 | NO. 25 | NO. 26 | NO. 27 | NO. 28 | NO. 29 | NO. 30 | NO. 31 | NO. 32 | NO. 33 | NO. 34 | NO. 35 | NO. 36 | NO. 37 | NO. 38 | NO. 39 | NO. 40 | NO. 41 | NO. 42 | NO. 43 | NO. 44 | NO. 45 | NO. 46 | NO. 47 | NO. 48 | NO. 49 | NO. 50 | NO. 51 | NO. 52 | NO. 53 | NO. 54 | NO. 55 | NO. 56 | NO. 57 | NO. 58 | NO. 59 | NO. 60 | NO. 61 | NO. 62 | NO. 63 | NO. 64 | NO. 65 | NO. 66 | NO. 67 | NO. 68 | NO. 69 | NO. 70 | NO. 71 | NO. 72 | NO. 73 | NO. 74 | NO. 75 | NO. 76 | NO. 77 | NO. 78 | NO. 79 | NO. 80 | NO. 81 | NO. 82 | NO. 83 | NO. 84 | NO. 85 | NO. 86 | NO. 87 | NO. 88 | NO. 89 | NO. 90 | NO. 91 | NO. 92 | NO. 93 | NO. 94 | NO. 95 | NO. 96 | NO. 97 | NO. 98 | NO. 99 | NO. 100 | NO. 101 | NO. 102 | NO. 103 | NO. 104 | NO. 105 | NO. 106 | NO. 107 | NO. 108 | NO. 109 | NO. 110 | NO. 111 | NO. 112 | NO. 113 | NO. 114 | NO. 115 | NO. 116 | NO. 117 | NO. 118 | NO. 119 | NO. 120 | NO. 121 | NO. 122 | NO. 123 | NO. 124 | NO. 125 | NO. 126 | NO. 127 | NO. 128 | NO. 129 | NO. 130 | NO. 131 | NO. 132 | NO. 133 | NO. 134 | NO. 135 | NO. 136 | NO. 137 | NO. 138 | NO. 139 | NO. 140 | NO. 141 | NO. 142 | NO. 143 | NO. 144 | NO. 145 | NO. 146 | NO. 147 | NO. 148 | NO. 149 | NO. 150 | NO. 151 | NO. 152 | NO. 153 | NO. 154 | NO. 155 | NO. 156 | NO. 157 | NO. 158 | NO. 159 | NO. 160 | NO. 161 | NO. 162 | NO. 163 | NO. 164 | NO. 165 | NO. 166 | NO. 167 | NO. 168 | NO. 169 | NO. 170 | NO. 171 | NO. 172 | NO. 173 | NO. 174 | NO. 175 | NO. 176 | NO. 177 | NO. 178 | NO. 179 | NO. 180 | NO. 181 | NO. 182 | NO. 183 | NO. 184 | NO. 185 | NO. 186 | NO. 187 | NO. 188 | NO. 189 | NO. 190 | NO. 191 | NO. 192 | NO. 193 | NO. 194 | NO. 195 | NO. 196 | NO. 197 | NO. 198 | NO. 199 | NO. 200 | NO. 201 | NO. 202 | NO. 203 | NO. 204 | NO. 205 | NO. 206 | NO. 207 | NO. 208 | NO. 209 | NO. 210 | NO. 211 | NO. 212 | NO. 213 | NO. 214 | NO. 215 | NO. 216 | NO. 217 | NO. 218 | NO. 219 | NO. 220 | NO. 221 | NO. 222 | NO. 223 | NO. 224 | NO. 225 | NO. 226 | NO. 227 | NO. 228 | NO. 229 | NO. 230 | NO. 231 | NO. 232 | NO. 233 | NO. 234 | NO. 235 | NO. 236 | NO. 237 | NO. 238 | NO. 239 | NO. 240 | NO. 241 | NO. 242 | NO. 243 | NO. 244 | NO. 245 | NO. 246 | NO. 247 | NO. 248 | NO. 249 | NO. 250 | NO. 251 | NO. 252 | NO. 253 | NO. 254 | NO. 255 | NO. 256 | NO. 257 | NO. 258 | NO. 259 | NO. 260 | NO. 261 | NO. 262 | NO. 263 | NO. 264 | NO. 265 | NO. 266 | NO. 267 | NO. 268 | NO. 269 | NO. 270 | NO. 271 | NO. 272 | NO. 273 | NO. 274 | NO. 275 | NO. 276 | NO. 277 | NO. 278 | NO. 279 | NO. 280 | NO. 281 | NO. 282 | NO. 283 | NO. 284 | NO. 285 | NO. 286 | NO. 287 | NO. 288 | NO. 289 | NO. 290 | NO. 291 | NO. 292 | NO. 293 | NO. 294 | NO. 295 | NO. 296 | NO. 297 | NO. 298 | NO. 299 | NO. 300 | NO. 301 | NO. 302 | NO. 303 | NO. 304 | NO. 305 | NO. 306 | NO. 307 | NO. 308 | NO. 309 | NO. 310 | NO. 311 | NO. 312 | NO. 313 | NO. 314 | NO. 315 | NO. 316 | NO. 317 | NO. 318 | NO. 319 | NO. 320 | NO. 321 | NO. 322 | NO. 323 | NO. 324 | NO. 325 | NO. 326 | NO. 327 | NO. 328 | NO. 329 | NO. 330 | NO. 331 | NO. 332 | NO. 333 | NO. 334 | NO. 335 | NO. 336 | NO. 337 | NO. 338 | NO. 339 | NO. 340 | NO. 341 | NO. 342 | NO. 343 | NO. 344 | NO. 345 | NO. 346 | NO. 347 | NO. 348 | NO. 349 | NO. 350 | NO. 351 | NO. 352 | NO. 353 | NO. 354 | NO. 355 | NO. 356 | NO. 357 | NO. 358 | NO. 359 | NO. 360 | NO. 361 | NO. 362 | NO. 363 | NO. 364 | NO. 365 | NO. 366 |

