

दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

मिसिल संख्या - [] (10) 2020 - 148

टिप्पणी

पत्र व्यवहार

On 23.12.2020 at 3.00 P.M. Vikas Sadan, INA.



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

6thFloor, Vikas Minar

1.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.

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

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, NirmanBhawan
- 17. Dy. Commr. of Police (Traffic), Delhi
- 18. Land & Development Officer,(L&DO)
- 19. Director, Fire Service, GNCTD

Special Invitees

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.

 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.

Mayn

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 Ial, 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)

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.

Marju

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)
- 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



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

6th Floor, Vikas Minar

L.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.

Marjn 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, NirmanBhawan
- 17. Dy. Commr. of Police (Traffic), Delhi
- 18. Land & Development Officer, (L&DO)
- 19. Director, Fire Service, GNCTD

Special Invitees

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/EVG/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.

 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/-0/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.

Mayn

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 Ial, 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)

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.

Marju

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



DELHI DEVELOPMENTAUTHORITY
MASTER PLANSECTION
6th Floor, Vikas Minar
1.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.

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

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, NirmanBhawan
- 17. Dy. Commr. of Police (Traffic), Delhi
- 18. Land & Development Officer, (L&DO)
- 19. Director, Fire Service, GNCTD

Special Invitees:

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 sqin 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.

 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.

Mayn



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. (Pig.) 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 Ial, 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)

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.

Marju

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)
- Addl.Commissioner(Landscape)
- 6. Chief Architect
- 7. Addl. Commissioner (Plg.) -1
- 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



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

6thFloor, Vikas Minar

1.P. Estate, New Delhi –110002

E. File No.- PLG/MP/0009/2020/F-1/ O/o DY DIRECTOR(PLG) MP AND DC/[4 Date: 07.01.2021

Subject: Minutes of the 10thTechnical 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) 7/1/202 Addl. Commissioner (Plg)-1

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, NirmanBhawan
- 17. Dy. Commr. of Police (Traffic), Delhi
- 18. Land & Development Officer,(L&DO)
- 19. Director, Fire Service, GNCTD

Special Invitees

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 (<30 m) 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.

 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.

Mayn

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. (Pig.) 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. COMMR(PLG-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.

Marjn

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)
- 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



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

6th Floor, Vikas Minar

1.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 10thTechnical 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) 7/1/202 Addl. Commissioner (Plg)-1

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.) HI,DDA
- 11. Addl. Commr.(Plg.) Projects,DDA
- 12. Addi. 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, NirmanBhawan
- 17. Dy. Commr. of Police (Traffic), Delhi
- 18. Land & Development Officer, (L&DO)
- 19. Director, Fire Service, GNCTD

Special Invitees

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 $50~\mathrm{m}$ 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.

 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.

Mayn

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.(Pig.) 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 Ial, 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 2009.

PLG/MP/0060/2020/F-3/-O/o ADDL. COMMR(PLG-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.

Marjn

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



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

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/[4 Date: 07.01.2021

Subject: Minutes of the 10thTechnical 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.

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

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, NirmanBhawan
- 17. Dy. Commr. of Police (Traffic), Delhi
- 18. Land & Development Officer, (L&DO)
- 19. Director, Fire Service, GNCTD

Special Invitees:

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.

 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.

Mayn

■ 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.(Pig.) 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/-0/o ADDL. COMMR(PLG-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.

Marju

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



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

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 10thTechnical 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.

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

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, NirmanBhawan
- 17. Dy Commr. of Police (Traffic), Delhi
- 18. Land & Development Officer, (L&DO)
- 19. Director, Fire Service, GNCTD

Special Invitees

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/EVG/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.

 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/-0/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.

Mayn

● 1tem 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 Addi. Comm.(Pig.) 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/-0/o ADDL. COMMR(PLG-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.

Marju

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



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

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/[4 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.

Marjn Paul 7/1/202) 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. (Ptg.) 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, NirmanBhawan
- 17. Dy. Commr. of Police (Traffic), Delhi
- 18. Land & Development Officer, (L&DO)
- 19. Director, Fire Service, GNCTD

Special Invitees

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.

 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/-0/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.

Majn

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 Addi. 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/-0/o ADDL. COMMR(PLG-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.

Marju

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.) -1
- 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

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 superceded 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	D. 1
Area	3070.93		Pocket - 3
Initial Land Use		2947.63	3113.79
	Recreational	Recreational	Recreational
Proposed Land Use	Transportation	Transportation	Transportation
Owner	NSIC	Private Land Owners*	Delhi Jal Board
Status of CLU	Notified vide S.O.	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)

- 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	Calculated as the sum of FAR calculations for all constituent plots. FAR entitlement for each constituent plot shall be calculated as follows: 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,

0 10 03 13

"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.

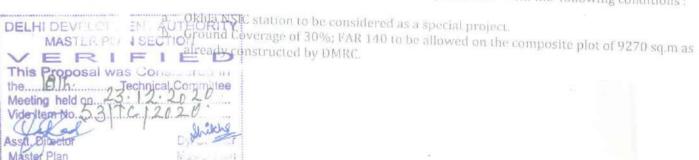
4.0 THE ISSUES PLACED BEFORE THE TECHNICAL COMMITTEE FOR CONSIDERATION

- 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 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:



Minutes 9 the Technical Committee Meeting Held on 23.12.2029. ITEM No. 55/TC/202

CHELLSTANDING COMMENCED STREET

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.

Allin

- 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	ı	Vlaximu	ım	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.

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

The Agenda was deferred with the observation that detailed analysis of the proposats under private land policy falling in the facility corridors vis pristrictive deletable and comprehensive view.

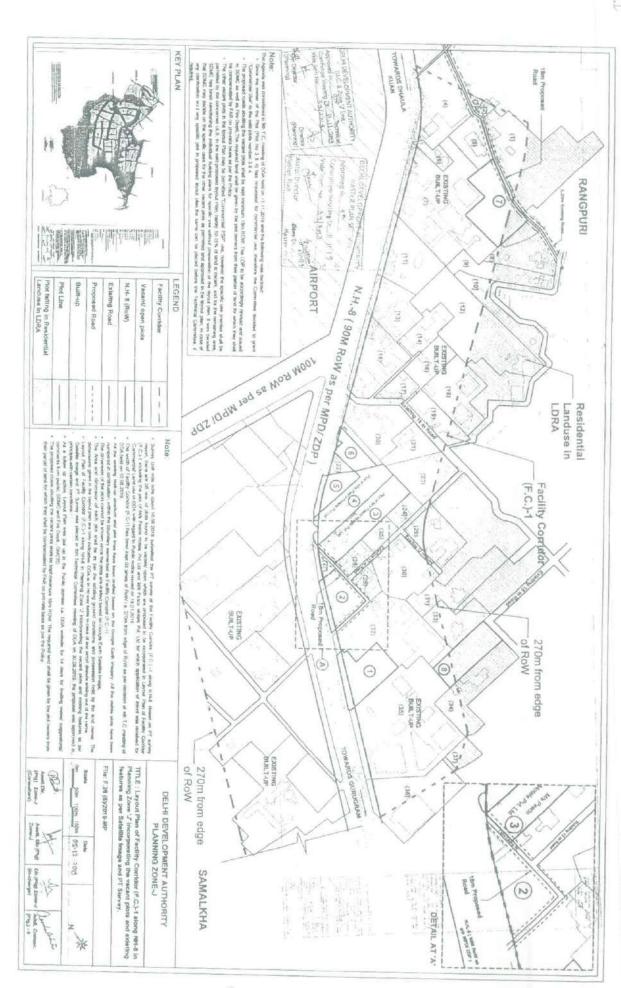
MASTER PLAN SECTION

This Pappasar was Considered in the Meeting held on 23.12.22.24.

Meeting held on 23.12.22.24.

aster Plan

Master Plan



Annexure 'B'

PASCO HOTELS PRIVATE LIMITED PASCO MOTELS PRIVATE LIMITED

निवेशक (योजना) युरी, जे क जी (यू के) हायरी संका पेप 34 विन्धेया । 13

अति० आयुक्त (यो०)-11 नामत सव प्रवात

आवासक (प्रतिकार) समर्थास्य 15-11-120 11-11-20 11-2120

December 9th, 2020

To. Shrimati Leenu Seligal Ji, The Commissioner (Planning) Deshi 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)

Regd office: 57 Golf Links, New Deini - 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

= 19-

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 shope cure 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 comdors will have non-residential uses like Commercial. Recreational, Public and Semi public, Utilities, Service and Repair, etc. with detailed Urban Dasign 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 calor to low lanff accommodation, a hierarchy of Guest House, Lociging and Busiders House / Charamshala / Hostel have been proposed under respective land uses.

Hotels leare permitted in Commercial Use Zone,] Commercial Centres in Industrial Use Zone, and Transport Nodes (ISBT, Bus Depot/ Terminal, Railway Station, Airport, Integrated Freight Compliex, 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 (BERVICE APARTMENTS) AND SHORT TERM ACCOMMODATION

in order to cause to the long term accommodation requirement, service apartments are proposed as per the parameters sepulated by Ministry of Tourism and Culture, GOI. To take it look halff short term accommodation, a hierarchy of Guest House, Lodging and Boarding House/ Dharamateria/ Hostial have been proposed.

Added Vice S.O. 1215 (E) dated 13:05:2013

Addurt Mos SIO, 2695(E) dated 23-09-2013.

¹⁰⁰ mor vice \$ 0 2mpb(E) chiec 25-00-2013

Allowd edg S Oc2895(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 lakins retail enterprises in Delhi with an employment of 5.4 lakins engaged in trade, commerce and affect services. It is expected that the number of enterprises in retail trade are likely to increase to about 4.15 takins by 2021 and the corresponding employment is likely to increase to about 9.63 takins in addition to these, large number of enterprises in sectors such as restourants and hotels. Ilinance & insurance, real estate & business operate from commercial centres. This indicates the predominance of retail and ailled service activities in the economic structure of the city.

The major changes in the economic structure are due to liberalization of the economy, antry 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

Population	La	About 5 laichs	About 1 lakh	About 10,000	V races
	Metropolitan City Centre (Pertains to sireedy developed Central Business District)	District Centre	Community Centre	Local Shopping Centre	About 5,000: Convenience Shopping Centre
colymen.	Resid Shopping.	40	4.0	0.3	0.1
Manager 1	Strates and declare of medicines and ougs, Commercial and Official of local horning PSLIs Chamb, Chilolet,	Ratall Shopping, Stocksts and cealess of medicines and drugs. Commercial and Offices of local bodies, PSUs. Cinema, Cinema,	Ratell Shopping, Stocklets and dealers of modicines and drugs, Commercial and Offices of load bodies, PSUs, Cinema Gineplex	Retail Shopping, Stockists and dealers of medicines and drugs, Commercial Offices, Clinical Laboratory, Clinic & Poly Clinic, Repair /	Retail Shopping Local Invel Service activities Repair, '[Office up to 12 sqm.'], Ban ATM, Informatrade, Restaurant

Mod I d Wor 8.0 2896(E) daled 23-09-2013

6.0. Trebe and coming or

MPD-2021 modified upta 31/01/2015

Draft for observation / discussion

activities Recreational Club, Service Apotts, Coeching Centres! Training Institutes, Post, Tel. Exchange, Post & Telegraph Office. Petrol Pump CNG Station, Bus Terminat, Informal Trade.	Hosels. Restaurants. Benquet Halls. Socio-Custural activities / Recreational Cirilo. Service Apptis. Cosching Centres/ Training Institutes. Posic Post. Fire Post. Tel. Exchange, Post & Telegraph Office, Petrol Pump / CNG Stn., Bus Terminal, Repair / Services. Bank, ATM, Guest House, Nursing Home, Informal Traide.	Hotels. Service Appits. Restaurants. Banquel halfs. Guest House. Nursing Home. Ckapensary. Clinical Lab. Clinic & Poly Clinic. Coaching Centres. Training mathutes. Police Post. Poet Office. Petrol Pump / CNG Station, Repair / Services. Benk, ATM, Informal Trade, Multi level parking.	Services Bank, ATM, Guest, ATM, Guest, ATM, Guest, ATM, Guest, ATM, Guest, ATM, Indernal Trade Coaching Contros Training Institutes, Restaurant	
---	--	---	---	--

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

- Besides the above, retail shopping of desired level shall also be provided in all work centres and
- Utilities. Public Conveniences shall be provided as per requirement.

 Service & Repair and Informal activities should be provided as Service markets and Informal
- The mandatory requirement of parking as per prescribed standards would be met through multi lovel parking se far as possible in Metropolitan City Centra, District Centre and Community
- The non-residential activates 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 Cky, and all Extension and Karol Bagh. These have all the necessary ingredients to analysis as exempleated City Control.

These standard on Centres, need to be seen in the light of the historical legacy of the seed to be seen in the light of the historical legacy of the seed of and new Delhi, are ment of the carrier of a topiant, a terral ment, socio-cultural and all other

Control of the Paris of the Control of the Control

1120 F 180 2016 - 1920 10 2010

de une prosent un



Table 13.27: Socio-Cultural and Community Facilities

A Children	I was a second of the second o	The state of the s				
SI. No.	Use Premises	Delinisons	Activities Permitted			
1	Multipurpose Community Has Barel ghar	A premise having an enclosed space for various social and cultural activities				
3	Music Dance and Drama Training Contin	A premise having facables for imparting training and coaching for music dance and dramatics.	Make dance and drama training centre waith and word traidence to to 20 sq m i cardivers audispour			
1	Yoga Medistrion	A premise having racelles for self	Yoga centre mediation spritual and			
130	Social Infrastructure		14 10			

APPD-2021 modified coto 31/03/2016

	www.hrzuza modified	Linto 31/03/2016	
	Spread and Religious Discourse Centre	ottaranent actieving higher quality of mind and body sorrival and infigures discourse att	religious discourse centre water and want residence lub to 20 sq mm hostel soft drink and shack stat
4	Recreational Club	A premise having the tackity for increation with indicor scores swittening pool outdoor sports social-peng and gathering space for small functions with restaurant.	Parties out of the Partie of the Parties of the Par
5	Banquet Hait	A promise to hold small public gatherings community functions mainlages are	Hall for public gatherings manages cooking laceties and other togratics
6	Open as theater	A premise having facilities for	Open Air theathe Watch & Wird Residence (uplis 20 spm) cantines
7	Audribnum	A premise having an encrosed space to year, audience and stage for versus adhomatices like concerts play republik, functions as:	Auditorium Walch & Ware Residence (Jolio 20 spm canteen
*	Museum	A premise with facilities for storage and exhibition of objects illustrating antiques facilities history, artists	Museum Wasch & Ward Residence Hipto 20 sem Canteen
*	Exhibition-cum-ties Ground	A premise having facation for the exhibition and display and other cultural activities for a group of participants.	Fair Ground Residential First the maintenance staff Exhibition Contest Temporary in noticing Restaurant Soft Drink & sales Stat Rolle Pour Pour Para Pour Bank Esternson counter tackly Post Office counter facility
10	Museum, exhibition centre and art gattery, auditorium and open air meatre	Combination of Moseum exhibition tentre and art gattery suddenum and open ar theatre.	Asseum Exhibition Centre and An Gallery Additionum and Open As Bestre, Watch & Ward Residence lupto 20 spm y
31	Cultural and Information Canine	A promise such facility for suffural and information services for an institution state and country	Cultural and Information Cantre Watch & Ward Residence 200 to 20 sons) Horset Cantreen Bank Extension Country Facility Auditorium 10s is 500 seeing cabacity Library Exhibition and Art Saltery
12	Social and Gullural Institute	A premise with lackdest for activities of social-cultural nature run by a public violantary or individual on primarily non-commercial basis.	Secal and Cultural Institute White & Ward Residence (upto 20 som i Soh Drink & Shack Stati Restaurare Canteen Bresk Extension Course

18 Wat 2	The Sale to the sale of the sale	Lastes about a fundamental and an amount of	
\$I=No.	Short Term Accommodation (Hostel / Guest House / Boarding and Lodging House / Working women-men Hostel / Service Apartment)	Definitions: A premise fully furnished, serviced and self-contained with meal preparation and used for short term or long term individual, family or corporate accommodation	ii) Conference Facilities, Office, Retail and Service
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.	(AR)

Table 13.28: Cremation / Burial Ground and Cemetery

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

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

SI	100		Maxin	ium - 1	
Nö.	Category	Ground Coverage	FAR	Height	Other Controls
	b) Recreational Club	10-10-10-10-10-10-10-10-10-10-10-10-10-1	and the contract of the contra	3. 128-10-24, 5-12-2-2-10-00	
3	Socio-cultural activities such as auditorium, music, dance & drama centre/meditation & spiritual centre etc.		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%		NR, subject to approval of AAI, Fire Department and other statutory bodies.	 Parking standard @ 2 ECS / 100 sq m of floor area. 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

Minutes-9 the Technical Committee. Meding Held on 23.12.2020. ITEM No. 54/76/2

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

LAMPTAGETS OF THE TOTAL TOTAL PRO

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

allin

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.

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 modification to the regulations, it may be ensured that all required modification to the regulations vis-à-vis the guidelines are incorporated in the proposal.

MADTE PLAN SECTION

This Proposal was Conside ed in the Proposal was Conside ed in the Meeting held on 3:12.2020 Vide Item No. 5.11.7C. 12.8.20

Minutes of the Tech Committee Meeting No. 56/76/2

Held Och 23 12 2020 - 17EM No. 56/76/2

NORTH DECHI MUNICIPAL CORPORATION

TOWN PLANNING DEPARTMENT

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

No. TP/G/1173/ 1020

Dated 9/12/12/20

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 Ial, 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:

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

M2:

8. Anas, Peg. Asste.





AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Change of landuse of pre-existing institution Hira Int, 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. I 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 I having college building is bounded as under:

North = Other's property 24' 9" Phirni Road East = Other's property West = 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 Regularisat ion Plan (in meter)	As per MPD- 2001 (in ineter)	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 charification / 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 Gol letters dated 07.04.205 & 04.09.2015

S.No.	Information required	Explanatory background
i	Background note indicating the current	As mentioned in para 1.0 above- Background
	situation /provisions:	
11	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.
iti	What were the specific recommendations of the Authority with regard to the proposal.	
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
Vî	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.
χV	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.

		~~
В.	As per MoUD letter dated 07.04.2015	
	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.	

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

- 4.1 In view of the Addl. Comm.(Pig)/ 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 William Hung.

 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.

- A-

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.

Annopun 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.	Anubhay 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.	Najanda 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, Butair, Delbi-110084
8.	Vash Vidhya Public School, Harit Vihar, Pepsi Road, Sant Nagar, Burari, Delhi-110084.
9.	Swami Vivekanand Public School, Block-'A', Gali No-8, Amril Vinar Road, Burart, Denti-
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 Narami Devi Sanstha)
15.	J. Premier educational Society, Gali No6, 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.

Annexuso B.

SA LAL MOHAN DEVI RITA GUPTA MEMORIAL TRUSTO

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

Ref.:

01 2/12/2020 Dated: C2-12-2020

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.

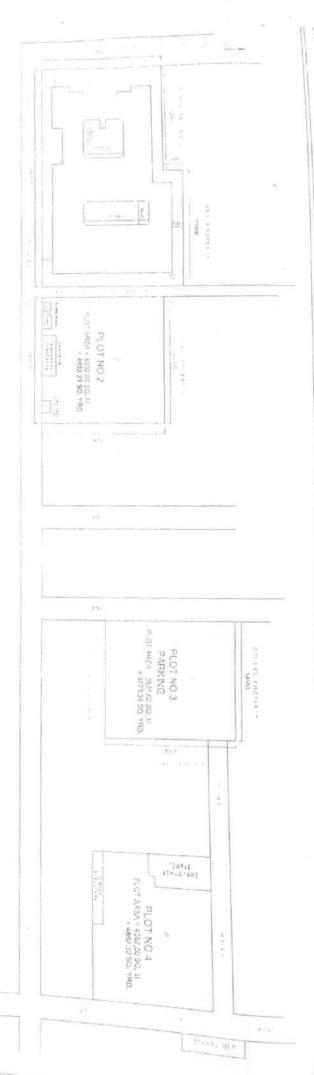
An early approval / regularisation of the institute is solicited.

Encl: As above.

(Anil Rumar Gupta) Chairman

M. Asst.





A N H N L N L N L N H N H N L N N L N N H N N	20 X X X X X X X X X X X X X X X X X X X
N. DE 11 CO. STENNET A LICKTOND PARTICINA	
PHARMSSOLI GROUND CAPRAGE - 35 6	OFF - 35 65
SHOUND CONTRACT OF THE STORY OF THE	< 37.9mg
P. B. C. C. L. V.	
NASK TUAT BOXTH CANDONS IN VIRTA LIB HAN	03/x3-13-300
BUILT OF AREA AT HEST FLOOR	(COCK - +4,0,4,50 M
DUBLICE AREA AT SECOND FLOX B = \$25 42 80 M	0 LTON 8 - 1:30 17:50 N
DIVERNAL OF THE TALLOL	OTAL MULLI OF AREA (GHF F 48.F + 1.) = 1000, 7780 M
F 1 8	
THE NAMES OF STREET STREET, N. P. 123 AS & 2673-242 SO NO.	# 26775 42 SO M
MR.45: 17 V4 175.14 4	ā.
W. LE. Legardor - uthas based	\$
TAISTING IN ACTOR TO SERVE	Kt.
ECS	

SCHWA, DV, TUTNERS 19 (1-10/2005 1-1-70), LETALAD VERINA STRINA, ON SCHOOL STRINA, MAY LOW STRINA, ON THE STRINA, ON THE STRINA, ON THE STRINA, ON THE STRINA, STRINA, ON THE STRINA, STRINA, ON THE STRINA, S

THE CONTROL OF STATE OF STATE

PERMISSION HELS + 2 HELS @ PER 100 RO, S OF BUILT HE ROOK (RED HILDS + 11667 / 100) X 1 - 221 HILS 5

ECS ON PLOTING 1 + 155 ECCS

SCHIEVEL FULS TALLE LEAST BL. & RUNGALIOUNG 5 # 199 FCR

RECULARIZATION LAYOUT PLAN

HIBALALMOHANDEVIKITA GLIPTA MEMORIAL TRUST.

KHANRA NUMBER 125 126 11 128 128 129 129 129 329, 330, 331, 369, 37p, 361, 363, 365, EXTENDED ABAMAI (EXTID LAL DORA) FIRM ROAD.

VILLAGE HAND POR, DELHI 110036

FOR THE UNITS

HMR INSTITUTE OF TECHNOLOGY & MANAGEMENT VILLINGE HAMID FOR DELENT HOSIGN OF THE PROME NO. 031- 2722-113

MAIL ID - her undidiren orde grant dom

1074 A R E

AREA OF INLOTING. 3 = 3627.00 SQ M = 4575.39 SQ. YARDS AREA OF TLOT NO. 2 = 4011 (8) SQ M = 4822.23 SQ, YARDS AREA OF PLOT NO. 1 = 7850 50 SQ M = 9389.12 SQ. YARDS

AREA OF PLOT NO. 1 +067.00 SQ M = 4862.32 SQ. YARDS

7.

COMPOSITE LAYOUT PLANS OF HIRALAL MOFERNDEY! RITY GUPTA MIMORIAL TRUST, "MING! "HAMID RIGH, "ADPACE OUSTS, ADPACE OUSTS, ADPACE

COLLECTIVE SCHEME FOR PLOT-1 & PLOT-2

ONTS	AREA STATEMENT
-	TOTAL PLOT AREA (cooking building) = (Plot 1 - Plot 2) = (7850, St. +4032,00) = 11882,50 SQ, YARADS ME
12	EXISTING GROUND COVERAGE - 4511 SQ M
100	PERMISSIBLE GROUND COVERAGE = 35 %
-	GROUND COVERAGE ACHIEVED = 37.95 %
:A	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 = 4530.42 SQ M
	TOTAL BUILT UP AREA (G+F.F +S.F +T) = 16057.778Q M
0.	F.A.R
	PERMISSIBLE F.A.R. = 225 % = 26735.62 SQ M.
	ACHIEVED F.A.R = 135.14 %
-al	HEIGHT
	PERMISSIBLE REGIOT = 37 M.
	EXISTING HEIGHT = 15 M.
98	ECS
	PERMISSIBLE ILLES = 2 ELCS @ PER 160 SQ, M OF BUILT UP
	REQUIRED 1: C.S. = (16037 / 160) X 2 = 321 E.C.S
	EICS ON PLATENCE 1 155 II C.S
	ECSONFLOT NO 3 166 ECS

Annextra "D"

- 33 ---

Oato Orders

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 coun had entegorically observed as under

On the other hand, Mr. Kapar learned senior counsel for the peritioner has drawn my attention to the Delhi master Plan 2001 as per which college is permitted in lal doralextended lal doral fiven reading of letter dated 11% November, 2002 of the DDA would confirm that as per clause 8(ii) A of MPS-2001 larel 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 multiority. From this it is clear that the proposed college of the petitioner at the aforesaid land which is extended lail doral 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 lail doral where MCD certificates are necepted by the respondent and affiliation granted."

The Political Depositions of Delicit

Thereafter, inspection was surried out on 25.3.2005 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 patitioner institute with the Guru Gobird Singh Independing University. By a letter dated 21.5.2003 issued by the Deputy Registrar (Affiliation) of the Guru Gobird Singh Independent University to the petitioner, it is tando clear that in terms of Section 5(21) of the Independent Viswavidyalya Act 1998, with the prior approval of Board of Affiliation, approval is granted for provisional affiliation to HMR Institute of Technology, for cooduct of B.Tech. in (i) ECB, (ii) CSB, (iii) TT & (iv) MAB programme (four years duration) with the maximum permitted intake of 60 each, for academic session 2003-2004. The affillation granted is provisional and is subject

ALES 02-03

posso

Ordero

to the conditions mentioned in the lease itself. It is made clear by the loss sections in appearing for the respondent university that providental affiliation is a trace which to followed in respect of new cases and this uffiliation would relate to the acceptance session 2003-2004. The sand letter is taken on record.

The AICIE is well as the Devienment of NGI have also given tives respective no-objections/approvals/revalidation for the academic settent 2013-21% as mentioned in the letters which are on record.

In view of the above provisional offiliation and discrimes. In further directions are required to be given in the present writ petition and accordingly the same is disposed of.

30/- -

Bader Dirret Ansec, J

MAY 22, 2003

Card Had to be True Copy Juminet Judicial Department

Arrhorized Under Sex Sollow Bridance Act.

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 preexisting institutions Hira Ial, 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 sgm. 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.

Addl. Commr. (Plg.)/Projects

Plg. Asst (Narela Project)

MASTER PLAN SECTION
6th FLOOR, VIKAS MINAR
1.P. Estate, New Delhi - 110002

Phone No.: 23370507

E-File No.-

PLG/MP/0009/2020/F-1/-0/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)

Majufa!

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.

INDEX

$10^{ m th}$ Technical Committee Meeting to be held on 23.12.2020

Sl. No.	Item No.	Confirmation of the Minutes of 9th Technical Committee meeting held on 04.12.2020 PLG/MP/0008/2020/F-1 Proposal regarding approval of higher FAR and higher ground coverage of integrated			
1.	52/2020				
2.	53/2020				
3.	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/-0/o DIRECTOR (PLG) UC AND Zone J			
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			
5.	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 DEVELOPMENTAUTHORITY

MASTER PLANSECTION

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 9^{th} 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) 2/12/Addl. Commissioner (Plg)-1

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, GOUTD

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 8^{th} 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 4^{th} & 7^{th} 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:

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

Majn

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

Proposed Amendments/Modifications

Table 3.3:	Hierarchy of Urban	Development
		Aros

Level	Facilities	Area in sq.m.				Area in sq.m.			
		No.	Per Unit	Total	Level	Facilities	Por		
111	2	3	4	5			No.	Unit	Total
2. Neighbor-	1. Primary	1	2,000-	2,000-	1	2	3	4	5
hood	School		4,000	4,000	2. Neighbor-	1. Primary School	1	2,000-	2,000
Population-					hood	(8)		4,000	4,000
10,000				1	Population				
					10,000	13. Sewage Pumping	1	500	500
	12 C		200			Station	1	500	500
	13. Sewage	1	500	500					
	Pumping Station					14. Coaching centres,	1	500	500
	Station					IT & language			
	14.Coaching	1	500	500		training centres			
	centres, IT &	7	500	500		15. Dhalao including	1	200	200
	language			1	11	segregation	Α.	. 200	
	training			1					*
7.5	centres			1		16. Dispensary	1	800-	800-
						~		1,200	1,200
	15.Dhalao	1	200	200		17. Local level waste		As	
	including					water treatment		requirement	
	segregation					18. Sewage	Up to	65	in .
						Treatment	22.7	Sqm/	
	16.Dispensary	1	800-	800-		Plant#	MLD		
		-	1,200	1,200	1	(including			
	17.Local level					50sqm/MLD for Sewage			
	waste water		As per requirement			Pumping Station			
	treatment					and 50sqm/MLD			
	facility					for Effluent			
						Pumping			
						Station)			



Level	Facilities	Area in sq.m.			
Deve.		No.	Per Unit	Total	
1	2	3	4	5	
5. Zonal / Sub-City Population 10,00,000	1. Medical College	1	As per Council Regulatory	ofIndia/	
	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 requiremen		
	17. Socio- Cultural Centre		As per requiremen		

		Area in sq.m.			
Level	Facilities	No.	Per Tota		
1	2	3	4	5	
5. Zonal / Sub-City Population 10,00,000	Medical College . . 8. Sewage	As per N Council India/ Regulat Body	/		
	Pumping Station		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	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:

- a) It was agreed that new CNG stations in Community Centers existing on 24.0 m wide road in the developed areas be allowed.
- b) 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.

Mayor

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 +1.7 acres) 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 T'.

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 i.
- 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 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.
- The proposal for Change of Landuse may be accompanied with a proper T.S.S. for the iv. convenience of seeking Public Objections/Suggestions.

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

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.) -1
- 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

ITEM No.53 TC/20

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 superceded 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	
Initial Land Use	Recreational	Recreational	3113.79
Proposed Land Use	Transportation	Transportation	Recreational
Owner	NSIC		Transportation
99	T.O.C	Private Land Owners*	Delhi Jal Board
Status of CLU	Notified vide S.O.	vide S.O 2226(E) dat	ad 20 00 2040

* 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)

- 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	Calculated as the sum of FAR calculations for all constituent plots. FAR entitlement for each constituent plot shall be calculated as follows: 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,

10 1110

"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.

DMRC in their letter dated 09.06.2020 also mentioned the following: (Annexure 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.
- 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.
- 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.
- 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.

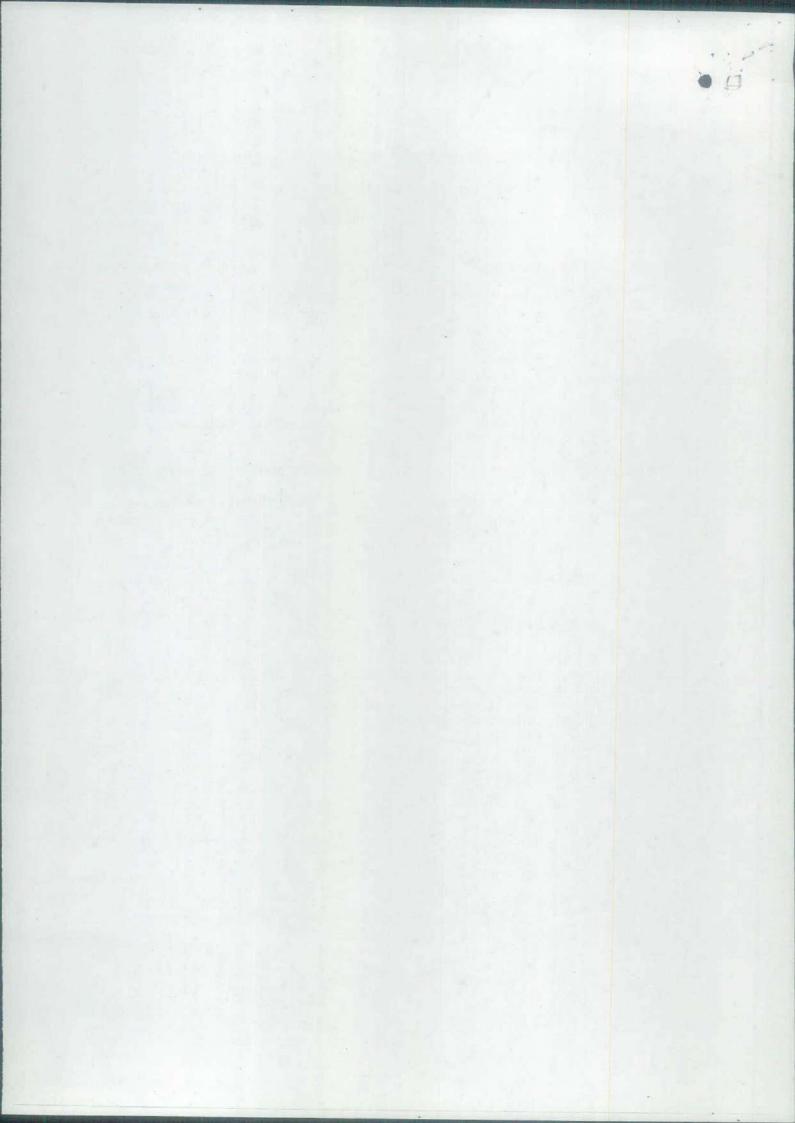
Dy. Director (UTTIPEC)

Director (UTTIPEC)

Dy. Director (Plg) Master Plan

Addl. Commissioner

(Plg.) - I



ITEM No. 54/70/20

- 12-

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

ميلين

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 CONTROL OF LUCIDION PROPERTY AND LOSSES.

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.

Beri

- 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')
- 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	P	/laximu	ım	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.

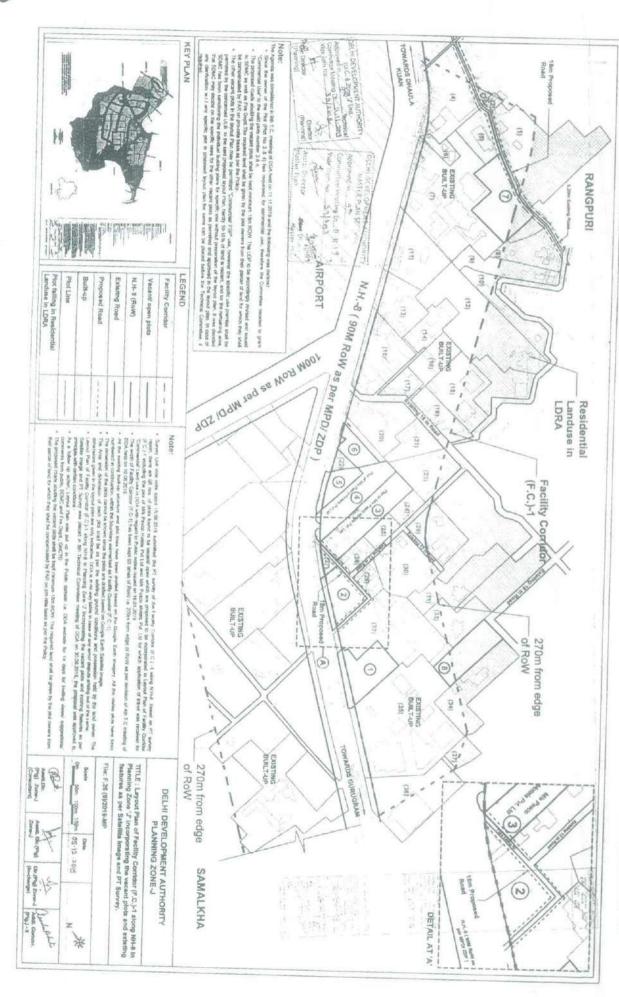
3. Proposal:

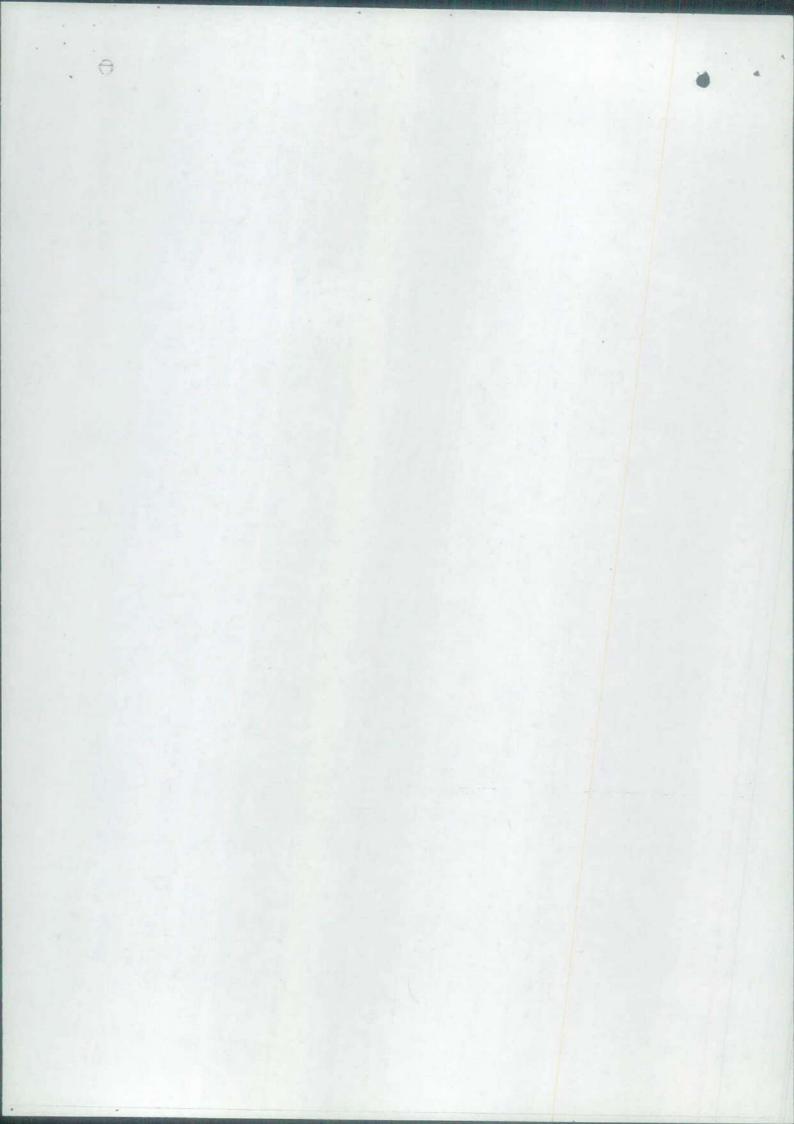
In view of the examination in Para-2 specifically Para 2 (iii) and (iv), the matter is placed before Technical Committee for consideration of 'Public and Semi-public' with use premise as 'Socio-Cultural Centre' for the Plots under reference instead of 'Commercial' use as approved earlier by the Technical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

Addl. Commissioner

(Plg.) Projects

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





Annexure 'B'

PASCO HOTELS PRIVATE LIMITED PASCO MOTELS PRIVATE LIMITED निवेशक (योजना) युक्ति, जे क जी (यू. र्गः) हायरी संवः ५५ ३५ विनामा १३ १४ २०३०

अति० आयुक्त (धी०)-11 रापरी सं0. 4 9 10 राजांक 1.6 /17/20

वार्यक किला। क्यांस्य वार्यक्ष म I-2/20

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 L. 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 M'USEUM 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)

Director CHy) vee 13mg

Regd office: 57 Golf Links, New Defini - 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 L 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 L 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 L 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,

Directo

-19-

MPO-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 retrabilitation colories 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 Extansion. 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, shell 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.

*[To calor to low briff accommodation, a hierarchy of Guest House, Ledging and Bunkture House / Charamshala / 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 acceeding the permissible ground coverage and FAR of that use zone. This is subject to the provision of painting as per norms.

(E.S. (D) LENG TERM (SERVICE APARTMENTS) AND SHORT TERM ACCOMMODATION

to does to case to the long term accommodation requirement, service apertments are proposed as per the parameters aspulsted by Ministry of Tourism and Culture, GOL To case to low lastin short term accommodation; a hierarchy of Guest House, Lodging and Board to House/ Disarramental/Hostel have been proposed.

Apple: Audio S (0.51215 (E) (almod 18305-2015

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

McGlas Ace 5 0 2805(E) onto 23:05:2013

MPD-2027 modified uple 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 taliha by 2021 and the corresponding employment is likely to increase to about 9.63 takhs. In addition to these, large number of enterprises in sectors such as restaurents and hotels, finance 8 insurance, real estate 8 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 comidor.

Table 5.1: Five-Tier System of Commercial Areas

Population Area (Ha.)	Metropolitan City Centre (Pertains to birsoly developed Central Business District)	About 5 lakhs District Centre	About I laikh Community Centre	About 10,000 Local Shopping Centre	About 5,000 Conversionce Shopping Centre
Activities Pounding	Reliak Shooping, Stockasts and dealers of Imedicates and drugs, Commercial and Offices of local bodies, PSUs, Charris, Chaplex, Hoses, Restaurants, Benquer Halts, Socio-Cultural	40 Retail Shoppeng, Stockists and Cesters of medicines and drugs Commercial and Offices of local bodies PSUs, Cinema, Ginepiex.	Result Shorpang Shocklets and dealers of medicines and drags, Commercial and Offices of local bodies PSUs: Cheena Grapesy.	Rotall 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 12) sqn. J. Bank ATM, Informa Trace, Restaurant

Modified vice S.O. 2895(F) Heled 23-00-2013

5.0 Trade and Commerce

MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

activities / Racressional Club, Service Appte. Coaching Centres/Training Institutes. Police Post, Fire Post 7 fel. Exchange, Post & Telegraph Office. Petrol Purry / Civic Sasion, Bus Terminal, Informal Trade.	Hotels, Restaurants, Banquet Halls, Socio-Cultural activities / Recreational Club, Service Apptts, Coaching Centres/ Training anatitutes, Police Post, Fire Post, Fir	Hotels, Service Applits, Restautants, Banquet halfs, Guerat House, Nursing Home, Cispensary, Clinical Lab. Clinic & Poly Clinic, Coeching Centres / Training institutes, Police Post, Post Office, Petrol Pump / CNIG 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 (#) of Development Code.]

- 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.

 Sandos & Repair and informal activities should be provided as Service markets and informal
- The mandatory requirement of parking as per prescribed standards would be met through multi-level parking se far as possible in Metropolitan City Centre, District Centre and Community
- The non-residential activities permitted as per Mixed Use Regulations with stipulations for category of colony, road RCW, sic. in residensal plots will be permitted in Commercial Centres.]