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| 1 | AREA | 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 |
| 1 | AREA | 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 |
| 1 | AREA | 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 |
| 1 | AREA | 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 |
| 1 | AREA | 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 |
| 1 | AREA | 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 |
| 1 | AREA | 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 |
| 1 | AREA | 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 |
| 1 | AREA | 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 |
| 1 | AREA | 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 |
| 1 | AREA | 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 |
| 1 | AREA | 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 |
| 1 | AREA | 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 |
| 1 | AREA | 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 |
| 1 | AREA | 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 |
| 1 | AREA | 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 |
| 1 | AREA | 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 |
| 1 | AREA | 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</ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

FEDERAL MORTUARY NOTICE WITH A MEMORIAL TRUST

RHARRA NUMBER $\frac{126}{120}$ $\frac{128}{120}$ $\frac{328}{120}$ $\frac{329}{120}$ $\frac{129}{120}$

$\frac{329}{120}$ $\frac{330}{120}$ $\frac{331}{120}$ $\frac{332}{120}$ $\frac{333}{120}$ $\frac{334}{120}$ $\frac{335}{120}$

EXTENDED ABADI

HMR INSTITUTE OF TECHNOLOGY & MANAGEMENT
VILLAGE HANSD P.O.R. DELHI - 110076
PHONE NO. 011- 2772-113
MAIL ID - hmrindia@yahoo.com

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 05-09-2001 BY 60322 UCBAW/STP

COLLECTIVE SCHEME FOR PLOT-1 & PLOT-2

| P L O T A R E A S | |
|----------------------|-----------------------------------|
| AREA OF PLOT NO. 1 = | 7850.50 SQ. M = 9389.12 SQ. YARDS |
| AREA OF PLOT NO. 2 = | 4012.00 SQ. M = 4822.23 SQ. YARDS |
| AREA OF PLOT NO. 3 = | 3827.00 SQ. M = 4575.39 SQ. YARDS |
| AREA OF PLOT NO. 4 = | 4067.00 SQ. M = 4862.32 SQ. YARDS |

PROJECT
COMPOSITE LAYOUT PLANS OF SURAJ LAL MOHANDEVY RITA
GUPTA MEMORIAL TRUST
VILLAGE - 024001, P.O. - P.S. - 024001
DIST. - MURGAHA - 110013

N

| S.NO | A R E A S T A T E M E N T |
|------|---|
| 1. | TOTAL PLOT AREA (college building) = (Plot 1 + Plot 2) = (7850.50 + 4012.00) = 11862.50 SQ. YARDS $\frac{1}{4}$ |
| 2. | EXISTING GROUND COVERAGE = 4511 SQ. M |
| 3. | PERMISSIBLE GROUND COVERAGE = 35 % |
| 4. | GROUND COVERAGE ACHIEVED = 37.96 % |
| 5. | BUILT UP AREA BUILT UP AREA AT GROUND FLOOR = 4511 SQ. M BUILT UP AREA AT FIRST FLOOR = 4430.42 SQ. M BUILT UP AREA AT SECOND FLOOR = 4430.42 SQ. M TOTAL BUILT UP AREA (G+F+S.F+T) = 16057.77 SQ. M |
| 6. | F.A.R PERMISSIBLE F.A.R = 225 % = 26735.62 SQ. M. ACHIEVED F.A.R = 135.14 % |
| 7. | HEIGHT PERMISSIBLE HEIGHT = 37 M. EXISTING HEIGHT = 15 M. |
| 8. | E.C.S PERMISSIBLE E.C.S = 2 E.C.S @ PER 100 SQ. M OF BUILT UP REQD. (REQD) E.C.S = $(16057.77 / 100) \times 2 = 321$ E.C.S E.C.S ON PLOT NO. 1 = 135 E.C.S E.C.S ON PLOT NO. 2 = 166 E.C.S TOTAL E.C.S = 321 E.C.S |

Orders

Present: Mr. P.V. Kapur, Sr. Advocate with Mr. Naresh Gupta and Mr. Naginath for petitioner.
Mr. G.D. Goel with Mr. Sanjiv Goel and Mr. Suresh Chandran for respondents 1 and 2.
Mr. Badri Babu and Mr. S.P. Arora for respondent No. 3.
Ms. Sujata Kashyap with Ms. Priya Kiran for respondent No. 4.