5.3 METROPOLITAN CITY CENTRE

The extelling CBDs are Conneught Place and its Extension, commercial areas in Walled CAY and its Extension and Karol Bash. These have all the necessary ingredients to

These Verrorchian City Centres need to be seen in the light of the historical legacy of the policinal and now Dehl, are the control of the locatopart anathrment, apple control and all other

er we see the continue of STATE OF THE PARTY OF THE PARTY

The state of the s

Table 13.27: Socio-Cultural and Community Facilities

10000	T. T. Britania Company	I CONTRACTOR OF THE CONTRACTOR	MIN S SCHOOL
Ma.	Use Premises	Definitions	Activities Permitted
,	Multipurpose Community Hait Barat ghar	A premise having an enclosed space for various social and cultural activities	Commency Hall Watch & Ward Residence (upto 20 ngm i Son Orina and Shack Staff and forling etc.
2	Music Dance and Drama Training Centle	A premise having facilities for imparting training and coaching for music, dance and dramatics.	Music dance and drama training centre watch and ward residence rup to 30 sq m i cardeen audionum
1	Yoga Medispion	A promise basing facilities for self	Yoga centre mediation sprittel and
130	Social Infrastructure		72 10

APD 2021 modified upto 37/03/2016

	ww.rvs.ns.i wordused	tiple 31/03/2016	
	Spiritual and Religious Discourse Centre	atterment achieving higher quality of mind and body seminal and religious discourse att.	y religious discourse centre watch and I want residence Jup to 20 sq mi- hostel soft drink and snack stall
	Recreational Club	A promise having the facility to necession with indeer sports swimming pool outdoor sports socializing and gathering space for small functions with restaurant.	sesidence (upto 20 sqm ; Resigential
5.	Banquet Hat	A premise to hold small public gatherings, communey functions marriages etc.	Hall for public gatherings marriages cooking facilities and other togistics
6	Open as theater	A premise having facilities for audience seating and a stage for performance and open to sky	Open Air theatre Warch & Ward Residence (upto 20 sgm) Eanthers
7	Auditorum.	A premise having an enclosed space to seet audience and stage to versus performances like concerts play reptals, functions etc.	Auditorum Watch & Ward Rhindence (upto 20 som) canteen
	Miseum	A premise with facilities for storage and eshiption of objects illustrating antiques. Apharal history, artists	- Museum Wasch & Ward Residence - hipto 20 sem) conteen
.0	Exhibition sum-Fair Ground	A premise having facaties for the exhibition and display and other cultural activities for a group of participants	Fair Ground Residential Full Itel mantecance staff Embetion Centre (Temporary in nature) Restaurant Soft Drink & stack Staff Pipic Post Fire Post Soft Extension country backly Post Office counter facility
10	Museum, exhibition centre and art gallery, auditorium and open air theatre	Combination of Moseum exhibition tentre and art gallery auddonum and open air theatre.	Misseum Eichbeson Centre and Ad Gallery Auditorium and Open Ar heater Watch & Ward Rehidehoe jupto 20 sqm ;
35	Cultural and Information Centre	A promiss with facility for cultural and information services for an institution, starts and country.	Cultural and information Cambre Watch & Ward Residence rup to 20 signt.) Hostel Carbeen Baro. Extension Counter Facility Auditorium (Up to 500 tenting capacity) Library Exhibition and Art Gallery
12	Social and Cultural Institute	A premise with lacases for activities of socio-cultural nature run by a public voluntary or individual on pomarily non commercial basis.	Social and Cultural Insective Watch & Ward Residence cupto 20 sgm - Suh Drink & Snack Stall Restaurant Canseen. Bank Extension Counter

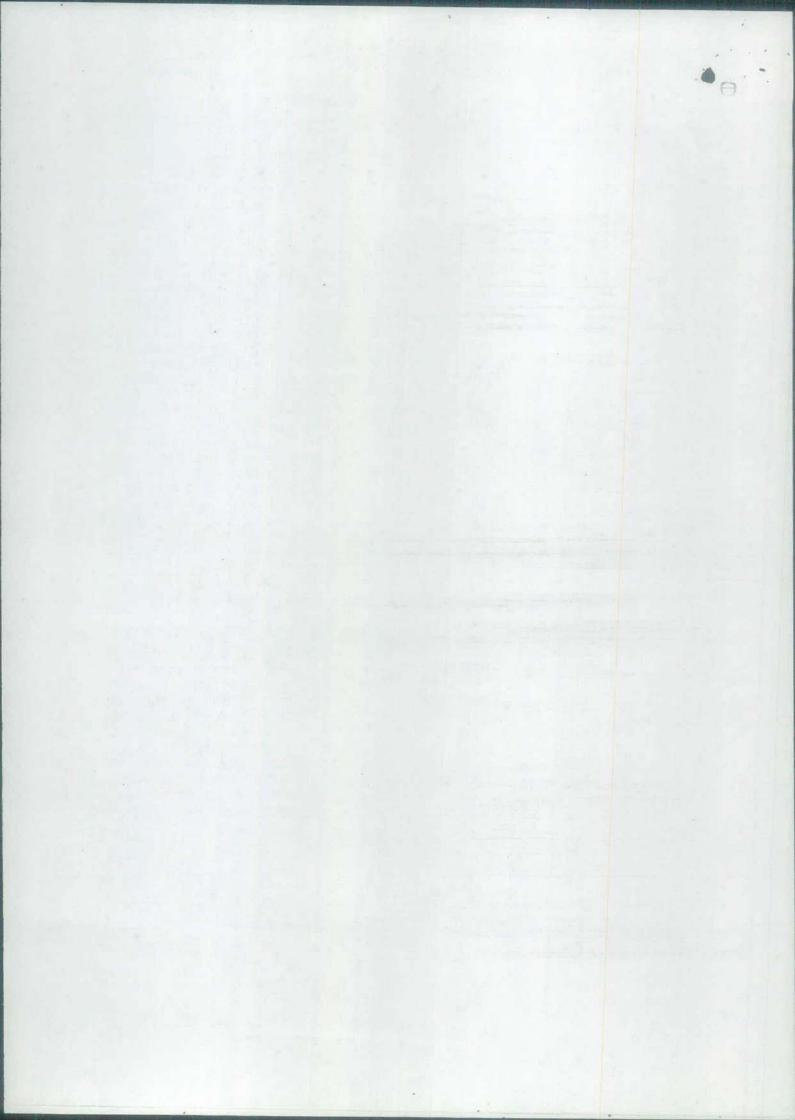
Sil. No.	Use Premises	Definitions	Activities Permitted
1[25	Short Term Accommodation (Hostel / Guest House / Boarding and Lodging House / Working women-men Hostel / Service Apartment)	A premise fully furnished, serviced and self-contained with meal preparation and used for short term or long term individual, 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
2.	Cremation ground	A premise with facilities of performing last rites of dead bodies by burning.	Crematorium, retail shops Wood, flowers and relate materials, Watch & War Residence (upto 20 sqm.).
3.	Cemetery	A premise with facilities for burying of dead bodies.	Facility for registration of deaths, sheds for performing
4.	Crematorium	A premise with facilities for last rites of the deceased.	rituals, drinking water, parking, etc.

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

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



SI.			Maxim	um	
No.		Ground Coverage	FAR	Height	Other Controls
	b) Recreational Club			The state of the s	
3	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	7.5	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. I[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 DECHI MUNICIPAL CORPORATION TOWN PLANNING DEPARTMENT

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

No. TP/G/117.3/ 20 20

Dated...2/12/12020

8-11- 07/17/12

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.

/ 2/12/2000

8. Anas, Plg. Asstr.



AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Change of landuse of pre-existing institution Hira bil, 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 I 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 Regularisat ion 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	0

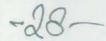
The existing setbacks are less than the required. Hence clarification / concurrence of DDA was sought vide letter dated 06.03.2020.



- 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 Gol letters dated 97.04.205 & 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 for 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.
iti	What were the specific recommendations of the Authority with regard to the proposal:	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.
îx	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.



В.	As per MoUD letter dated 07.04.2015	
	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.
С	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 preexisting.
e	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	
f	What will be proposal's impact/ implications on general public e.g. Law & order etc.?	
g	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	

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
- 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.

SIL

Plg. Asstt.

Assit. Town Planner-II

Chief Town Planner

Annoxim 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 Mandif, Buran, 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.	 Premier educational Society, Gali No6, 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.

Annexuse Bill SA LAL MOHAN DEVI RITA GUPTA MEMORIAL TRUSTO

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

Dof.	f.:				
MCI.					*****

2/12/2020 Dated: 02-12-2020

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 wide 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).

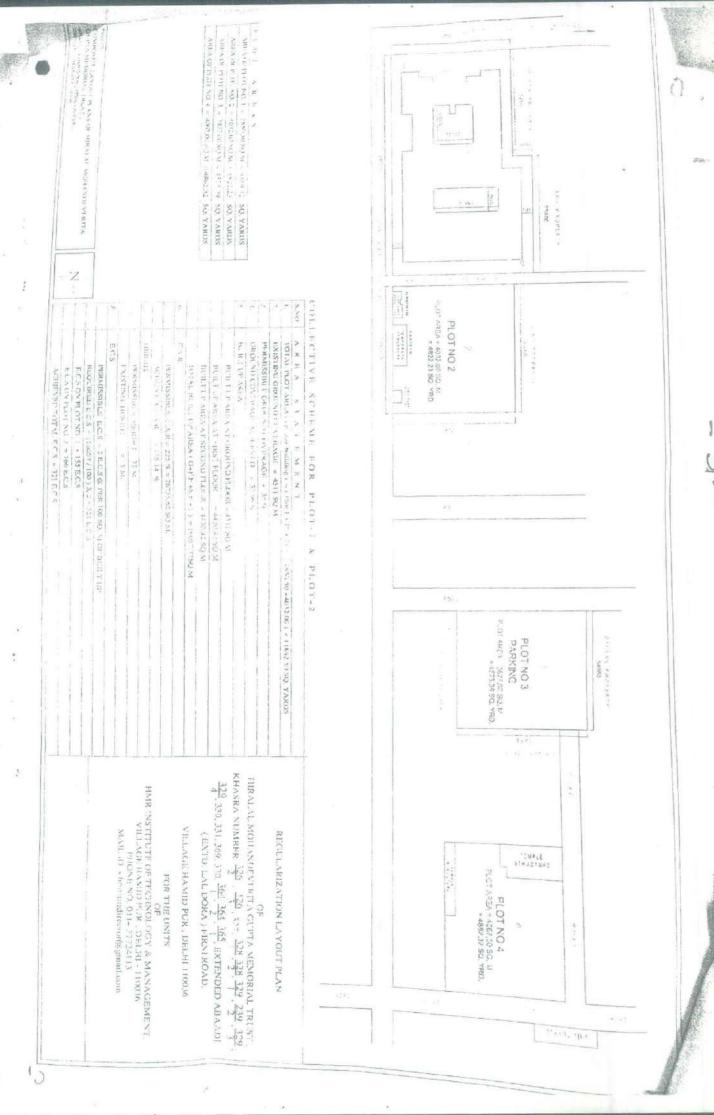
In view of the above, it is requested that plot 1 and 2 as shown in the modified plan of regularisation (copy enclosed) be considered / treated as one plot for regularisation, including the road area which shall be used as public area and no FAR shall be claimed for the said area.

An early approval / regularisation of the institute is solicited.

Encl: As above.

his kinas (w. (Anil Kumar Cupta) Chairman

M. Aust.



PLOT AREAS

AREA OF PLOT NO. 1 * 7850 50 SQ M * 9389.12 SQ, YARDS AREA OF PLOT NO. 4 - 4067 00 SQ M - 4862.32 SQ. YARDS AREA OF INDI NO. 3 = 3627.00 SQ M = 4575.39 SQ. YARDS AREA OF FLOT NO. 2 = 4032 (8) SQ M = 4822.23 SQ, YARDS

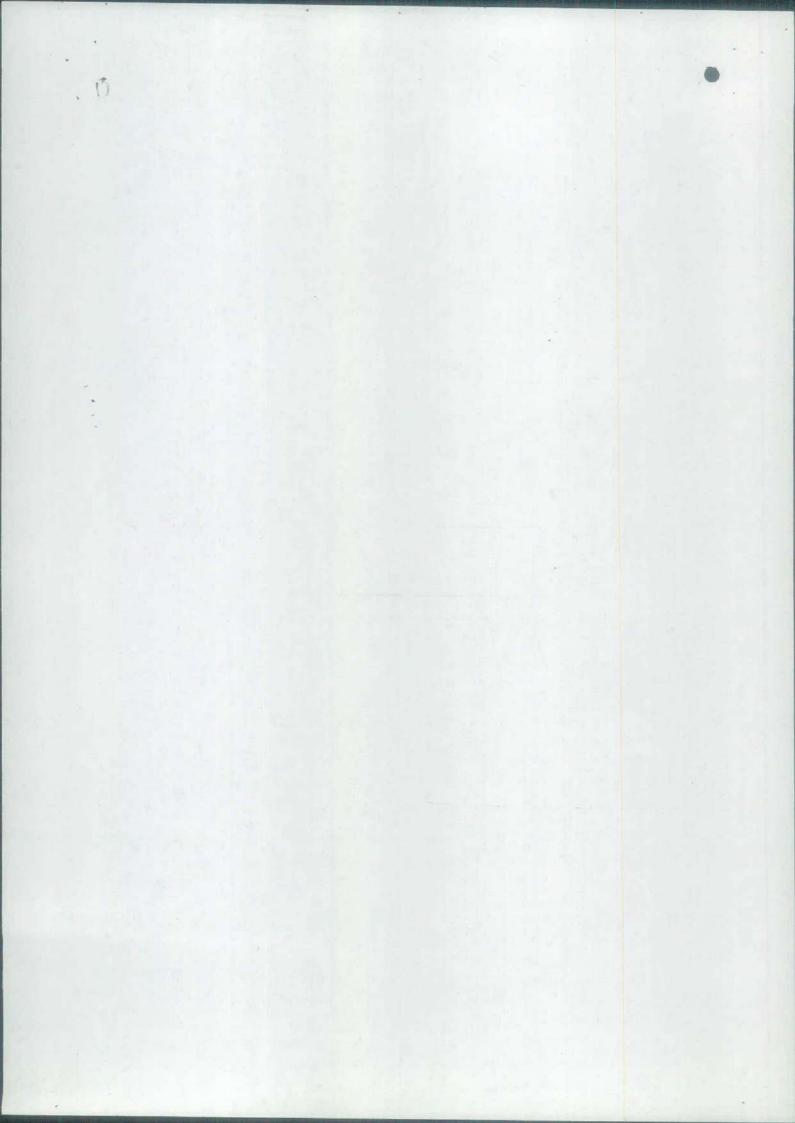
COLLECTIVE SCHEME FOR PLOT-1 & PLOT-2

SNO	AREA STATEMENT
7	TOTAL PLOT AREA (college building) = (Plot 1 - Plot 2) = (785) 50 + 2012.00) = 11882.50 SQ. YARRAS M.
15	EXISTING GROUND COVERAGE 4511 SQ M
1.00	PERMISSIBLE GROUND COVERAGE = 35 %
-	GROUND COVERAGE ACHIEVED = 37.96 %
	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.F: +S.F+T) = 16057.778Q M
0	F,A.R
	PERMISSIBLE F.A.R. = 225 % = 26735.62 SQ M.
	ACHIEVED F.A.R = 135.14 %
-4	HEIGHT
	PERMISSIBLE REIGHT = 37 M.
	EXISTING HEIGHT = 15 M.
66	ECS
	PERMISSIBLE E.C.S. = 2 E.C.S. @ PER 100 SQ, M OF BUILT UP
	REQUERED INC S = (16057/100) X 2 = 321 E.C.S
	E C'S ON PLATING 1 155 E C.S
	LUSON PLOTING 3 164 ECS

COMPOSITE LAYOUT PLANS OF HERALAL MOHANDENT RETA AUTORES POTATS TERROR - VITAGES

PROJECT

7.



- 33 ---

Annexwa D1.

Dato Orders . 9 .

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 entergorically 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 larel 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 nutbority. 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 pageose 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."

Spatial Court of Della

Thereafter, inspection was extraed antico 25 3,3005 and nature proceedings as directed by this court on 1.5.2003 were carried out. The Board of Affiliation also hold 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 Gobird Singh Independent University. By a letter dated 21.5.2003 issued by the Deputy Registrar (Affiliation) of the Guru Gobird Singh Independent University to the petitioner, it is made clear that in terms of Section 5(21) of the Independent Viswavidyalya 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) BCB, (ii) CSE, (iii) TT & (iv) MAE programme (four years duration) with the maximum permitted intake of 60 each, for academic session 2003-2004. The affiliation granted is provisional med is subject.

ALES 02-03

penso

Ordera

.2.

to the conditions mentioned in the letter itself. It is made clear by the lowers was reappearing for the respondent university that provinceal affiliation is a trace where it followed in respect of new cases, and this offilences would relied to the accounts session 2003-2004. The sand letter is taken on record.

The AICIE is well as the Germanment of NGI have also given tives respective no-objections/approvals/revalidation for the academic session 2003-2004 as mentioned in the letters which are on record.

In view of the above provisional affiliation and discripors, on factors directions are required to be given in the present writ petition and accordingly the some is disposed of.

50/- .

Beder Direc Ansec, J

MAY 22, 2003

Cardified to be True Copy Lindar Indicial Department Azadorised Under Sax

Ynding Bridance Act

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 Ial, 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.

Addl. Commr. (Plg.)/Projects

Plg. Asst (Narela Project)



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

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.

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

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, NirmanBhawan
- 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.

 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.

Mayn



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 Ial, 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)

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.

Marju

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)
- Addl.Commissioner(Landscape)
- 6. Chief Architect
- 7. Addl. Commissioner (Plg.) -1
- 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

Madju



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

6th Floor, Vikas Minar

1.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.

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

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, NirmanBhawan
- 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.

 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/-0/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.

Mayn

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. COMMR(PLG-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.

Marju

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.) -1
- 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

Madju



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

6th Floor, Vikas Minar

LP. 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) 7/1/202 Addl. Commissioner (Plg)-1

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, NirmanBhawan
- 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.

 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/-0/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.

Mayn

ltem 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.(Pig.) 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 Ial, 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/-0/o ADDL. COMMR(PLG-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.

Marjn

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

Madju



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

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/[4 Date: 07.01.2021

Subject: Minutes of the 10th Fechnical 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.

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

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, NirmanBhawan
- 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



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/-0/o ADDL. COMMR(PLG-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



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

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 10thTechnical 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.

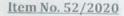
(Manju Paul) 7/1/202

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, NirmanBhawan
- 17. Dv. Commr. of Police (Traffic), Delhi
- 18. Land & Development Officer,(L&DO)
- 19. Dir ator, Fire Service, GNCTD

Special Invitees:

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



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.

 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.

Mayn



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/-0/o ADDL. COMMR(PLG-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.

Marja

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:

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

Madju

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/-0/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)

Majura

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. (Pig.) 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

INDEX

10th Technical Committee Meeting to be held on 23.12.2020

Sl. No.	Item No.	Subject	Page No.
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 "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018. PLG/MP/0004/2020/F-26/-0/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/-0/o ADDL. COMMR(PLG-PROJ MPMR)	25-35



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

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 $9^{
m th}$ 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.

Marju Paul)

(Manju Paul)

Addl. Commissioner (Plg)-1

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, Good 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 8^{th} 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 $4^{th}~\&~7^{th}$ 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 4^{th} & 7^{th} 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.

Majn



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.		Facilities	Ai	ea in sq.	m.
		No.	Per Unit	Total	Level		No.	Per	Tota
1	2	3	4	5		2		Unit	11 15 100
2. Neighbor- hood Population- 10,000	1. Primary School	1	2,000- 4,000	2,000- 4,000	2. Neighbor- hood Population	1. Primary School	1	2,000- 4,000	2,000 4,00
	13. Sewage	1	500	500	10,000	13. Sewage Pumping Station	1	500	50
	Pumping Station		14. Coaching centres, IT & language training centres	1	500	50			
	14.Coaching centres, IT & language training	1	500	500		15. Dhalao including segregation	1	200	, 20
i.	centres					16. Dispensary	1	800- 1,200	1,20
	15.Dhalao including	1.	200	200		17. Local level waste water treatment facility			per ement
	segregation					18. Sewage Treatment	Up to 22.7		50 MLD
	16.Dispensary	1	800- 1,200	800- 1,200		Plant# (including	MLD		
	17.Local level waste water treatment facility		As per requ	iirement		50sqm/MLD for Sewage Pumping Station and 50sqm/MLD for Effluent Pumping Station)			



Level	Facilities	BUE:	Le			
Level	racintics	No.	Per Unit	Total	1	
1	2	3	4	5	100	
5. Zonal / Sub-City Population 0,00,000	1. Medical College	1	As per Council Regulatory	ofIndia/	5. Zei Sul Poi 10,	
	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		
	*				No	
	16. Science Centre		As per re	quirement	# The	
	17. Socio- Cultural Centre		As per re	quirement		

		Area in sq.m.			
Level	Facilities	No.	Per Unit	Total	
1	2	3	4	5	
5. Zenal / Sub-City Population 10,00,000	Medical College . . . 8. Sewage	1	As per Medica Council of India/ Regulatory Body		
	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	1	LOO /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:

- a) It was agreed that new CNG stations in Community Centers existing on 24.0 m wide road in the developed areas be allowed.
- b) 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.

Mayor



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:

- 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.

Marja

-6-

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 superceded 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 - I	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)

- 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 D\(\textstyle{U}\)'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	Calculated as the sum of FAR calculations for all constituent plots. FAR entitlement for each constituent plot shall be calculated as follows: • 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.
- 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.

DMRC in their letter dated 09.06.2020 also mentioned the following: (Annexure 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.
- 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.
- 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

ITEM No. 54/70/2025

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

THE THEFT WE HAVE THE WAY TO SEE

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



Cartille St. D. William To Project Lines.

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.



- 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'-

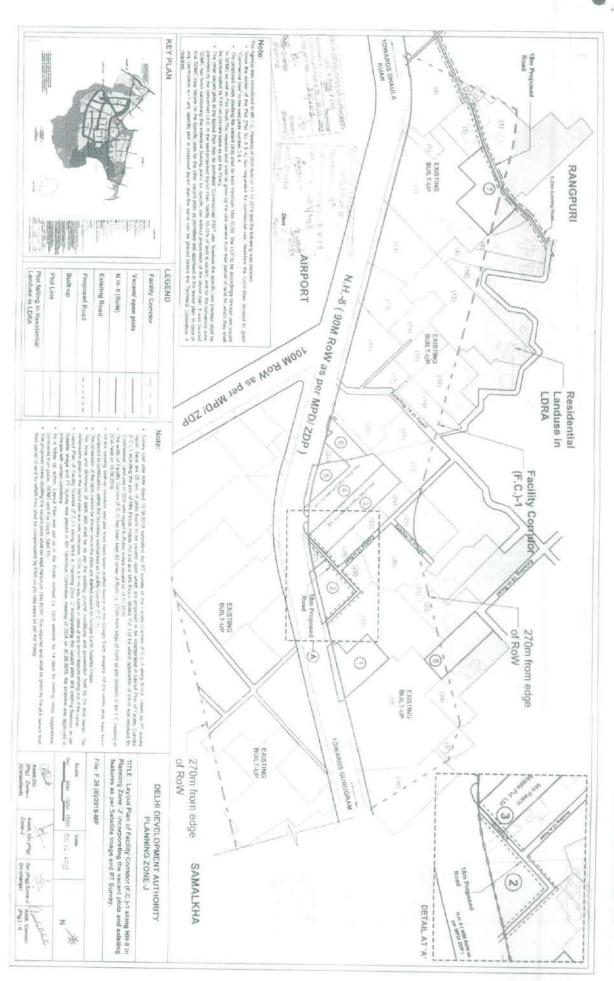
Category	N.	/laximu	ım	Other controls		
	Ground coverage	FAR	Height			
Socio- Cultural Centre	40%	120	NR, subject to approval of AAI, Fire Department and other statutory bodies.	1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade office space/ commercia 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 'B'

PASCO HOTELS PRIVATE LIMITED PASCO MOTELS PRIVATE LIMITED

निपेशक (योजना) रासी, जे व जी (यू में) वायरी संवः ५५ 3 ५

अनिक आयुक्त (पो०)-11 mg 4010 14/12/20 T-2/20

December 9th, 2020

Shrimati Leenu Sehaal Ii, 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)

Director Cell oca Jean

Regd office: 57 Golf Links. New Dethi - 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 Reeping 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,

Director 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, shell be integrated within these facility comidors.

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 fariff accommodation, a hierarchy of Guest House, Lodging and Buarding House / Charamshala / 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.

(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.

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

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 altied 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 restaurents and hotels, finance & insurance, feat 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		March III	THE PARTY OF THE P	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.)	BEET STREET	40	4.0	0.3	0.4
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 Localevel service activities, Repair [Office up to 12 sqn.*], Bani ATM, Inform. Trade, Restaurant

¹ 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 Applia, 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 activibes / Recreational Club. Service Apptts. 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 Apptits 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.]

Modes

- 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 bazaer.
- iv. The mandatory requirement of parking as per prescribed standards would be met through multilevel 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 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

⁷ Added vide S.O. 2895(E) dated 23-09-2013



Table 13.27: Socio-Cultural and Community Facilities

SI. No.	Use Premises	Definitions	Activities Permitted
T.	Multipurpose Community Hall Baral ghar	A premise having an encosed space for various social and outural activities	Commune, Hall Watch & Ward Residence (upto 20 sgm i Soft Drina and Shack Staff and thrany 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 traidence rup to 20 sq m i canteen auditorium
3	Yoga Meditation	A premise having facilities for set	Yoga centre mediatori spritua and

MPD-2021 modified uptn 31/03/2016

	APPD-2021 modified	tioth 31/03/2016	
	Spiritual and Religious Discourse Centre	attackment, achieving higher quality of mind and body solimuse and religious discourse at:	religious discourse centre, watch and ward residence, up to 20 kg mill hostel soft drink and snack stall.
*	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 lupto 20 sqm. Residence fall for mantenance staff swimming pool indoor and butdoor games facilities club.
5	Banquet Hat	A premise to hold small public gatherings community functions marriages etc.	Hall for public gatherings imarriages 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 Water & Ward Residence (upto 20 sgm) canteen
7	Audrionum	A premise having an enclosed space to sest audience and stage to various performances the concerts play recitas functions etc.	Auditorium Watch & Ward Residence (upto 20 sgm) Lanteen
X.	Museum	A premise with facilities for storage and exhibition of objects illustrating antiques natural history artiets	Museum Watch & Ward Residence (solt) 20 som (canteen
0	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 Fun ito- manterance staff Exhibition Centre (Temporary in nature) Restaurant Soft Drink & shark Staff Police Post Fire Post John Extension counter facility Post Office pouritie facility.
10	Museum, exhibition centre and air gallery, auditorium and open air theatre	Combination of Museum exhibition centre and art gallery auditorum and open ar theate.	Museum Exhibition Centre and Art Gallery Auditorium and Open Au- heatre Watch & Ward Residence jupto 20 sgm (
31	Cultural and Information Centre	A cremine with facility for cultural and information services for an institution state and country.	Cultural and information Centrel Watch & Ward Residence up to 20 sgr.; Hoster Canteen Barris Edension Counter Facility Auditorium (Up to 500 seating capacity) Library Eshibition and Art Gallery
12.	Social and Cultural Involute	A premise with facilities for activities of socio-cultural nature run by a public voluntary or individual or phintanty non-commercial basis.	Social and Cultural Institute Water & Ward Residence Jupito 20 sgm Soft Denk & Shack Stall Resitaurant Canteen Barra Esternich Counter

Annexure 'C'

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. 1

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
2.	Cremation ground	A premise with facilities of performing last rites of dead bodies by burning.	Crematorium, retail shops of Wood, flowers and relate materials, Watch & Warn Residence (upto 20 sqm.).
3.	Cemetery	A premise with facilities for burying of dead bodies.	Facility for registration of deaths, sheds for performing
4,	Crematorium	A premise with facilities for last rites of the deceased.	

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

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



SI.		I	Maxim	um	
No.	Category	Ground Coverage	FAR	Height	Other Controls
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

ITEM No. 56/76/20

8-11- 07/12/12

- 25.

NORTH DELHI MUNICIPAL CORPORATION TOWN PLANNING DEPARTMENT

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

No. TP/G /1173/ /200

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:

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

JA 2/12/2020

S. Anas, Peg. Asste.



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 provisious 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) Flealth 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).

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:

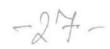
Other's property North = 24' 9" Phirni Road East = Other's property West = 24° 9" Phirni Road. South =

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 sqin) & 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 Regularisat ion 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	5

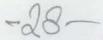
The existing setbacks are less than the required. Hence clarification / concurrence of DDA was sought vide letter dated 06.03.2020.



- 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 is 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 Gol letters dated 07.04.205 & 04.09.2015

S.No.	Information required Background note indicating the current	Explanatory background As mentioned in para 1.0 above- Background	
ii	situation /provisions: Whether similar proposal have earlier considered by DDA/Ministry and /or	Yes, similar projects of various proposals have been considered / allowed by the Authority w.r.t relaxation	
	disposed, and if yes, when how,	in sethack.	
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-202 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 I implemented and unauthorised construction, if as 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.	
Х	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.	
xî	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc;		
xii	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;		
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.	



В.	As per MoUD letter dated 07.04.2015	
	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 scm. (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-10036, 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?	
f	What will be proposal's impact/ implications on general public e.g. Law & order etc.?	
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
- 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)".

Recommendation:-6.0

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

Plg. Asstt.

Chief Town Planner

Ans

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	Name & Address Delhi Institute of Rural Development (DIRD) near Kapoor Diesel, G. T. Karnal Road, Nangli		
2.	Poona. Anubhay Public School, Plot No.57, Gali No-2, Uttaranchal Enclave, Kamal Pur, Burari,		
	Dally 110084		
3.	Joseph S. Mary Public School, Shastri Park, Burari, Delhi-110084		
4.	Little Star Convent School, Parasram Enclave, Burari, Denn-110004.		
5.	1 1 1 1 2 2 Dublic School Sant Navar Burari, Delhi-110084.		
6.	A 1 1 ACC TOLATE CARE NOT THE NAME DURING A POST OF THE PARTY OF THE P		
7.	Great Mission Convent School, B-29, Kaushik Eliciave Real Distriction		
8.	at the part of their Wiber Pensi Road Sant Nagar, Duratt, Denny 1000		
9.	Yash Vidhya Public School, Hart Vina, Tepsi Road, Book, Amrit Vihar Road, Burari, Delhi- Swami Vivekanand Public School, Block-'A', Gali No-8, Amrit Vihar Road, Burari, Delhi-		
2.	1 4 0 0 0 1		
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. Madel School, C. 18, Main Road Mukand Vibar, Delhi.		
14.	J. C. Gaur – Public School, Gali No.5, Mukand Pur, Part-II, Delhi-110042, (Mata Naraini		
	Davi Sanetha)		
15.	J. Premier educational Society, Gali No6, 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 Ial, Mohan Devi & Rita Gupta Memorial Trust, Village Hamid Pur, Delhi-110036.		
19.	Maharaja Agarsen Naturopathy & Yoga Sadhna Research Trust. Main Palla Roac Bhkhtawarpur.		
20.	Upadhyay Convent School Kadi Vihar, Nathupura, Delhi.		
21.	Sant Nirankuri 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.

Annexus " ".

A LAL MOHAN DEVI RITA GUPTA MEMORIAL TRUST

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

180 000			
Ref .:			
IN ICITAL STATE			

2/12/2020 Dated: 01-12-2020

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.0.3(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

My Asste. And Jump.

MENN DE CHARLES DE CALLES DE L'ANTIGER DE L' VERNORD SPORTS IN THE RESIDENCE OF THE CULLECTIVE SCHEME FOR PLOT: & PLOT-2 - 11" #4EA + 4932_21 SO YED PLOT NO 2 DERMISSIN FOR CHICAGO A 385 86 B S CD AS A EXECUTATION AND A SECURE OF A STREET OF THE SECOND W 55 Tr Serie - Broth resolution of the deal of thing is the control of the contr PLANTSKILL LES TELSE PER PERSON UN BIRTH TABLET STREET BUILD FARES CHI-3800N DESANG - 15 (196 M ECARAMINENT ST 10131 H. L. L. PARCA (G+F+S+ -) = 100 7030 M $\frac{1}{2} \frac{1}{2} \frac{1}$ 155 EC S WC 80 - 41-2162 () 118-2 () 52 () ANUS TOPA TOS RESULSATA A TOS SULVESTA VOTE SULTA PARKING 329 339, 331 369 370 3(c) 361 361 (NTENDED ABAADI HAR NSITTLE DE TECHNOLOGY & MANAGEMENT
VILLAGE FORMENS 611- "YELFIS
MAN FORMENS 611- "YELFIS VILLAGE HANGS PER, DELHI 110036 CENTRAL ENLINORA LEIRNI ROMB. RECLIARIZATION LAYOUT PLAN PLOT NO 4 PLOT NO 4 1488/12 SQ 1900. STENDED AND

SECTION AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRES

A R E

= 4575.39 SQ YAKD	M OS DO	16.7	Sar.	S	AREA OF PLOUNO	AREA
= 4822,23 SQ YARD	M OS (0.23 0) =	40) 17	-3	Ö.	AREA OF PLOT NO	ART-A
# 9389,12 SQ, YAKD	W 05 05 05 8	EXS.	-	NO	AREA OF PLOT NO	AREA

COLLECTIVE SCHEME FOR P[0]-& PLOT-2

ONS	AREA STATEMENT
-	TOTAL PLOT AREA (college building) = (Plot 1 - Plot 2) = (7850 St + 2022 0) = (1882 50 SQ YARADS OT).
13	EXISTING GROUND COVERAGE - 4511 SQ M
	PERMISSIBLE GROUND COVERAGE = 35 %
-	GROUND COVERAGE ACHIEVED = 37.95 %
-0	BUILT OF ARGA
	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.E+S.F+T) = 16037.778Q M
2.	FAR
	PERMISSIBLE F.A.R - 225 % = 26735.62 SQ M.
	ACHIEVED F.A.R = 135.14 %
7-1	HEIGHT
	PERMISSIBLE THIGHT = 37 M.
	EXISTING HEIGHT = 15 M.
940	ECS
	PERMISSIBLE LICES = TECS @ PER 160 SQLM OF BUILT UP
	REQUIRED E.C.S = (16057/100) X 2 = 331/E.C.S
	ELLS ON MALI MELL 1997 CP
	EUS ON FLOT NO. 3 16/4 EUS
	ACCEPTAGE ACCEPT

COMPOSITE LAYOUT PLANS OF BRALAL MOLECULES TO OUTLA MEMORIAL DRUST.

Date Orders 22 Y 21 X 3

Present:

Mr. P.V. Kapur, Sr. Advocage with Mr. Naresh Gupta and Mr. Nagosth for petitioner

Mr. G.D. Goel with Mr. Sanjiv Goel and Mr. Suresh Chandran for

respondents I and 2.

Mr. Badri Babu and Mr. S.P. Arora for respondent Mo.3 Mis Sujata Kashyap with Ms. Priya Kiran for respondent No.4.

CW No.4259/2002

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

" On the other hand, Mr. Knpur leatned senior counsel for the peritioner has drawn my attention to the Delhi master Plan 2001 as per which college is permitted in lal doca/extended lal doca. Even reading of letter dated 13° November, 2002 of the DDA would confirm that as per clause fi(n) A of MPS-2001 largues as college is permissible under residential use zone as a part of approval of lay our plan or as a case of special parmicsion from the nuthority. From this it is clear that the proposed college of the petitioner at the affectsaid land which is extended lal doca. 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 dorn where MCD certificates are accepted by the respondents and affiliation granted."



Thereafter, inspection was carried out to 25 2,2005 and Rather proceedings as directed by this court on 1.5 TOOB were carried out. The Board of Affiliation also held a meeting on 15.5.2003 parsuan to the direction of this court on 1.5.2003. After the meeting, the Board has considered the question of allithation of the petitioner Institute with the Guru Gobiad Singh Indraprestia University. By a letter dated 21.5.2003 issued by the Deputy Registrar (Affiliation) of the Goro Gobind Surgh Indepension University to the petitioner, it is made clear that in terms of Section 5(21) of the Indraponstha Viswavidyalya 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) ECR. (ii) CSB, (iii) FT & (iv) MAE programme (four years duration) with the maximum permitted intuite of 60 each, for academic session 2003-2004. The affiliation greated is provisional and is subject

ALES 02-03

210210

Orders

.2.

to the conditions mentioned in the letter itself. It is made clear by the located correct appearing for the respondent university that provinceal affiliation to a tract when it followed in respect of new cases and this affiliation would relate to the acceptasession 2003-2004. The said letter is taken on record.

The AICIE is well as the Government of NGI have also given their respective no-objections/approvals/revolutioners for the academic season 2003-C1V. ns mentioned in the letters which are on record

In view of the above provisional affiliation and directions, the factors directions are required to be given in the present writ petition and accordingly the same is disposed of.

30/- -

Badar Durret Anned, J

MAY 22, 2003

Cardified to be True Copy

Muslimer Judicial Department hashorised Under Non

Inchia Bridance his

Scanned by CamScanner



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 preexisting institutions Hira Ial, 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.

Addl. Commr. (Plg.)/Projects

Plg. Asst (Narela Priject)

DELHI DEVELOPMENT AUTHORFTY
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 10^{th} 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)

Marjufal

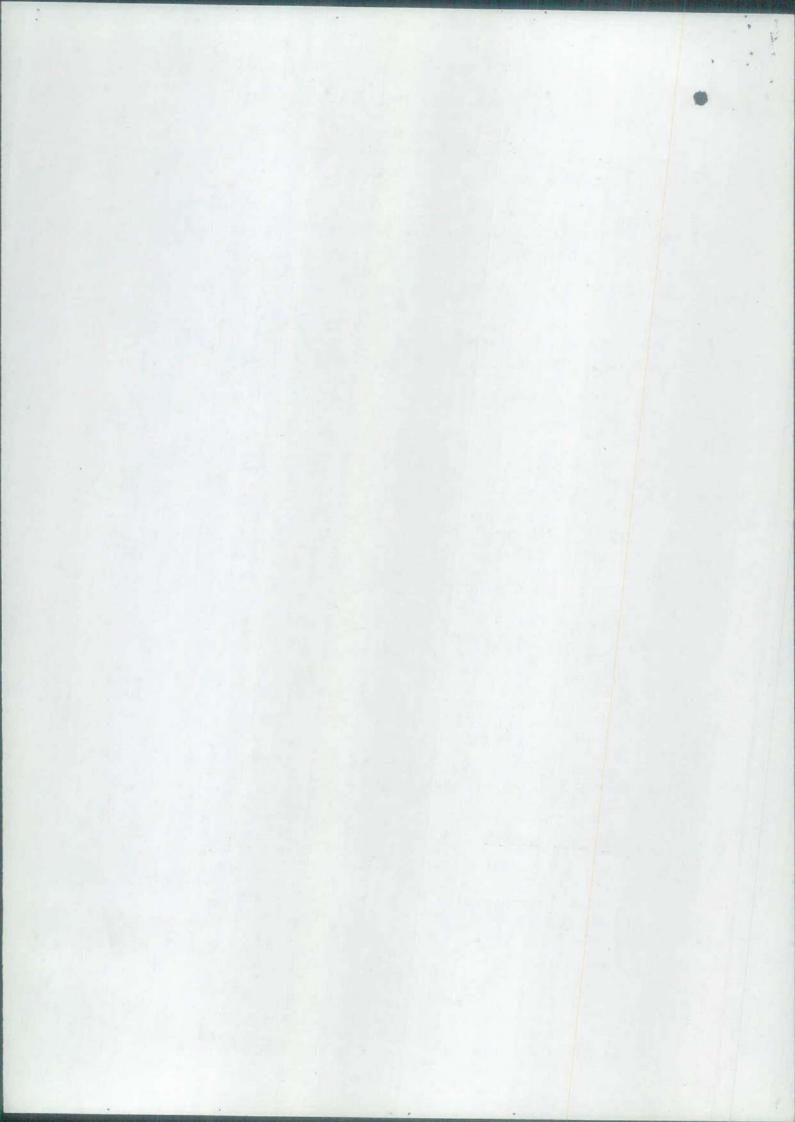
Addl. Commissioner (Plg.)-I

To:

- L. 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:

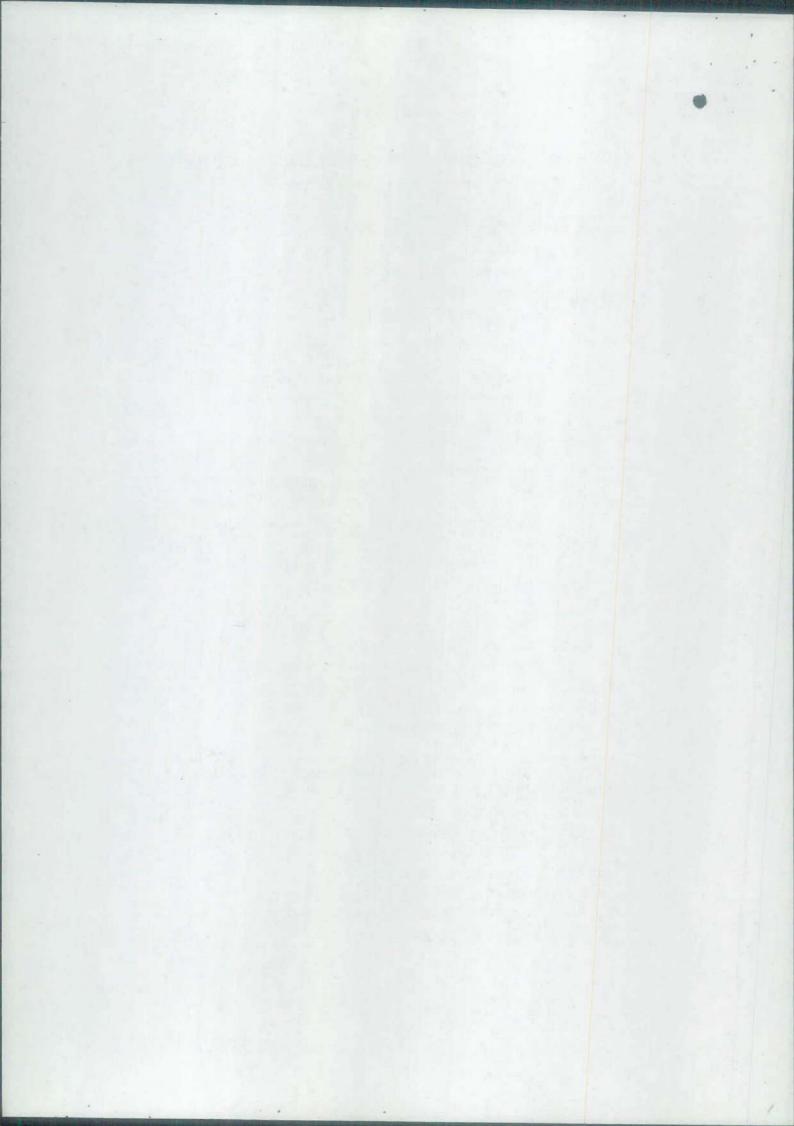
- 1. Additional Chief Architect, V.C. Office, DDA
- 2. Director (Building), DDA
- 3. Representative from IGL



INDEX

10^{th} Technical Committee Meeting to be held on 23.12.2020

SI. No.	Item No.	Subject	Page No.
1.	52/2020	Confirmation of the Minutes of 9th 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 "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018. PLG/MP/0004/2020/F-26/-0/0 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 DEVELOPMENTAUTHORITY

MASTER PLANSECTION

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 9thTechnical 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) 21/12/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, GricTD

Special Invitees:

- 1. Additional Chief Architect, V.C. Office, DDA
- 2. Director (Building), DDA
- 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 8^{th} 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 $4^{th}~\&~7^{th}$ 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 4^{th} & 7^{th} 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.

Majn

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 50 sqm/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

Proposed Amendments/Modifications

Table 3.3:	Hierarchy of	Urban	Development

Level 1	Facilities Area in sq.m.			4	Area in sq.m.				
		No.	Per Unit	Total	Level	Facilities	Per		
	2	3	14	5			No.	Unit	Total
Neighbor-	1. Primary	1	2,000-	2,000-	1	2	3	4	5
hood	School		4,000	4,000	2. Neighbor-	1. Primary School	1	2,000-	2,000
Population-	7		1		hood	E		4,000	4,000
10,000					Population-				
	*				10,000	13. Sewage Pumping	1	500	500
	12 0					Station State	.1	500	500
	13. Sewage	1	500	500					
	Pumping Station					14. Coaching centres,	1	500	500
	Station					IT & language			
	14.Coaching	1	500	500		training centres			
	centres, IT &		300	500		15. Dhalao including	1	200	200
	language					segregation	1	200	200
	training			1					
K I to	centres					16. Dispensary	1	800-	800-
						- C		1,200	1,200
	15.Dhalao	1	200	200		17. Local level waste		As j	
	including			200	1	water treatment		require	ement
	segregation					18. Sewage	Up to	65	0
						Treatment	22.7	Sqm/	
	16.Dispensary	1	800-	800-		Plant#	MLD	- quay	
			1,200	1,200		(including			
	17.Local level					50sqm/MLD for			
	waste water		As per requ	irement		Sewage Pumping Station			
	treatment			1.1		and 50sqm/MLD			
	facility					for Effluent			
						Pumping			
						Station)			

Lovel	Facilities	Area in sq.m.			
Level	racinges	No.	Per Unit	Total	
1 1	2	3	4	5	
5. Zonal / Sub-City Population 10,00,000	1. Medical College	1	As per Council Regulatory	Medical ofIndia/ 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 req	uirement	
	17. Socio- Cultural Centre	As per require			

		Area în sq.m.			
Level	Facilities	No.	Per Unit	Total	
1	2	3	4	5	
5. Zonal / Sub-City Population	Medical College	1	As per Medica Council of India/		
10,00,000	8. Sewage	5.	Regulat Body	ory	
	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	The second second	LOO /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:

- a) It was agreed that new CNG stations in Community Centers existing on 24.0 m wide road in the developed areas be allowed.
- b) 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.

Meigh

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 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:

- 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.
- 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.