No. 4259/2002

In the order dated 20.3.2003, this court had categorically observed as under:

"On the other hand, Mr. Kapur learned senior counsel for the petitioner has drawn my attention to the Delhi Master Plan 2001 as per which college is permitted in lal dora/extended lal dora. Even reading of letter dated 13th November, 2002 of the DDA would confirm that as per clause 8(ii) A of MPS-2001 land use as college is permissible under residential use zone as a part of approval of lay out plan or as a case of special permission from the authority. From this it is clear that the proposed college of the petitioner at the aforesaid land which is extended lal dora, the use of the land for the purpose of college is permitted. It may also be pointed out that the petitioner has given examples of other such colleges in lal dora where MCD certificates are accepted by the respondents and affiliation granted."

Justice J. S. Chhauhan
Additional Judge
High Court of Delhi

Thereafter, inspection was carried out on 27.3.2003 and further proceedings as directed by this court on 1.5.2003 were carried out. The Board of Affiliation also held a meeting on 15.5.2003 pursuant to the direction of this court on 1.5.2003. After the meeting, the Board has considered the question of affiliation of the petitioner Institute with the Guru Gobind Singh Indraprastha University. By a letter dated 21.5.2003 issued by the Deputy Registrar (Affiliation) of the Guru Gobind Singh Indraprastha University to the petitioner, it is made clear that in terms of Section 3(21) of the Indraprastha Vishwavidyalaya Act 1998, with the prior approval of Board of Affiliation, approval is granted for provisional affiliation to HMR Institute of Technology, for conduct of B.Tech. in (i) ECE, (ii) CSE, (iii) IT & (iv) MAE programme (four years duration) with the maximum permitted intake of 60 each, for academic session 2003-2004. The affiliation granted is provisional and is subject

LES 02-03

per

Orders

to the conditions mentioned in the letter itself. It is made clear by the letter appearing for the respondent university that provisional affiliation is a term which is followed in respect of new cases and this affiliation would relate to the academic session 2003-2004. The said letter is taken on record.

The AICTE as well as the Government of NCT have also given their respective no-objections/approvals/validations for the academic session 2003-2004 as mentioned in the letters which are on record.

In view of the above provisional affiliation and directions, no further directions are required to be given in the present writ petition and accordingly the same is disposed of.

Sd/-

Bader Dairez Ahmed, J

MAY 22, 2003
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Card Had to be True Copy
Judicial Department
High Court of Delhi
Noted Under Section 7
Indian Evidence Act

SALES 02-03

Planning observations of Narela Project Unit

Asstt. Town Planner-II vide letter No. TP/g/1173/2020 dated 02.12.2020 has forwarded the Agenda for Change of Landuse of pre-existing institutions Hira Lal, Mohan Devi Rita Gupta (HMR) Memorial Park, Village Hamid Pur, Delhi-110036 which has been in existence prior to 01.01.2006 on privately owned land but not in accordance with provisions of Master Plan. Also, relaxation in ground coverage and setbacks are also requested. The agenda has been signed by Chief Town Planner, Asstt. Town Planner and Planning Asstt., of North DMC.

In the Agenda, following are the observations of Narela Planning Unit:

- In para 4.2 of the Agenda, it has been mentioned that applicant vide letter dated 02.12.2020 has submitted that as per the provisions of MPD-2021 the amalgamation of plots is permitted. Further, applicant has requested that plot no. '1' and '2' as shown in the modified plan of regularization be considered/treated as one plot for regularization, including the road area which shall be used as public area and no FAR shall be claimed for the said area. In this regard, it is informed that the provisions referred regarding amalgamation of plots are in the case of redevelopment as referred in MPD-2021 and not for the regularisation of pre-existing institutes. Since the road is passing through the plot number '1' having an area 11882.50 sqm. (including plot area 7850.50 sqm., parking area 4032.00 sqm. and excluding road of area 344.41 sqm.) of the existing institution, no FAR on the road portion shall be considered and the two plots can be connected through underpass or overhead.
- 4. As per the Agenda, the institute comprised of 3 separate plots and the 2 of the plots are at the approx. distance of 280 mtrs. and 460 mtrs. from plot no. '1'. One of the plot is vacant and on another plot, there are some temporary structures existing. Therefore, the same may not be considered for Change of Landuse.

With the above observations, Agenda as received from North DMC is put up for placing before the Technical Committee.

[Signature]
21/12/2020

Plg. Asstt (Narela Project)

[Signature]
21/12/2020

Addl. Commr. (Plg.)/Projects