Mayor

-6-

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.) -1
- 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

ITEM No.53/TC/20

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 superceded 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	Dookst 2
Area	3070.93	2947.63	Pocket - 3
Initial Land Use	Recreational	Recreational	3113.79
Proposed Land Use	Transportation		Recreational
Owner	NSIC	Transportation	Transportation
	Noic	Private Land Owners*	Delhi Jal Board
Status of CLU	Notified vide S.O.	vide S.O 2226(E) dat	120000000

* 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)

- 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 : 3

: 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 Ca		400	Calculated as the sum of FAR calculations for all constituent plots. FAR entitlement for each constituent plot shall be calculated as follows: • 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.

10 7 113

"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

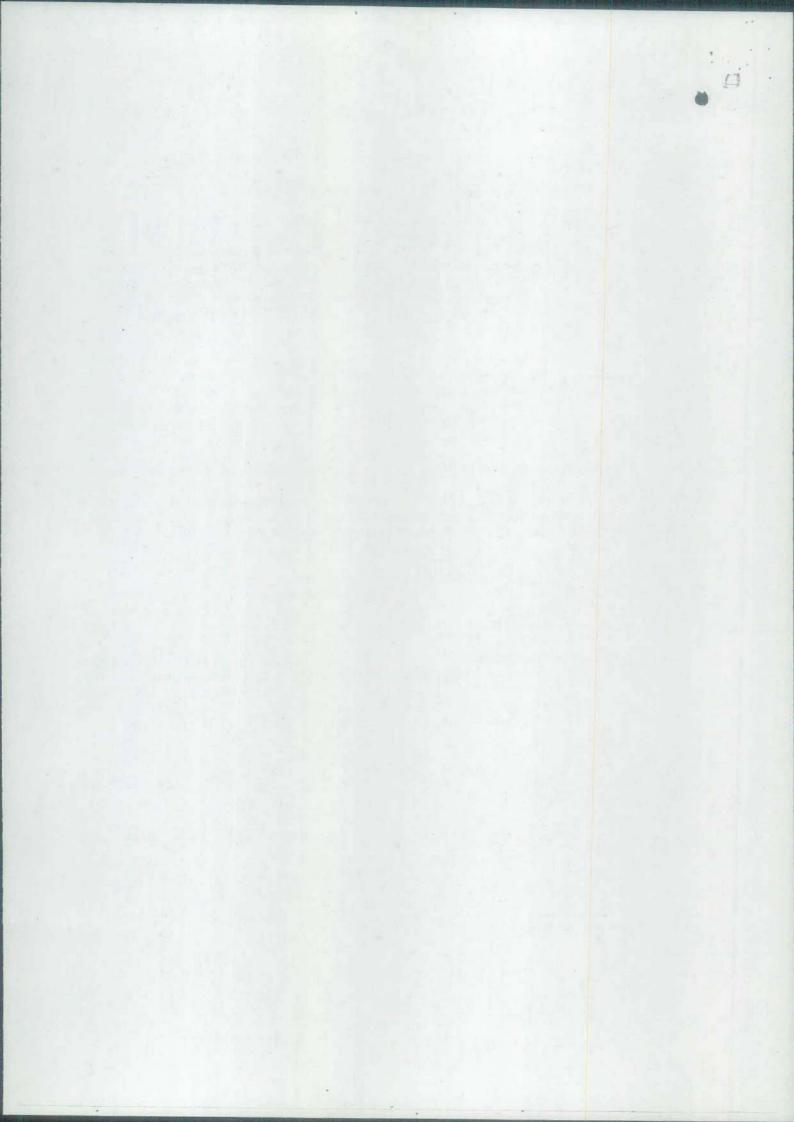
- 4.1 The project may be considered to be treated as a special case since it is undertaken by a government agency and was envisaged and developed based on approved TOD Policy notified on 14.07.2015 and in anticipation of the TOD Regulations which were not notified.
- 4.2 DMRC may be permitted regularization 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



ITEM No. 54/70/20.

- 12-

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

[PMT] 是开发上的"图"。 (1) PM (2)

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 CONTRACTOR DESCRIPTION OF THE PARTY OF THE P

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.

Allini

- 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'-

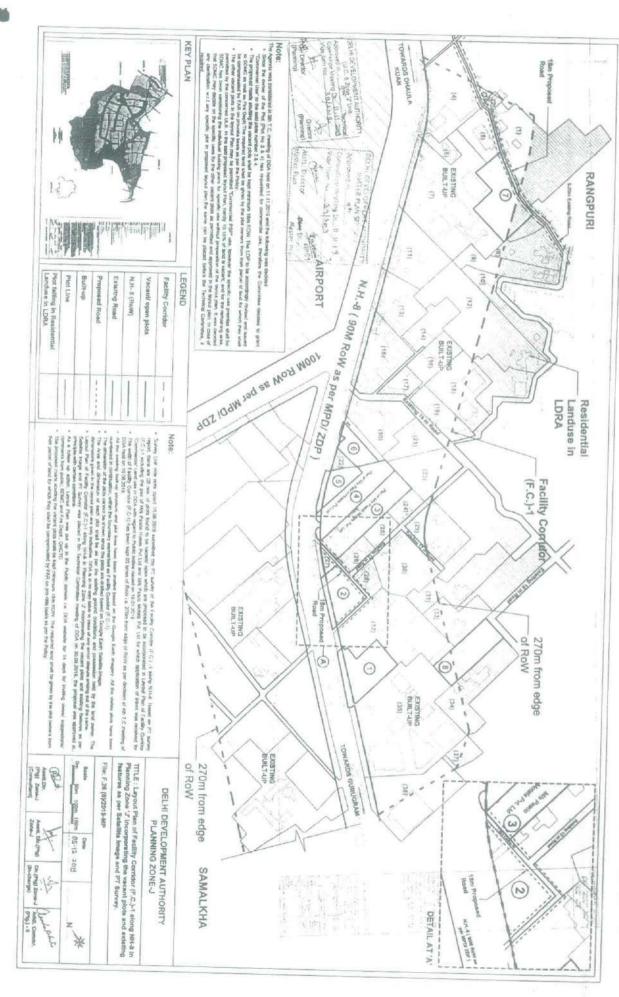
Category	Maximum			Other controls	
	Ground coverage	FAR	Height		
Socio- Cultural Centre	40%	120	NR, subject to approval of AAI, Fire Department and other statutory bodies.	1. Parking standard @ 2 ECS / 100 sq m of floor area. 2. Socio Cultural activities shall be minimum 40% of floor area. Retail trade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

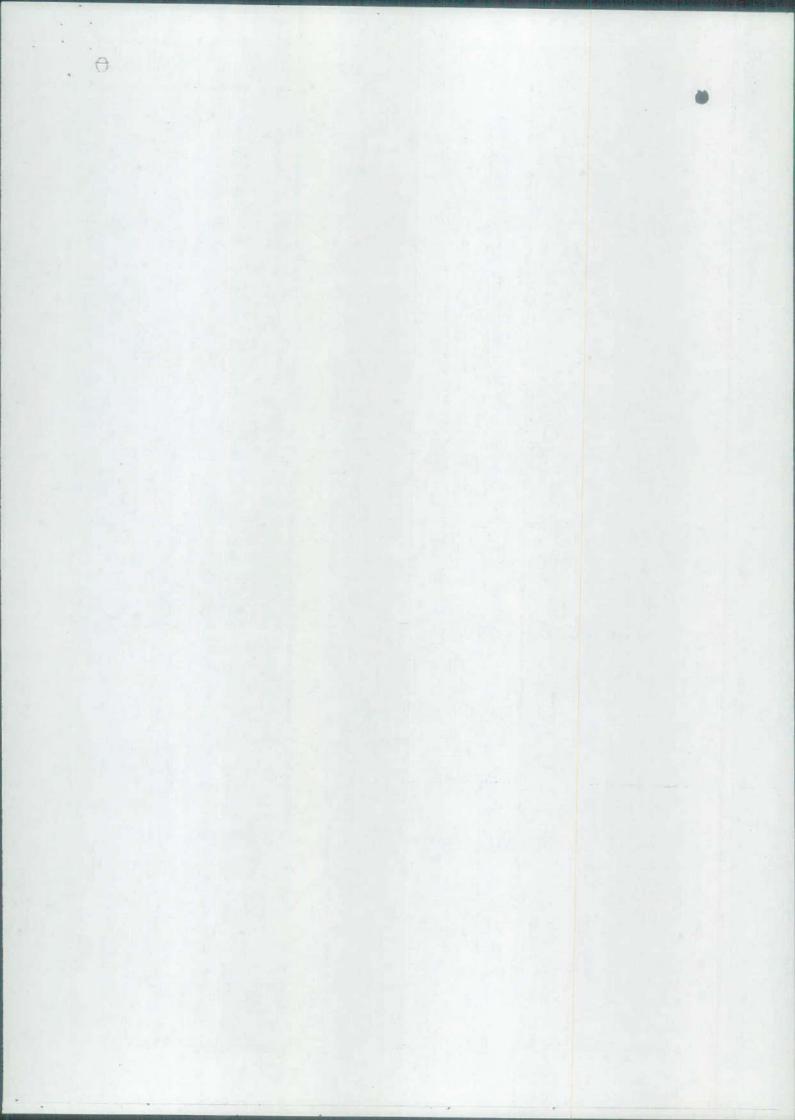
3. Proposal:

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

नियेशक (योजना) युक्ती, जो व जी (यू के) टायरी लंगः 44 34 दिनांगः । 1

अति० आयुक्त (यो०)-11 मापरी संव प्रवाठ

आधारण विशिक्षणी वस्त्रांस्वय 13-14 IL /12/20 THE H I-2/20

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)

Regd office: 57 Golf Links, New Delhi - 11000: 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 L 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 L 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 L 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

= 19-

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 cure residence complex developed prior to 1962 in retiabilitation 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.

To caler to low teriff accommodation, a hierarchy of Guest Mouse, Lodging and Buarding House / Oharamshale / Hostel Nave 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 PAR 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 painting as per norms.

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

In order to case to the long term accommodation requirement, service apartments are proposed as par the parameters atpulated by Ministry of Tourism and Culture, GOL To case to low term short term accommodation, a hierarchy of Guest House, Lodging and Boarding House Oneramentals/ Hostel have been proposed.

Addlet, 456 S.O. 1215 (E) detail 13-05-2013

About the site between period base both

Modified vide 5 (0) 280/5 (E) defect 23-00-2013

Althor Video (5 Mittall) one appendix is

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 Sconomic Survey of Delhi 2001-2002, there were about 2.3 takhs retail enterprises in Delhi with an employment of 5.4 takhs 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 takhs by 2021 and the corresponding employment is likely to increase to about 9.63 takhs. In addition to these, targe 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 affect 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 comfor.

Table 5.1: Five-Tier System of Commercial Areas

Population	la serie	About 5 lakhs	About 1 lakh	About 10,000	AND PERSONS
	Metropolitar City Centre (Pertains to already developed Central Business District)	District Centre	Community Centre	Local Shopping Centre	About 5,000 Convenience Shopping Centre
Activities	C STATE OF THE STA	40	4.0	0.3	0.1
Parmated	Flatai Shopping, Stockists and desters of medicates and drugs, Commercial and Offices of local bodies, PSUs, Cinema, Christen, Holale, Rettaurants, Berguet Rate, Books-Cuttural	Ratal Shopping Stockasts and designs of medicases and drugs Commercial and Offices of local bodies, PSUs Cinema, Griepies,	Retail Stoppers Stockies and dealer of medicines and drugs Commercial and Offices of local bodies Pous Striess Commercial	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, Informa Trade, Restaurant

Modified vice \$10, 2895(E) dated 23-09-2013

5.0. Trade and Opportunity

MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

activities / Recressional Club, Service Appea. Coaching Centrus/ Training Institutes, Police Post, Fire Post, Fire Post, Tel. Exchange, Post & Telegraph Office. Petrol Pump / CNG Station, Bus Terminal, Informal Trade.	Hotels. Restaurants. Renquet Halls. Socio-Cultural activities / Recreational Club. Service Appets. Coaching Centres/ Training Institutes, Police Post, Fire Post. Tel. Exchange, Post & Tellegraph Office, Petrol Pulnp / CNG Sin., Bus Terminal, Repair / Services. Bank, ATM, Guest House, Nursing Home, Informal Traide.	Hotels, Service Appths. Resisurants, Banquet halfs, Guest House, Nursing Horne, Cierical L.eb, Clinic B. Poly Clinic, Coaching Centres / Training Institutes, Police Post, Poet Office, Petrol Pump / CNG Station, Repair Services, Benk, ATM, Informal Trade, Multi level parking.	Services. Sank, ATM, Guest House, Nursing Home, Informal Trade Coaching Centres Training Institutes, Restaurant,	
---	---	---	--	--

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

- Besides the above, retail shopping of desired level shall also be provided in all work centres and transportation modes.
- Utation, Public Conveniences shall be provided as per requirement.

 Service & Repair and informat activities should be provided as Service markets and informat
- The mandatory requirement of parking as per prescribed standards would be met through multi-seval parking as far as possible in Metropolitan City Centre. District Centre and Community
- The non-residential activities permitted as per Mixed Use Regulations with stipulations for category of colorsy, road ROW etc. in residential plots will be permitted in Commercial Centres.]

5.3 METROPOLITAN CITY CENTRE

The exteting CEDs are Conneught Place and its Extension, commercial areas in Walled CAV and its Extension and Kerni Bagh. These have all the necessary ingredients to Chipra a Monyeada Sylvenia

These Vertices on Car Centres need to be seen in the light of the historical legacy of ne prevolves and pre-colonial deptail dies of the so called oid and new Delhi, are specially as a color of the co

Control of the Contro

Control of the Contro

Table 13.27: Socio-Cultural and Community Facilities

\$ (27/A) (F)	Constituting Facilities						
SE No.	Use Premises	Dellations	Activities Permitted				
t.	Multipurpose Community Half Barat ghar	A premise having an enclosed space for various social and cultural activities	Community Half Watch & Ward Residence (upto 20 sqm) Son Ovvu. and Snack Stall and there's els.				
2	Music Dance and Drama Training Centre	A promise having facables for imparting training and coaching for music dance and dramatics.	Music dance and drama training centre watch and word tenderce tup to 20 sq m i canteen auditorium.				
3	Yoga Mediation,	A premise having facilities for soil	Yoga centre mediston sprifula and				
130	Social Infrastructure						

XPID 2021 mod-5ed upto 31/03/2016

	werpt 2071 undeped	HDM 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 jup to 20 kg inc. hostel soft drink and shack stall.
*	Recreational Club	A promise having the facility for receivation with videor scores swimming pool outdoor sports socializing and gathering space for small functions with restaurant	residence (upto 20 sqm.) Residential
5	Banquet Hat	A premise to hold small public gatherings communey functions marriages etc.	Hall for public gatherings, marriages cooking facilities and other sograces
6	Open ar theater	A premise having facilities for audience seating and a stage for performance and open to sky	Open Air theatre Watch & Ward Residence Jupto 20 sign canteen
7	Auditonum	A premise having an enclosed space to seet audience and stage for various performances his concerts play reptals, functions etc.	Auditorum Watch & Ward Residence (uplo 20 sqm.) canteen
2	Miseum	A premise with facilities for storage and eshibition of objects illustrating antiques, natural history, art etc.	Museum Watch & Ward Residence Lipto 20 sem carrieon
9	Exhibition-cum-Fair Ground	A premise having lacation for the exhibition and display and other cultural activities for a grove of participants	Fair Ground Resignment Full for maintenance staffs Exhibition Certica (Temporary in reduce) Restaurant Soft Donk & shace Soft Police Police Fire Police book Extrasion courses tackly Poel Office courses tackly
10	Nuseum, exhibition centre and art gettern, auditorium and open air theatre	Combination of Museum exhibition tentre and art gallery auditorum and open ar theatre	Wuspum Exhibition Centre and Art Gallery Auditorium and Open Air heatre, Wasch's Ward Residence rupto 26 sen ;
31	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 cup to 20 signs) Hostel Casseen Bans Estension Counter Facility Auditorium (Up to 500 seating capacity) Library Exhibition and Art Gallery
312	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.	Secal and Cultural Inseque Watch & Ward Residence supto-20 sgm - Soft Drink & Scack Stall Residence Canteen Bank Extension Counter

SI: 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. 1

Table 13.28: Cremation / Burial Ground and Cemetery

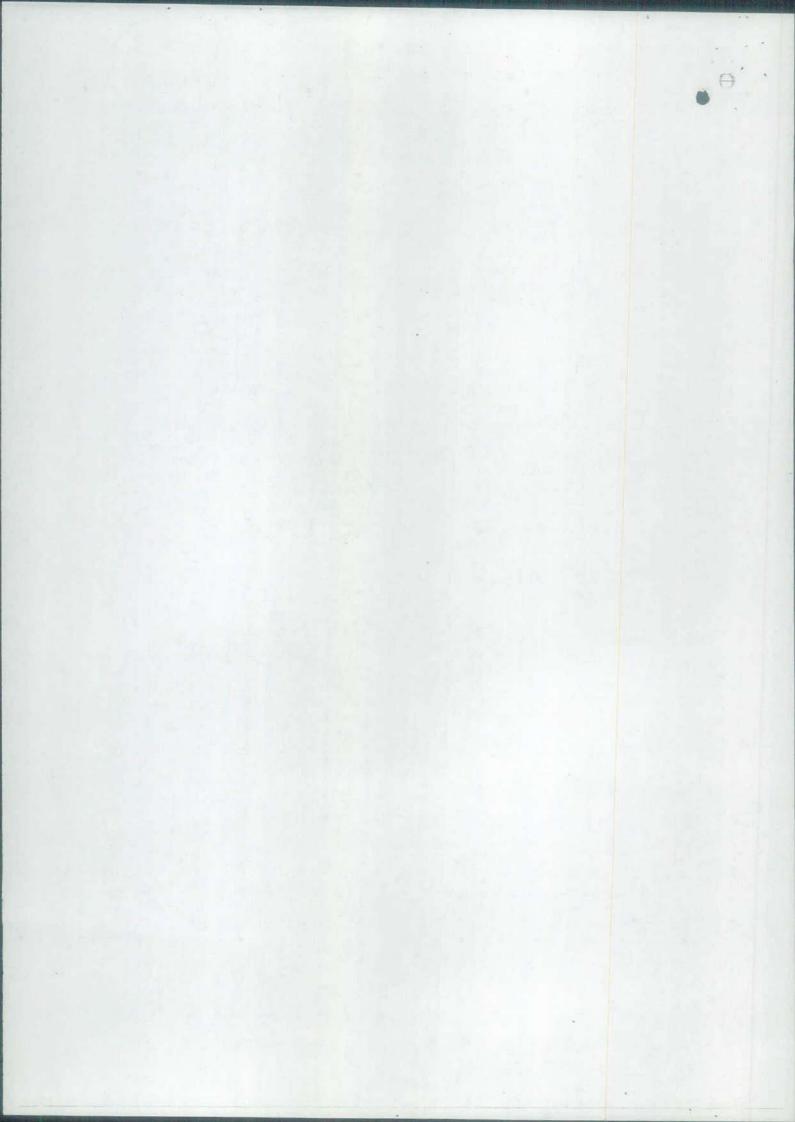
SI. No.	Use Premises	Definitions	Activities Permitted	
1.	Burial ground	A premise with facilities for Burial Ground, Cr burying of dead bodies. Burial Ground Cemetery		
2.	Cremation ground	A premise with facilities of performing last rites of dead bodies by burning.	Crematorium, retail shops of	
3.	Cemetery	A premise with facilities for burying of dead bodies.	Facility for registration of deaths, sheds for performing	
4.	Crematorium	A premise with facilities for last rites of the deceased.	rituals, drinking water, parking, etc.	

--- 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

SI.			Maxim	um	
No.	Category	Ground Coverage	FAR	Height	Other Controls
	b) Recreational Club				
3	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.	 Parking standard @ 2 ECS / 100 sq m of floor area. 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



284 - 25

NORTH DECHI MUNICIPAL CORPORATION TOWN PLANNING DEPARTMENT

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

डायरी सं प्रभाव क्षेत्र

No. TP/G/117.3/ 2020

Dated. 8/12/1.2020

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:

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

Jh 2:

Sn. Anas, Peg. Asste.

Y ...

7.6





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 I 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:

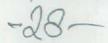
Setback	As per Regularisat ion Plan (in meter)	As per MPD- 2001 (in meter)	As per MPD-2021 Mini, Setback for plot size above 10000 (in sqm)	As per MPD-2021 Mini. Setback for plot size 2000 upto 10000 (in sqm) (preceding category)
Front	9.72	15	15	9
Rear	6.45	9	12	6
L.H.S	6.0	9	12	6
R.H.S	6.0	9	12	0

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 Gol 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;	
iti	What were the specific recommendations of the Authority with regard to the proposal:	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;	
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.
х	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.



_		
В	As per MoUD letter dated 07.04.2015	
	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 "Circen 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 he 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.
е	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.	

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.

三十二

Plg. Asstt.

Asstt. Town Planner-II

Chief Town Planner

Annoxum 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:

SI. 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.					
	D. V. Convent School, B. Block, Gall No. 110, Sant Nagar Burari, Deini-110004.					
7.	Great Mission Convent School, B-29, Kaushik Enclave Near Badinath Malon, Burtan, Delbi-110084					
8.	Vash 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 No6, 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.

Annexus B.

SA LAL MOHAN DEVI RITA GUPTA MEMORIAL TRUST

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

Dat.		
W.C.I.	 ********	

2/12/2020 Dated: C2-12 2020

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).

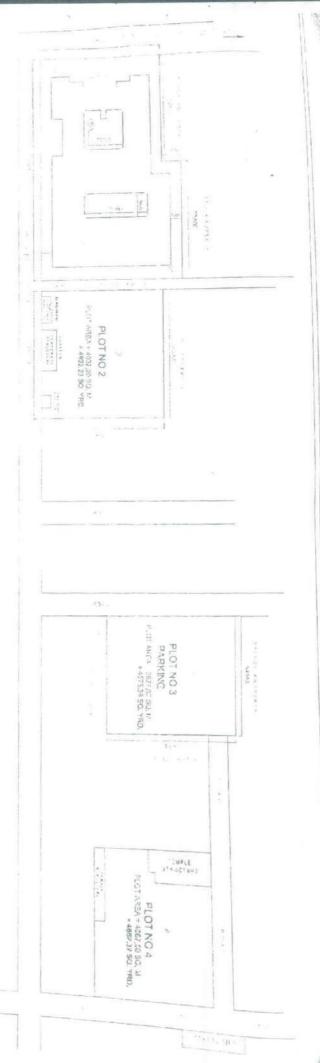
In view of the above, it is requested that plot 1 and 2 as shown in the modified plan of regularisation (copy enclosed) be considered / treated as one plot for regularisation, including the road area which shall be used as public area and no FAR shall be claimed for the said area.

An early approval / regularisation of the institute is solicited.

Encl: As above.

Fire Jehmar (av. (Anil Rumar Gupta) Chairman

M. Asst.



1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
THE THE A PERSON IN CO. ASSESSED AS A SECOND
BUILT UP ARCHATCH (AT FLOOR - 44 M 42 NO St
BUILT CHARLA OF GROUND BLACK - 45 O SO VI
5. II. LV ASSA
GROUND COV TRACE AS A PARTY OF TAXABLE
MAKIESHUT GROUP CONTRACE - 30%
25
NOW LOSS OF THE PARTY OF THE PA
> # # >

SCHAYA OS STORPE MONINGES E PONTATION IN YORK SCHAYA OS 60 5137 - WORLD 128 - C ON JOHN BY STORY SCHAYA OS 67 513 - WONTHAND TO STORY AND SCHARAS IN THE STORY AND SCHARAS IN THE STORY AND SCHARAS IN THE STORY AND SCHARAS

PARTICIONAL PROPERTY OF THE STATE OF THE STA

Z

PERMINISTED ECS - 1845/100 3X 1 - 21 LC 3
ECS ON PLOT NO 1 = 166 ECS
ECS ON PLOT NO 1 = 166 ECS
ACHIEVED LCS - (1667/100) X 1 - 21 LC 3
ACHIEVED LCS - (1667/100) X 1 - 21 LC 3

RECULARIZATION LAYOUT PLAN

HIRALAL MOHANDEVIRELA GUPTA MEMORIAL TRUST.

KHASRA NUMBER 220 170 at 128 328 379 239 379 329 339, 331, 369, 370, 362, 363, 365, EXTENDED ABANDI

VILLAGE HAMID PUR, DELHI 110036

FOR THE UNITS

TOTAL PALLSON

HMR PASTITUTE OF TECHNOLOGY & MANAGEMENT VILLAGE HAMID FOR DELM 1 HIGHEN MANAGEMENT MANAGEMENT OF THE TOTAL AND ADDRESS OF THE TOTAL ADDRESS OF THE

25	101	AREAS	-	***	7	56			
- 1	AREA OF PLOT NO	Z Z	7	*	~	* 7850 50 SQ M = 9389.12	m 9389.12	SO, YARD	1
	AREA OF PLOT	O. T.	-	12	6-	4010.00 SQ M = 4822.23	= 4822.23	SQ. YARD	1
	AREA OF PLOT NO	N.	-	11	-	452501 SQ M = 4575.39	= 4575.39	SOLVAKOS	4
	AREA OF PLOT NO.	T N	4		40	4067.00 SQ M ~ 4862.32	4862.32	SO, YARDS	7

COLLECTIVE SCHEME FOR PLOT-1 & PLOT-2

-	
-	TOTAL PLOT AREA (college building) = (Plot 1 = Plot 2) = (7850.50 ± 40.02.00) = 11882.50 SQ. YAREAN PM.
13	EXISTING GROUND COVERAGE - 4511 SQ M
esi.	PERMISSIBLE GROUND COVERAGE = 35 %
ř	GROUND COVERAGE ACHIEVED = 37.95 %
.a	BUILT UP ARGA
	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.F+S.F+T) = 16057,778Q M
9	F.A.R
	PERMISSIBLE F.A.R - 225 % = 26735.62 SQ M.
	ACHIEVED F.A.R = 135.14 %
:-3	HEIGHT
	PERMISSIBLE MEIGHT = 37 M.
	EXISTING HEIGHT = 15 M.
×	ECS
	PERMISSIBLE E.C.S = 2 E.C.S @ PER 100 SQ. M OF BUILT UP
	REQUIRED LCS = (19957/100) X 2 = 321 E.C.S
	ETS ON PROTINCE 1551 C.S
j	ECSONFICIAND MADOS

COMPOSITE LAYOUT PLANS OF IBRALAL MOJEANDEY RETAINED BY MEMORIAL TRUST. ABLICANSES (TT NI) LEGEN - MINOS

- 27 ---

Annayure D.

0ato Orders 31

Present:

Mr. P.V. Kapur, Sr. Advocate with Mr. Naresh Gupta and Mr. Naganth

for patitioner.

Mr. G.D.Goel with Mr. Sanjiv Goel and Mr. Suresh Chandran for

respondents I 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 good had entegorically observed as under

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

The redictor of Delid

Thereafter, inspection was caused set on 25.3.0005 and nother 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 patitioner institute with the Guru Gobiad Singh Indragrastha University. By a letter dated 21.5.2003 issued by the Deputy Register (Affiliation) of the Guru Gobiad Singh Indragrastha University to the petitioner, it is made clear that in terms of Section 5(21) of the Indraprastha Viswavidyalya 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) CSB. (iii) TT & (iv) MAE programme (four years duration) with the maximum permitted intuke of 60 each, for academic session 2003-2004. The affiliation granted is provisional and is subject

ALES 02-03

pone

Ordero

to the conditions mentioned in the letter itself. It is made clear by the lowers constructed appearing for the respondent university that provinceal allihiters is a trace when the followed in respect of new cases and this officers would relate to the sources. session 2003-2009. The said letter is taken on record.

The AICTE in well as the Government of ECT have also given river respective no-objections/approvals/revaluation for the academic season 2003-2004 to mentioned in the letters which are on recond-

In view of the above provisional affiliation and discripos. In factors directions are required to be given in the present writ petition and accordingly the same is disposed of.

30/- -

Bedar Eurosz Annec, J

MAY 22, 2003 313

Cardified to be True Copy

Juminer Judicial Department Court of Delhi Araborhed Under Stand Indho Bridance Art

Scanned by CamScanner

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 Ial, 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.

Addl. Commr. (Plg.)/Projects

Plg. Asst (Narela Project)

DELHI DEVELOPMENT AUTHORITY MASTER PLAN SECTION 6th FLOOR, VIKAS MINAR LP. Estate, New Delhi - 110002

Phone No.: 23370507

E-File No.-

PLG/MP/0009/2020/F-1/-0/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)

Majula

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
LP. Estate, New Delhi - 110002

Phone No.: 23370507

E-File No.-

PLG/MP/0009/2020/F-1/-0/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)

Majufal

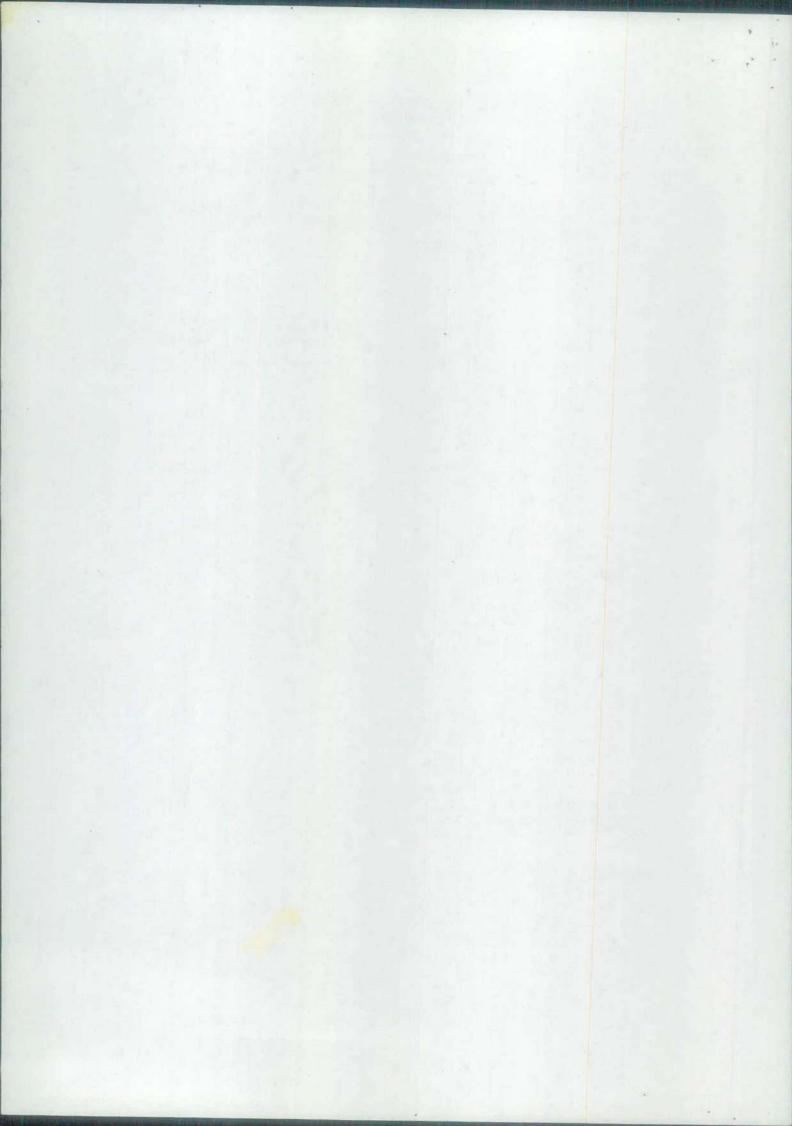
Addl. Commissioner (Plg.)-I

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.



INDEX

10^{th} Technical Committee Meeting to be held on 23.12.2020

SI. No.	Item No.	Subject	Page No.
1.	52/2020	Confirmation of the Minutes of 9th 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 "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018. PLG/MP/0004/2020/F-26/-0/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/-0/o ADDL. COMMR(PLG-PROJ MPMR)	25-35



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

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 9thTechnical 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) 2/12/

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. CTD

Special Invitees:

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

-2-

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 8^{th} 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 4^{th} & 7^{th} 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:

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

Maigh

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 50 sqm/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

Proposed Amendments/Modifications

Table 3.3 : Hierarchy	of Urban	Development
-----------------------	----------	-------------

Level	Facilities			.m.			A	rea in sq.	m.
		No.	Per Unit	Total	Level	Facilities	100 CT (C	Per	
1	2 3 4 5				No.	Unit	Tota		
Neighbor-	1. Primary	1	2,000-	2,000-	1	2	3	4	5
hood	School		4,000	4,000	2. Neighbor-	 Primary School 	1	2,000-	2,000
Population-					hood	(9)		4,000	4,00
10,000	-		2.		Population-	le l			
					10,000	13. Sewage Pumping	1	500	50
	13. Sewage	1	500			Station		300	30
	Pumping	1	500	500					
	Station		1	10		14. Coaching centres,	1	500	50
			1			IT & language			
	14.Coaching	1	500	500		training centres			
	centres, IT &		500	500		15. Dhalao including	1	200	20
	language		1			segregation		200	
	training								
5.4	centres					16. Dispensary	1	800-	800
		i	1			17. Local level waste		1,200	1,200
1	15.Dhalao	1	200	200		water treatment		As prequire	
	including					facility		require	michie
	segregation		1			18. Sewage	Up to	65	0
	16.Dispensary	1	000			Treatment	22.7	Sqm/	MLD
	10.Dispensary	Ţ	800-	800-		Plant# (including	MLD		
	17.Local level	-	1,200	1,200		50sqm/MLD for			
1	waste water		A			Sewage			
1	treatment		As per requ	rement		Pumping Station			
	facility					and 50sqm/MLD			
	100000000					for Effluent			
						Pumping Station)			

Level	Facilities	Area in sq.m.				
Level	racincies	No.	Per Unit	Total		
1	2	3	4	5		
5. Zonal / Sub-City Population	1. Medical College	1	As per Council Regulatory	ofIndia/		
4	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 req	uirement		
	17. Socio- Cultural Centre		As per requiremen			

Mark Toronto		Ar	ea in sq.	n.
Level	Facilities	No.	Per Unit	Total
1 .	2	3	4	5
5. Zonal / Sub-City Population 10,00,000	Medical College . . 8. Sewage	1	As per N Council India/ Regulat Body	of
	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		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:

- a) It was agreed that new CNG stations in Community Centers existing on 24.0 m wide road in the developed areas be allowed.
- b) 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.

Meigh

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 formula regulations dated 08.03.2019.

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:

- 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.
- 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.

Mayor

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

ITEM No.53 Tc. 120

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 superceded 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)

- 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 D<u>U</u>'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	Calculated as the sum of FAR calculations for all constituent plots. FAR entitlement for each constituent plot shall be calculated as follows: 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,

20 11 12

"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.

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

- 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.
- 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.
- 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.
- 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)

Dy. Director (Plg)

Master Plan

Addl. Commissioner

(Plg.) - 1

ITEM No. 54/70/20.

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

DESTRUCTION TO A CONTROL OF

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 CONTRACTOR TO THE PROPERTY OF THE PARTY OF T

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').
- 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.
- 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.

Allini

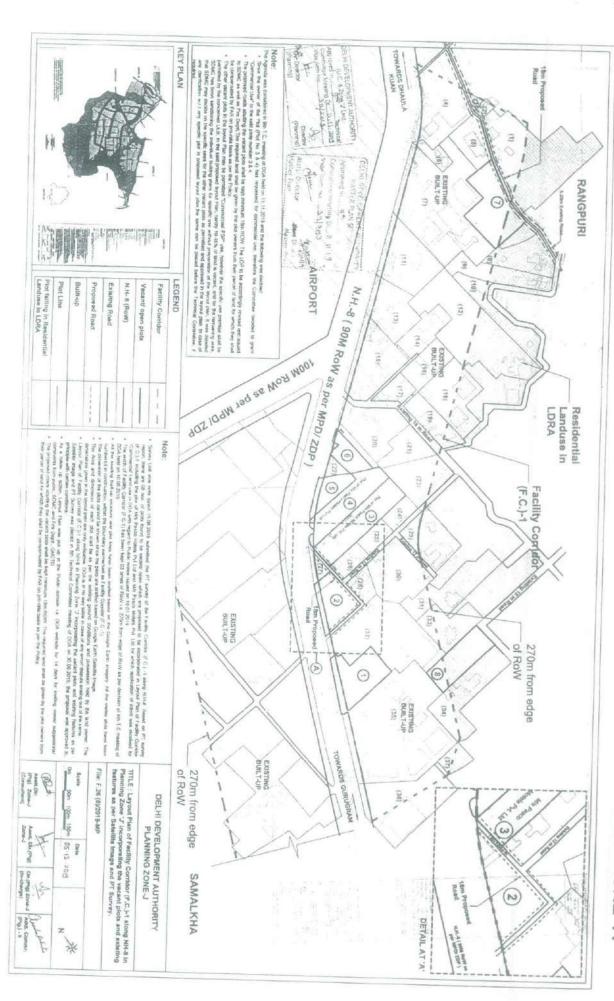
- iv. As per MPD-2021, the requested uses i.e. 'Public and Semi-public' and 'Commercial' are permitted in 'Socio-cultural Centre' use premise under 'Public and Semi-Public' land use.
- v. As per Table 13.27: 'Socio-Cultural and Community Facilities' of MPD-2021, 'Socio-Cultural Centre' use premise includes 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	1	/laximu	ım	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/ commercia 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 'B'

PASCO HOTELS PRIVATE LIMITED PASCO MOTELS PRIVATE LIMITED

निवेशक (योजना) युक्ति, जे व जी (यू. मं.) हायरी संका 44 34 विन्धंग : 1 मे

अति० आयुक्त (यो०)-॥ PHO NO 1910

अध्यक्त विकित्ती कार्यालय 14 12/20 TIS H I-2/20

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)

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 Sincerefy,

Director

-19-

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 curn 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

tri 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 alm 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 GSC 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.

The cater to low tenif accommodation, a hierarchy of Guest House, Lodging and Suprising House? Observationals / House / Descriptionals / House / House / Descriptionals / House / House / House / Ho

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 audied to the provision of parking as per norms.

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

to order to case to the long term accommodation requirement, service apertments are proposed as per the parameters adjusted by Ministry of Tourism and Culture, GOI. To case to low harff short term accommodation, a hierarchy of Guest House, Lodging and Boarding House/ Dheramerata/ Hostel have been proposed.

Added, (los S.O. 12 (5/E) called 18-05-2013

AGA AT YOU STOLE 2005 (T) (0:100 (2:100 20) (8)

Modellar vide 5 (0) 2805 (5) dated 23-09-2013

^{7.00} to 000 3 (0. 2805)(E) ordino 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 Dethi 2001-2002, there were about 2.3 takhs retail enterprises in Dethi with an employment of 5.4 takhs engaged in trade, commerce and affied services. It is expected that the number of enterprises in retail trade are likely to increase to about 4.15 takhs by 2021 and the corresponding employment is likely to increase to about 9.63 takhs. 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 refail and affied 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

Population	-	About 5 lakhs	About 1 lakh	N. IV	V V
	Metropolitan City Centre (Persains to already developed Central Business District)	District Centre	Community Centre	About 10,000 Local Shopping Centre	About 5,000 Convenience Shopping Centre
Area (Ha.) Activities	No. of the last of	40	4.0	0.3	0.1
	Patal Shopping Stockets and dealers of medicines and drugs, Commercial and Offices of local bodies, PSUs Cinemal, Ciniplex, Hotels, Restaurants, Sendo-Gueural	Ratall Shopping Shockasts and dealers of medicines and drugs Commercial and Offices of local bodies, PSUs, Cinema, Cinema,	Retail Shopping, Stockists and dealers of medicines and drugs, Commercial and Offices of local podies, PSUs, Clinema, Cinaplex,	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 12: sqm."], Bane ATM, Informa Trade, Restaurant

Modified vide S.O. 2896(E) dated 23-09-2013

5.0 Trade and Commence

APD-2021 modified upto 31/01/2015

Draft for observation / discussion

activities / Recressional Club, Sendoe Apotts, Coaching Centres/ Training Institutes, Police Post, Fine Post Tel. Exchange, Post & Telegraph Office, Petrol Purrip / CNG Session, Bus Telegraphat, Informal Trade.	Hotels, Restaurants, Banquet Hails, Socio-Cuteural activities / Recreational Club, Service Appets, Coaching Centres/ Training Institutes, Police Post, Fite Post, Tel. Exchange, Post & Tellegraph Office, Petrol Puing / CNG Stn., Bus Terminal, Repair / Services, Bank, ATM, Guest House, Nursing Home, Informal Trade,	Hotels. Service Applits. Restaurants. Banquet halfs, Guest House, Nursing Home. Dispensory. Clinical Lab. Clinic & Poly Clinic. Coaching Centires / Training Institutes, Police Post, Poet Office. Petrol Pump / CNG Station, Repair / Services, Benk, ATM, Informal Trade, Mutti level parking.	Services. Bank, ATM, Guest House, Nursing Home, Informal Trade Coaching Centres Training Institutes, Restaurant	
--	--	--	---	--

290 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.]

- Besides the above, retail shopping of desired level shall also be provided in all work centres and transportation hodes.
- Utilities, Public Conveniences shall be provided as per requirement.

 Service & Repair, and Informat admittes should be provided as Service markets and Informat
- The mandatory requirement of parting as per prescribed standards would be met through multi-level parting set far as possible in Metropolitan City Centra, District Centre and Community
- *[The non-residential activities permitted as per Mixed Use Regulations with stipulations for category of colony, road RCW etc. in residential plots will be permitted in Commercial Centres.]

5.3 METROPOLITAN CITY CENTRE

The attelling CBDs are Conneught Place and its Extension, commercial areas in Walled CRy and its Extension and Karol Baph. These have all the necessary ingredients to amongs as Metropolitan City Contract.

Traces detroposition CRy Chintes, 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 (a) and a control of the for the party anarthment, abole cultural and all other

AND YES BUREST SKILLING (S. 11) - 12. (a) 1. (b) 1. (a)



Table 13.27: Socio-Cultural and Community Facilities

CALE	The Community Facilities					
All. No.	Use Premises	Definitions	Activities Permitted			
1	Multipurpose Community Hait Barar ghar	A premise having an enclosed space for various social and cultural activities	Communey Had Watch & Ward Residence supply 20 spm i San Ovinu and Snack Stall and Straty etc.			
2	Music Dance and Drama Training Centre	A premise having facilities for implanting training and coaching for music dance and dramatics.	Music dance and drama training centre watch and ward traidence tup to 20 sq m i cardien auditorum			
3	Yoga Medisation	A premise having facilities for self-	Yoga centre meditation spiritual and			
130	Social infrastructure					

MPD-2021 modified uptn 31/03/2016

	THE APPRINCE PRODUCED	UDIN 31/03/2016	
	Spiritual and Religious Discourse Centre	intrament, achieving higher quale of mind and body spinousi and refigious discourse etc.	religious discourse centre watch and di ward residence (up to 20 sq re- hostel soft drink and shack stall
	Resreatenar Club	A premise having the facility to increation with indicer scores switching pool outdoor scores sociationg and gathering space for small functions with restaurant.	Recreatoral caup watch & ward residence capto 20 sqm : Residential flat for an artist and a square capto 20 sqm : Residential flat for an artist and a square capto 20 sqm : Residential flat for an artist and a square capto 20 square capto
5.	Banquel Hat	A premise to hold small public gatherings community functions maintages etc.	Half for public gatherings, marriages cooking facilities and other togistics.
6	Open air meater	A premise having facilities for audience seating and a stage for performance and open to sky	Open Air theatre Watch & Ward Residence Jupilo 20 sgm i Canteen
7	Auditorum	A premise having an enclosed space to seet eudence and stage to vacous performances the concerts play recitals, functions etc.	Auditorum Watch & Ward Residence Jupio 20 som i canteen
	Museum	A premise with facilities for storage and exhibition of objects illustrating antiques habital history, art etc.	Museum Wash & Ward Residence hipto 28 sem confeen
0	Exhibition-cum-Fair Ground	A premise having facables for the exhibition and display and other cultural activities for a group of participants	Fair Ground Residential Flat Indi- mantanance staff, Exhibition Certic (Temporary in history) Restaurant Soft Ornik & shack Staff Police Polit Fire Post Bank Extension counter tackey Post Office counter tackly
10	Absence, exhibition centre and art gathery, auditorium and open air theatre	Combination of Museum exhibition tentre and art gallery auditionum and open air theate	Waseum Exhibition Centre and Art Gallery Auditorium and Open Ar Presiden Watch & Ward Residence rupto 20 sqm s
3.9	Cultural and Information Centre	A cremise with facility for cultural and information services for an institution state and country.	Culturar and Information Centre Watch & Ward Residence rup to 20 sign:) Horset Canteen Bana Extension Counter Facility Auditorium (Up to 500 seating capacity) Library Eshibition and Art Battery
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 Impacture. Watch & Ward Residence (upto-20 sam - Soh Drink & Shack Stall Restaurant Canneer Bank Extension Course

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

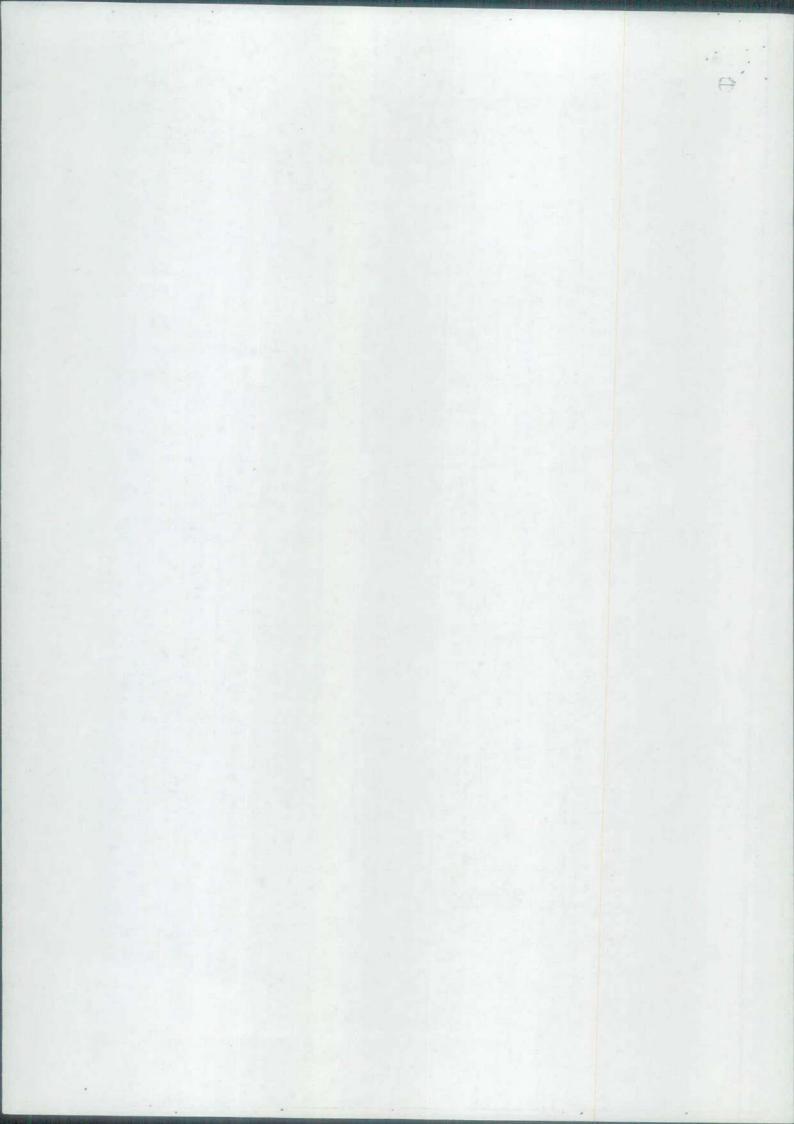
SI. No.	. Use Premises Definitions		Activities Permitted	
1.	Burial ground	A premise with facilities for burying of dead bodies.	Burial Ground, Cremation Ground Cemetery and	
2.	Cremation ground	A premise with facilities of performing last rites of dead bodies by burning.	Crematorium, retail shops of	
3.	Cemetery	A premise with facilities for burying of dead bodies.	Facility for registration of deaths, sheds for performing	
4.	Crematorium	A premise with facilities for last rites of the deceased.	rituals, drinking water, parking, etc.	

--- 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

SI.			Maxim	um	
No.		Ground Coverage	FAR	Height	Other Controls
3	b) Recreational Club Socio-cultural	35%	120	26 m	1. Parking standard @ 2
	activities such as auditorium, music, dance & drama centre/ meditation & spiritual centre etc.				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,	 Parking standard @ 2 ECS / 100 sq m of floor area. 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 DECHI MUNICIPAL CORPORATION TOWN PLANNING DEPARTMENT

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

Dated 9/12/12020

RTH 02/12/20

No. TP/G /117.3/ 2020

To

The Addl. Comm. (Plg). Narela Projects Area Planning Zone P-1 & P-II. 11th Floor, Vikas Minar, L.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.

/h/2/2020

Sn. Ana, Plg. Assti.

6

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Change of landuse of pre-existing institution Hira Inl, 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 I 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 Regularisat ion 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	0

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

-27-

- 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 is under table 17.1, Minimum Setbacks (Other than Residential Plotted Development), the Technical Committee of DDA may relinx setbacks, ground coverage and height in special circumstances.

3.0 Information required as per the MoUD Gol 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:	
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 SINo. 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 policy of the pre-existing institute. It is also
Vi	What are the expected short-term and long-term outcomes if the proposal is approved and implemented.	
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.
íx	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.

-28-

B	As per MoUD letter dated 07.04.2015	
	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.
С	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report he provided.	Pertains to DDA.
d	What is the public purpose proposed to be served by modification of MPD and for 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?	
f	What will be proposal's impact/ implications on general public e.g. Law & order etc.?	
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.

3-17A

Plg. Asstt.

Last Town Planner-II

Chief Town Planner

Janoxum 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.	Anubhay 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, Buran, Delbi-110084					
8.	Vash 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, Buran, Delin-					
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 No6, 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.

Annexuse B. LAL MOHAN DEVI RITA GUPTA MEMORIAL TRUSTO 2585/10, Chuna Mandi, Pahar Ganj, New Delhi 110 055

Ref.:

2/14/2020 Dated: 02-12-2020

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.0.3(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 mobini 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.

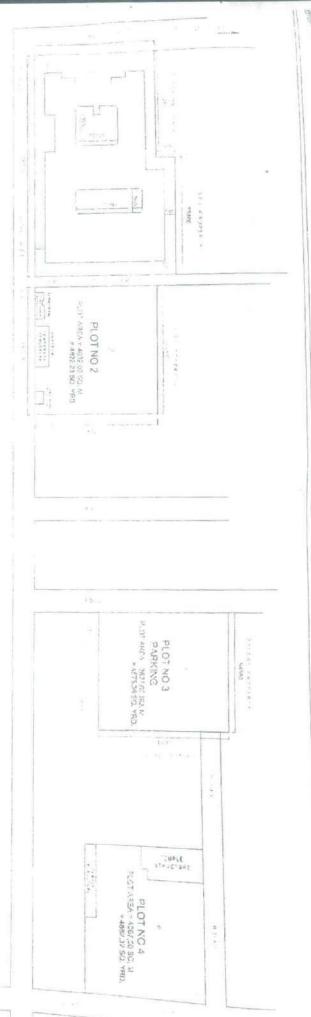
Encl: As above.

This primary on. (Anil Rumar Gupta)

Chairman

Al St.

M. Asst.



Terra spir

COLLECTIVE SCHENE FOR PLOT: A PLOT-2

18	S OS CONTRACTOR	E CA - FAT MONTH SAN LIVE SAN AT THE LAST AND	MATERIAN ON THE WORLD STANDARD AND A STANDARD OF THE STANDARD AND A STANDARD STANDARD STANDARD AND A STANDARD S	14.10m	
			8	8v 40.1 II.	4
		GROUNITGOV BACE A TESTED A SANS	CKCO VI	I BUSSINA	
156, 50 -4032 06 (+ 1)852 53 80 YARDS		EXISTRA CROSSOS STREAMS AND SERVICE AND SE	VK1-3 - 1	DIVI MISTS	
		- 4 × × -	2 4 3	- ,	>

SCHWAA GNS TATTOMEN THE SPACE OF TATTOMEN AND STATEMEN AND STATEMENT AND STA

CAMPAGE | SAME IN ASSESSMENT AT ADDRESSES AT ATTACH.

THE STREET SAME IN ASSESSMENT AT A SAME AND A TRITAL

THE SAME IN A SAME

...

REGULARIZATION LAYOUT PLAN

##RALAL MODENNOFVERETA OLUMA NEMORIAL TRUST KHANKA NIMBER 320 120 - 122 328 729 230 1329 120 300 301 369 310 位 2位 3位 EXTENDED ABAADI (EXTENDED ABAADI

VILLAGE HAMID PCK, DELHI I ORIG

FOR THE UNITS

HMR INSTITUTE OF TECHNOLOGY & MANAGEMENT VILLAGE HANDSTER, DELHI - 100006
PHONE ND DIL- 7922-113
MAIL D - brestedberson@gmail.com

PERMISSIBLE LCS - (1607/100) X 1 - X1 LCS A DUTT LF BECK ON NOT DUTT LF

ACHIEVED TOTAL ECS - 32/ECS

WO NOT THE WAY THE WAY THE STANFOLD

1

1

PLOY AREAS

AREA OF PLOT NO. 1 = 7850 50 SQ M = 9389.12 SQ. YARDS

AREA OF PLOT NO. 2 = 4032.00 SQ M = 4832.23 SQ. YARDS

AREA OF PLOT NO. 3 = 3627.00 SQ M = 48575.39 SQ. YARDS

AREA OF PLOT NO. 4 4067.00 SQ M = 4862.32 SQ. YARDS

COLLECTIVE SCHEME FOR PLOT-1 & PLOT-2

ONL	27 H 3 U - 3 - H 3 H 2 -
	TOTAL PLOT AREA (codege building) = (Plot 1 + Plot 2) = (7850.50 + 2012.00) = 11882.50 SQ. YARRAS PTL
	EXISTING GROUND COVERAGE - 4511 SQ M
	PERMISSIBLE GROUND COVERAGE = 35 %
-	GROUND COVERAGE ACHIEVED = 37.96 %
-0	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.F.+S.F.+T) = 16057.778Q M
0	F, A, R
	PERMISSIBLE F.A.R = 225 % = 26735.62 SQ M.
	ACHIEVED F.A.R = 135.14 %
-3	HEIGHT
	PERMISSIBLE HEIGHT = 37 M.
	EXISTING HEIGHT = 15 M.
,04	ECS
i	PERMISSIBLE FLC.S = 2 E.C.S @ PER 100 SQ. M OF BUILT UP
	REQUIREDITES = (18087/100) X 2 = 321 E.C.S
1	ECS MAIN NOT 155 ECS
	ECSONIED NO. 3 166 ECS

COMPOSITE LAYOUT PLANS OF THRALAL MORAS DEVI SET A GUPTA MEMORIAL TRUST, VILLAGUE MARIE MIT, 1984, * ALPADO DISTENDEN GLAG LEGILA.

7.

- 27 ---

Anneywood D1.

Date Orders

Present:

Mr. P. V. Kapur, Sr. Advocate with Mr. Naresh Gupta and Mr. Nagauth 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 Kiron for respondent No.4.

CW No.4259/2002

In the order dated 20,3,2003, this court had entegorically observed as under

"On the other hand, Mr. Knpur learned senior counsel for the petitioner has drawn my attention to the Delhi master Plan DOI as per which college is permitted in lal doralextended lal clora. Even reading of letter dated 13° November, 2002 of the DDA would confirm that as per clause £(ii) A of MPS-2001 lared 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 pertitioner 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 pertitioner has given examples of other such colleges in lal dora where MCD certificates are accepted by the respondents and affiliation granted."

State Indicial Department

Thereafter, inspection was stanted ant on 25.3.2005 and nature 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 partitioner institute with the Guru Gobird Singh Independing University. By a letter dated 21.5.2003 issued by the Deputy Registrar (Affiliation) of the Guru Gobird Singh Independent University to the petitioner, it is made clear that in terms of Section 5(21) of the Independent Viswavidyalya 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) ECR. (ii) CSE, (iii) IT & (iv) MAS programme (four years duration) with the maximum permitted intuke of 60 each, for academic session 2003-2004. The affiliation granted is provisional and is subject.

ALES 02-03

pone

Orders

.2.

to the conditions mentioned in the letter itself. It is made clear by the lower transfer appearing for the respondent university that provinceal affiliation is a tract which it followed in respect of new cases, and this offiliation would relate to the according session 2003-2004. The sand letter is taken on record.

The AICIE is well as the Government of NCT have also given over respective no-objections/approval/greval/dution for the seastenic season 2003-2000 to, mentioned in the letters which are on record-

In view of the above provisional affiliation and discrines. The further directions are required to be given in the present writ petition and accordingly the same is disposed of.

30/- -

Badar Darrez Ameri, J

MAY 22, 2003 311

Cardified to be True Copt

Municipal Department Court of Delhi Araborised Under Steen Indina Bridance Art

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 preexisting 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.

Addl. Commr. (Plg.)/Projects

Plg. Asst (Narela Project)

DELHI DEVELOPMENT AUTHORITY MASTER PLAN SECTION 6th FLOOR, VIKAS MINAR L.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)

Majula

Addl. Commissioner (Plg.)-I

To:

- L. 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

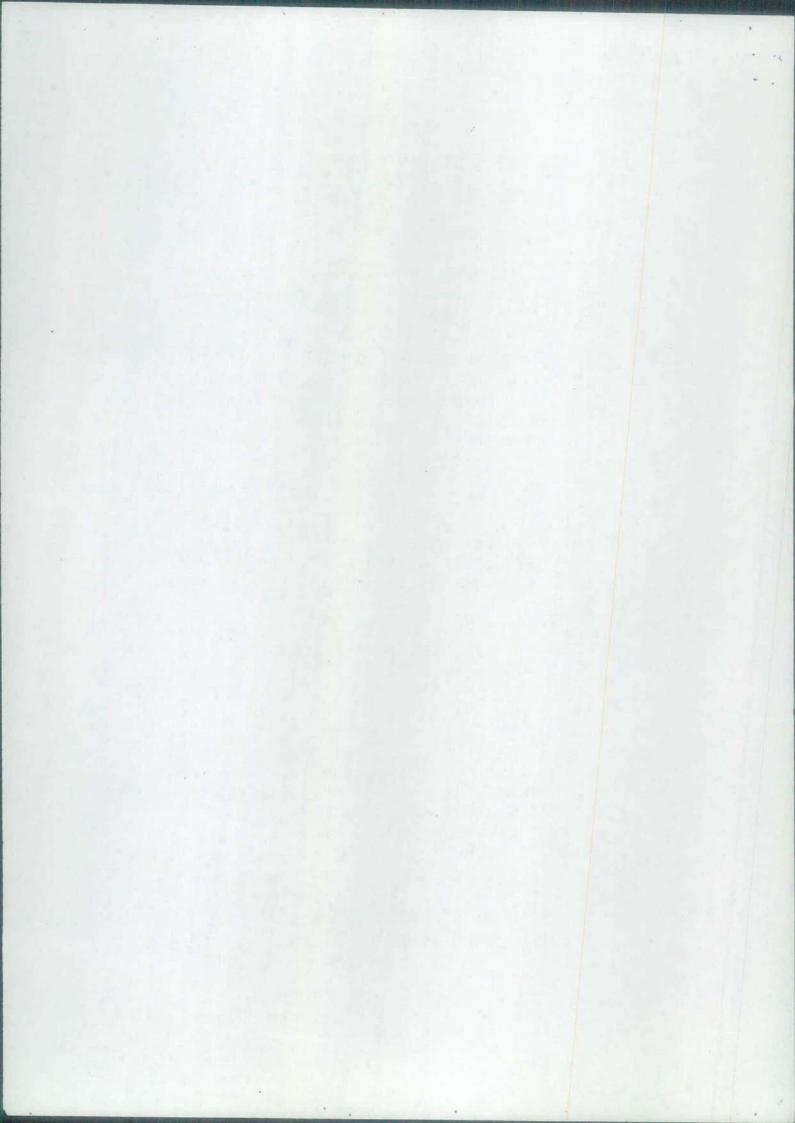
Special Invitees:

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

INDEX

10th Technical Committee Meeting to be held on 23.12.2020

Sl. No.	Item No.	Bubjece			
1.	52/2020	Confirmation of the Minutes of 9th Technical Committee meeting held on 04.12.2020 PLG/MP/0008/2020/F-1			
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 "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018. PLG/MP/0004/2020/F-26/-0/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/-0/o ADDL. COMMR(PLG-PROJ MPMR)	25-35		





DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

6thFloor, VikasMinar
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 9thTechnical 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 Webex under the Chairmanship of V.C. DDA on Friday, **04.12.2020**. The list of the spants is annexed. Please find enclosed herewith a copy of the minutes of the same for mation and further necessary action.

Manju Paul)
Addl. Commissioner (Plg)-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, GOCTD

Special Invitees:

- 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 8^{th} Technical Committee held on 02.11.2020 were confirmed as circulated.

Rem No. 45/2020

Planning Permission for CNG Station on Private Land Khasra no. 78/18, Village Ghevra.

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 4^{th} & 7^{th} 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:

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

Meign

- 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.

Terr No.48/2020

N

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 a proposed considering the adoption of new technologies of SBR and ASP for STPs and is of the area requirement for Sewage Pumping Station and Effluent Pumping Station. The of 50sqm/MLD for Sewage Pumping Stations and Effluent Pumping Stations has been 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 Act with the following modifications:

Aug. 20	104			Proposed Am	endments/Modification	ons		
o th ban D	evelo	pment						
cilities				Level	Facilities	Area in sq.m.		
2	No.	Per Unit	Total 5	Devel	racinies	No.	Per Unit	Tota
	1	2,000-	2,000-	1	2	3	4	5
School	hood Population	13. Sewage Pumping	1	2,000- 4,000	2,000 4,00			
Sewage Pumping Station	1	500	500		Station 14. Coaching centres, IT & language	1	500	50
Language training centres	1	500	500		15. Dhalao including segregation	1	200	200
					17 1 11 1		1,200	1,200
15.Dhalao including	1	200	200		water treatment facility		require	
16.Dispensary 17.Local level waste water treatment	1	800- 1,200 As per requ	800- 1,200 irement		18. Sewage Treatment Plant# (including 50sqm/MLD for Sewage Pumping Station	Up to 22.7 MLD	65 Sqm/	
	2 Primary School Sewage Pumping Station H.Goaching contres, IT & language training centres 15.Dhalao including segregation 16.Dispensary 17.Local level waste water	No. 2 3 Primary 1 School 1.3 Sewage 1 Pumping Station 1.4 Coaching 1 contres, IT & language training centres 1.5 Dhalao 1 including segregation 1.6 Dispensary 1 1.7 Local level waste water	Area in sq No. Per Unit 2 3 4 Primary 1 2,000- School 4,000 Dumping Station M.Coaching 1 500 Contres, IT & language training centres 15.Dhalao 1 200 including segregation 16.Dispensary 1 800- 1,200 17.Local level waste water As per reque	No. Per Unit Total	Area in sq.m. Level	Area in sq.m. No. Per Unit Total 2 3 4 5 Primary 1 2,000- 2,000- 4,000 4,000 School 4,000 4,000 Sewage 1 500 500 Pumping Station 14. Coaching centres 15. Dhalao including segregation 15. Dhalao 1 200 200 including segregation 16. Dispensary 17. Local level waste water As per requirement Area in sq.m. Level Facilities 1 2 2. Neighbor-hood Populatiog-10,000 13. Sewage Pumping Station 14. Coaching centres, IT & language training centres 15. Dhalao including segregation 16. Dispensary 17. Local level waste water fine including Sosqm/MLD for Sewage Treatment Plant# (including 50sqm/MLD for Sewage Pumping Station)	Area in sq.m. Level Facilities Area in sq.m. Area in	Area in sq.m. Level Facilities No. Per Unit Total 2 3 4 5

Level	Facilities	Area in sq.m.			
		No.	Per Unit	Total	
1 2%	2	3	4	5	
5. Zonal / Sub-City Population 0,00,000	1. Medical College	1	As per Medica Council ofIndia 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 requiremen		
	17. Socio- Cultural Centre		As per requiremen		

	Paulitian	Area in sq.m.			
Level	Facilities	No.	Per Unit Tota		
1	2	3	4	5	
5. Zonal / Sub-City Population 10,00,000	Medical College Sewage Pumping	1	As per M Council India/ Regulat Body	of	
	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		OO 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:

- a) It was agreed that new CNG stations in Community Centers existing on 24.0 m wide road in the developed areas be allowed.
- b) 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.

Mayor

**Epposal for planning permission for CNG / EV Charging on Private Land Khasra No. 68/20, & 67/15/2, Rupali Enclave, Village Karala, Tehsil Kanjhawala, Delhi 110081 in view of chargulations dated 08.03.2019.

The agenda was presented by Dy. Director (Plg) Zone N. It was observed that some portion as a substant and 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.

... Cable:

10051/2020

of for change of land use from Recreational (District Park) to Utility (U4) of an area and 10.7 acres (9 acres +1.7acres) for establishment of Solid Waste Management (for processing of C& D Waste) and for dumping site for inert materials generated who 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.

FMC to provide details with respect to total land allotted to SDMC in and around the area solid Waste Management facilities till date and its utilization with detailed planning of area.

- 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.
- The proposal for Change of Landuse may be accompanied with a proper T.S.S. for the convenience of seeking Public Objections/Suggestions.

also underling ended with the vote of thanks to the chair.

Mayor

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.) -1
- 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. 1GL

दिल्ली विकास प्राधिकरण DELHI DEVELOPMENT AUTHORITY

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

Ob.: PLG/MP/0025/2020/F-20

Sympsis

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 Segulations 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 offified TOD Policy.

A workshop to promote TOD policy was conducted by UTTIPEC on 10.10.2015 for the dicials of DMRC and it was discussed that the development at Okhla NSIC metro station by be taken up as a pilot project under TOD policy.

the Integrated Residential Complex at the DMRC site of Okhla NSIC Metro Station rilized 140 FAR and 30% Ground Coverage in anticipation of the TOD Policy and regulations and is currently fully constructed and awaiting approval.

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 4.12.2019 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 hanged 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 offised 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.

CKGROUND

- 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 superceded 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)

- 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.

- 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.
 - 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.
- 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

The Okhla NSIC project consists of 93 residential units of one or two bedrooms (with 100% of the total D<u>U</u>'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	Calculated as the sum of FAR calculations for all constituent plots. FAR entitlement for each constituent plot shall be calculated as follows: 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,

50 may 3

"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

ITEM No. 54/70/20

- 12-

Parallel in the Planned Parall

INSPERSENT SOUTH OF STREET

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 ands".

or implementation of these Regulations, a Standard Operating Procedure (SOP) and guidelines were prepared and uploaded on DDA website.

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 advidual land owner or a company or a society or a group of land owners pluntarily agreeing to participate pursuant to an agreement. This is subject to applicability set out in Clause 3.1 of these Regulations.

per Clause 3.1, these Regulations shall be applicable to the following of privately owned land parcels:

- 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 D. E. SELL SETTEMPORT ELSE

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 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 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').

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').

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.
- 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.

Allini

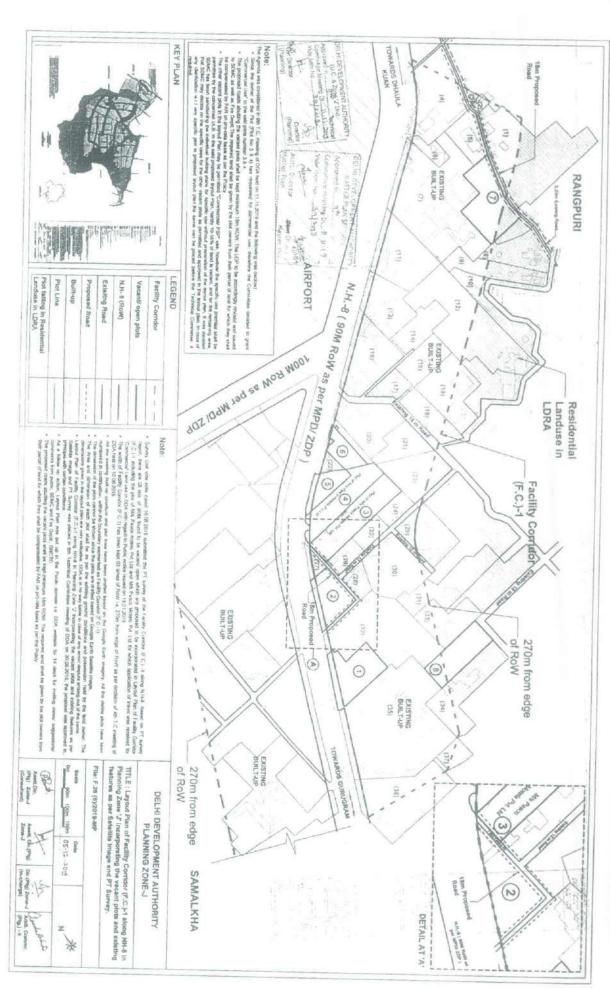
- iv As per MPD-2021, the requested uses i.e. 'Public and Semi-public' and 'Commercial' are permitted in 'Socio-cultural Centre' use premise under 'Public and Semi-Public' land use.
- v. As per Table 13.27: 'Socio-Cultural and Community Facilities' of MPD-2021, 'Socio-Cultural Centre' use premise includes 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	ħ.	/laximu	ım	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/ commercia 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

निवेशक (योजना) युक्ति, जे व जी (यू. र्थ.) हायरी संवा पेप रेप विनावाः 17

अति० आयुक्त (यो०)-11 PT HO 4910

अध्यक्त विकित्ता कार्याक्रय T-2/20

December 9th, 2020

To. Shrimati Leenu Sehgal Ji, The Commissioner (Planning) Deshi 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)

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 L 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 L 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 L 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,

Direct



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 cure 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 GOMMERCIAL 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 alm 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 ((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 tenff accommodation, a hierarchy of Guest House, Lodging and Buerding House / Obstanshale / 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.

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

in order to case to the long term accommodation requirement, service apartments are proposed as per the parameters sepulated by Ministry of Tourism and Culture, GOI. To case to low seril short term accommodation, a hierarchy of Guest House, Lodging and Boarday House, Dharamahala/Hostel have been proposed.

VASSETIVIDE S (0.5.1215 (E) Value (1.5.105-2013)

Accept (100 S.15) \$495 (5) control 23-09-20 (6)

^{1/100 100} No. S.O. 2895 (E) (alice 25:001:20) (3

Alconomics (5: 2865(E) caned 23-09-2019

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 restourants 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

Recidential 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 confider.

Table 5.1: Five-Tier System of Commercial Areas

Population	The state of the state of	About 5 lakhs	About 1 lakh	IV	Y
	Metropolitan City Centre (Pertains to already developed Central Business District)	District Centre	Community	About 10,000 Local Shopping Centre	About 5,000 Convenience Shopping Centre
Area (Ha.)		40	4.0	0.3	0.1
Permitted	Retail Shopping, Stockists and desiens of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cinerus, Cineplex, Hotels, Restaurants, Banquer Halls, Sodo-Cultural	Ratall Shopping Stockists and Cleaters of medicines and drugs Commercial and Offices of local bodies, PSUs, Cinema, Cinepeix,	Ratall Shopping Stocklets and dealers of medicines and drugs, Commercial and Offices of local footles, PSUs Chrisms Chrisms	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 12t sqm."]. Bank ATM, Informa Trade, Restaurant

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

5.0. Tracks and Commence

MPO-2021 modified upto 31/01/2015

Draft for observation / discussion

activities / Recressionst Club, Service Apotte. Coeching Centres/ Treining Institutes, Police Post, Fine Post Tel. Exchange, Post & Telegraph Office. Peirof Pump / CNG Sastion, Bus Terminal, Informal Trade.	Hotels. Restaurants. Banquet Halls. Socio-Culural activities / Recruational Club, Service Appets. Conching 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 Apptis, Restaurants, Restaurants, Banquet halls, Guest House, Nursing Home, Dispensary, Clinical Lab. Clinic & Poly Clinic, Coaching Centres / Training Institutes, Police Post, Police Post, Potto Pump / CNG Station, Repair / Services, Benk, ATM, Informal Trade, Multi level parking.	Services. Senk, 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 offication in view of clause 3 (4) of Development Code.)

Hotes:

Besides the shove, retail shopping of desired level shall also be provided in all work centres and ransportation hodes.

Unities, Public Conveniences shall be provided as per requirement.
Service & Répeir and informat activitées should be provided as Service markets and Informat

The mandatory requirement of periods as per prescribed standards would be met through multiovel parking as far as possible in Metropolitan City Centre, District Centre and Community Cantre.

The non-residential activities permitted as per Mixed Use Regulations with stipulations for casegory of colony, road RCW etc. in residential plots will be permitted in Commercial Centres.)

5.3 METROPOLITAN CITY CENTRE

The existing CBDs are Conneught Place and its Extension, commercial areas in Walled City and (8) Extendion and Karol Bagn. These have all the necessary ingredients to amerge six Metropolitan City Contres.

These Metropolitan City Centres, need to be seen in the light of the historical legacy of the pre-optime and post-colonial capital cities of the so called old and new Delhi, are The control of the control of all other second and all other

AND WARRED PROPERTY OF THE PARTY OF THE PART TALL WELL SELECTION TO SELECT



Table 13.27: Socio-Cultural and Community Facilities

N. Alexander	PROPERCIAL SUCCESSION	A STATE OF THE SECOND STAT	- and sectionally racings		
Ma.	Use Premises	Definitions	Activities Permitted		
1	Multipurpose Community Has Barat ghar	A premise having an enclosed space for various social and cultural activities	Communey Hall Watch & Ward Residence Jupto 20 sqm Soft Orins and Snack Staff and Ibrary etc.		
2	Music Dance and Drams Training Centre	A premise having facables for imparting araning and coaching for music dance and dramatics.	Moreo dance and drama training centre waich and word residence sup to 20 sq m i cardeén auditonum		
1	Yoga Mediumon.	A premise having facilities for set	Yoga centre meditation spiritual and		
130 3	Sporar infrastructure		11.10		

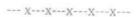
APP-2021 modified upto 31/03/2015

	Spiritual and Religious Discourse Centre	actainment achieving figher quality of mind and body spinural and religious discourse etc.	religious discourse centre water and ward residence jupite 20 signor. hostel soft drank and shack shall
	Recreational Club	A premise having the facility for recreation with indeer sports switching pool outdoor scorts socializing and gathering space for small functions with restaurant	Recreational club watch & ward residence cupto 20 sqm Residence
5.	Banquel Hat	A premise to hold small public gatherings community functions marriages are	Hall for public gatherings marriages cooking facilities and other logistics.
6	Open air theater	A premise having faciones for audience seating and a stage for performance and open to sky	Open Air theatre. Watch & Ward Residence jupto 20 sgm i partners
7	Auditonum	A premise having an encosed space to seal audience and stage for various performances like concerts play rectals functions etc.	Audiorum Watch & Ward Residence (uplo 20 sqm canteen
*	Museum	A premise with facilities for storage and exhibition of objects illustrating antiques, natural history, art etc.	Museum Wasch & Ward Residence Hiplo 20 sgm canteen
0	Exhibition cum-Fav Ground	A premise howing tacables for the exhibition and display and other cultural activities for a group of participants.	Fair Ground Residenby Full Itor mantecance useful Exhibition Centre (Temporary in nature) Restaurant Soft Denk & snick Stall Police Post Fire Post bank Externion courses tackly Post Office counter facility
10	Museum, exhibition centre and an gallery, auditorium and open air theatre	Combination of Museum exhibition centre and art gallery, auditenum and open air theate	Museum Exhibition Centre and Ad Gallery Auditorium and Open Air Preatre Watch & Ward Residence hupto 20 som :
31	Cultural and Information Centre	A criemese with facility for cultural and information services for an institution state and country	Cultural and information Centre Watch & Ward Residence (up to 20 Nom). Hossel Carelin Bans Extension Gounty Facility Auditorum (Up to 500 seating capacity) Library Exhibition and Art Gallery.
12	Social and Cultural Institute	A premise wer tackers for activities of social-cultural nature run by a public voluntary or individual on primarily non commercial basis.	Social and Cultural impatible Winter & Ward Residence tupto 20 som: Seh Onnk & Snack Stati Restaurant Cameen, Bank Extension Courter

SI. 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, matural 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. 1

Table 13.28: Cremation / Burial Ground and Cemetery

SI. No.	Use Premises	Definitions. • •	Activities Permitted
	Burial ground	A premise with facilities for burying of dead bodies.	Burial Ground, Cremation Ground Cemetery and
	Cremation ground	A premise with facilities of performing last rites of dead bodies by burning.	Crematorium, retail shops of
	Cemetery	A premise with facilities for burying of dead bodies.	Facility for registration of deaths, sheds for performing
	Crematorium	A premise with facilities for last rites of the deceased.	rituals, drinking water, parking, etc.



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

CI			Maxim	um	
SI.	Category	Ground Coverage	FAR	Height	Other Controls
3	b) Recreational Club Socio-cultural	35%	120	26 m	1 Parking standard @ 2
	activities such as auditorium, music, dance & drama centre/ meditation & spiritual centre etc.			2011	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-Gultural Centre	40%	120	NR, subject to approval of AAI, Fire Department and other statutory bodies.	 Parking standard @ 2 ECS / 100 sq m of floor area. 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

- 25-

NORTH DECHI MUNICIPAL CORPORATION

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

हामी हा प्रभाव (का प्रा

No. TP/G/117.3/ 2020

Dated .. 9/12/12020

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:

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

Jhl:

8. Anas, Peg. Asste.





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 Govi, 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) Flealth 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. Delbi, 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 I having college building is bounded as under:

North = Other's property

24' 9" Phirni Road East =

Other's property West =

24' 9" Phirni Road. South =

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 Regularisat ion 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

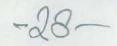
The existing setbacks are less than the required. Hence clarification / concurrence of DDA was sought vide letter dated 06.03.2020.



- 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 Ste iv under table 17.1, Minimum Setbacks (Other than Residential Plotted Development), the Technical sec of DDA may relax setbacks, ground coverage and height in special circumstances.

3.0 Information required as per the MoUD Gol letters dated 07.04.205 & 04.09.2015

S.No	Information required	Explanatory background
i	Background note indicating the current	As mentioned in para 1.0 above- Background
	situation /provisions:	
îi	Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how;	
	What were the specific recommendations of the Authority with regard to the proposal:	
	Now 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 Zona Development Plan of Zone 'P-II' at SlNo. 18 (copy annexed at 'A').
	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the	The regularisation of the institute is required as per the policy of the pre-existing institute. It is also
	What are the expected short-term and long-term outcomes if the proposal is approved and implemented.	
Vii.	How the proposal will benefit in the development and economic growth of the city;	
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;	
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.
Х	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.
	The state of the s	



B	. As per MoUD letter dated 07.04.2015	
	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.
С	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 for 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.
c	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	
f	What will be proposal's impact/ implications on general public e.g. Law & order etc.?	
g	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	

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.

SIND

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:

ome & Address	il.
came & Address bellir Institute of Rural Development (DIRD) near Kapoor Diesel, G. T. Karnal Road, Nan	En
nubhay Public School, Plot No.57, Gali No-2, Uttaranchal Enclave, Kamal Pur, Burn	in the
Delhi-110084.	
oseph S. Mary Public School, Shastri Park, Burari, Delhi-110084.	
attle Star Convent School, Parasram Enclave, Burari, Delhi-110084.	
Manda Modren Public School, Sant Nagar, Burari, Delhi-110084.	-
V Cannal School 'B' Block Gali No 110 Sant Nagar Burari, Deini-110004.	
ireat Mission Convent School, B-29, Kaushik Enclave Near Badimani Mandii, 24	arı,
Widhya Public School Harit Vibar, Pepsi Road, Sant Nagar, Burari, Delhi-110084.	
ami Vivekanand Public School, Block-'A', Gali No-8, Amrit Vihar Road, Burari, De 10084.	lhi-
Bright Star Model School, 154,41 Feet Road, Uttranchal Enclave, Karnal Pur, Burari, De 10084.	lhi-
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.	
C. Gaur - Public School, Gali No.5, Mukand Pur, Part-II, Delhi-110042, (Mata Nara Devi Sanstha)	iini
Premier educational Society, Gali No6, Shiv Kunj, Jharoda Sant Nagar, Burari, De 10084.	lhi-
Baunk Pura Public School, Burari, Delhi-110084.	
amarth Shikha Samiti (Shisu Bal Mandir).	
Rao Mahar Chand Sarswati Vidhya Mandir School.	
tira Ial, Mohan Devi & Rita Gupta Memorial Trust, Village Hamid Pur, Delhi-110036.	
Maharaja Agarsen Naturopathy & Yoga Sadhna Research Trust, Main Palla Ro Bhkhtawarpur.	ad
Jpadhyay Convent School Kadi Vihar, Nathupura, Delhi.	
Sant Nirankari Mandal, Spiritual Centre	
Sawan Kirpal Ruhani Mission.	
Mata Sukh Devi Public School, Nangli Poona.	

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 linear to part of use zone till the competent authority approve it, subject to fulfillment of all the conditions.

Annexus BI A LAL MOHAN DEVI RITA GUPTA MEMORIAL TRUSTO

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

2/12/1020 Pated: 01-12-2020

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.0.3(65)/2008/MP-Pt.-III/D-134 dated 10.11.2020

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.

ing primage in. (Anil Kumar Gupta) Chairman

M. Asst.



PLOTING 4
NOTICES - 4267,20 SC 11
4885,33 SQ 1780.

Transport

ACHIEVED TOTAL FOR \$ 220 FOR	
E CACHITALI NO 1 = 100 ECS	
ECYONACOLNO 1 + 12/ECY	
REQUIRED L C 8 - (18877 / 100) X 2 - 351 L C 3	-
PERMISSIBLE LICE - TECKS FOR YOU NO SHOT SETTING	
803	*
LYNEY HEAT - 188.	
W.D. Tegallo, orlashment	
18 Wall	
(VIV.ST) CR 158.14 \$	
(9.87838181.8.) A.J. v. 223 % = 2675 (-62.36) M.	
FAR	2
105AL 8CIL: 107 AICEN (G+FF+835) = 10007778Q M	
THUST OF ARRA AT SECROND PLANCE IN TELOPIC SQUA	
BUILT OF AREA AT FRATE FLOOR - 4400,4150 M	
IN ON THE PROPERTY OF THE STANDARD IN VOIN A TATION	
h, II : UF 38-3	
GROUND CONTRACT A SEPTEMBER OF SERVICE	de
PERMISSING CROSS CONTRACTS . 1855	**
i	3
TOTAL PLOT AND A 1 or not waiting 1 or the 1 or 1 of 1 or 1 or 1 or 1 or 1 or 1 or	1
> x = >	2.26)

SONVA ON TYPOSE TO THE OFFICE TO STATE TO STATE TO THE STATE OF THE STATE TO STATE T

RECALLARIZATION LAYOUT PLAN

TURALAL MOHANDEVI KITA GUPTA MEMORIAL TRUST, KHANRA NUMBER 126 126, 11. 128 128 129 239 129 329, 330, 331, 369, 370, 111 361, 365, EXTENDED ABANDI (ENTR LAL DORA) FIRM ROAD,

VILLAGE HAMID PUR, DELHI 110026

FOR THE UNITS

HMR INSPIRITE OF TECHNOLOGY & MANAGEMENT VILLAGE RAMBIPELS, DELEL-11 20006 PROME NO 011- 7772-113 MARL 40 - tree wildline or beginned each

į

CARBOAT TOWNS OF WANTER HEAVEN A RESERVANCE ATTACKS.

PLOT AREAS

AREA OF PLOT NO. 1 = 7850 50 SQ M = 9389.12 SQ, YARDS

AREA OF PLOT NO. 2 = 4032.00 SQ M = 4822.23 SQ, YARDS

AREA OF PLOT NO. 3 = 3627.00 SQ M = 4875.39 SQ, YARDS

AREA OF PLOT NO. 4 4067.00 SQ M = 4862.32 SQ, YARDS

COLLECTIVE SCHEME FOR PLOT-1 & PLOT-2

SNO	AREA STATEMENT
-	£A (college building) =
1,2	EXISTING GROUND COVERAGE - 4511 SQ M
Lest	PERMISSIBLE GROUND COVERAGE = 35 %
÷	GROUND COVERAGE ACHIEVED = 37,95 %
5.8	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 = 4439.42 SQ M
	TOTAL BUILT UP AREA (G+F.F.+S.F+T) = 16057.778Q M
io,	F.A.R
	PERMISSIBLE F.A.R - 225 % = 26735.62 SQ M.
	ACHIEVED F.A.R = 135.14 %
;-A	HEIGHT
	PERMISSIBLE REIGHT = 37 M.
	EXISTING HEIGHT = 15 M.
×	EC.S
	PERMISSIBLE IECS = 2 EICS @ PER 100 SQ, M OF BUILT UP
	REQUIRED INC.S = (16057/100) X 2 = 321 E.C.S
	ET'S ON PROTINCT 135 E C.S.
	CS ON PLOT NO. 3 165 E C.S
	HEVELTHIAN ECS - MIECS

COMPOSITE LAYOUT PLANS OF HERALAL MOHANDENT RITY GUPTA MEMORIAL TRUST.

VILLAGE THE BEST COMPOSITE LAYOUT PLANS OF HERE COMPOSITE LAYOUT PLANS OF THE PLANS OF TH

7

Anneywood D'

Orders

2103

COU

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.

No.4259/2002

In the order dated 20.3,2003, this court had entegorically observed as under

On the other hand, Mr. Knpur learned senio, counsel for the petitioner has drawn my attention to the Delhi master Plan 2001 as per which college is permitted in lal doractended lal doracter reading of letter dated 13th November, 2002 of the DDA would confirm that is per clause \$(ii) A of MPS-2001 larel 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 rollege of the pertitioner at the afecesaid 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 appeared by the respondents and affiliation granted."

metatrical Department High Court of Delid

Thereafter, inspection was caused set on 25.3.2005 and letter proceedings as directed by this court on 1.5.2003 were carried out. The Board of Affiliation also 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 Gobird Singh Indrepresha University. By a letter dated 21.5.2003 issued by the Deputy Registrar (Affiliation) of the Guru Gobird Singh Indraprasha University to the petitioner, it is tande clear that in terms of Section 3(21) of the Indraprasha Viswavidyalya 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) CSB, (iii) TP & (iv) MAS programme (four years duration) with the maximum permitted intuke of 60 each, for academic session 2003-2004. The affiliation granted is provisional and is subject.

ALES 02-03

pone

Ordera

2

to the conditions incritioned in the letter stroll. It is made clear by the leavest territorial appearing for the respondent university that provinceal affiliation to a reactively. followed in respect of new cases and this offilences would relate to the outcome session 2003-2004. The sand letter is taken on record.

The AICITE to well of the Greenment of ICI have also given then respective no-objections/approvals/revulubation for the academic session 2333-2392 to mentioned in the letters which are on record

In view of the above provisional affiliation and discripate to facine directions are required to be given in the present writ petition and accordingly the same is disposed of.

30/- .

Badar Diretz Anneć, J

MAY 22, 2003 111

Cardinal to be True Copy

Murdad Judicial Department hanhothed Under Season Todala Britance Art.

Planning observations of Narela Project Unit

1 stt. Town Planner-II vide letter No. TP/g/1173/2020 dated 1020 has forwarded the Agenda for Change of Landuse of preinstitutions Hira Ial, Mohan Devi Rita Gupta (HMR) Memorial Mage Hamid Pur, Delhi-110036 which has been in existence prior 1.2006 on privately owned land but not in accordance with points of Master Plan. Also, relaxation in ground coverage and 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 de letter dated 02.12.2020 has submitted that as per the ovisions of MPD-2021 the amalgamation of plots is permitted. Firther, applicant has requested that plot no. '1' and '2' as shown the modified plan of regularization be considered/treated as one plot for regularization, including the road area which shall be used s public area and no FAR shall be claimed for the said area. In this agard, it is informed that the provisions referred regarding ralgamation of plots are in the case of redevelopment as referred MPD-2021 and not for the regularisation of pre-existing institutes. Since the road is passing through the plot number '1' ving an area 11882.50 sqm. (including plot area 7850.50 sqm., long area 4032.00 sqm. and excluding road of area 344.41 im.) 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 ritrs, 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.

Addl. Commr. (Plg.)/Projects

Plg. Asst (Narela Project)

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th FLOOR, VIKAS MINAR
1.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/39/3 Date: 16.12.2020

MEETING NOTICE

The 10th Technical Committee Meeting of DDA for the year 2020 will be held under the moship of Vice Chairman, DDA through online mode on 'Webex' portal on Wednesday, 1070 at 03:00 PM. The meeting ID is 176 323 7040 and password is 12345.

is requested to make it convenient to attend the meeting.

(Manju Paul)

Majufa!

Addl. Commissioner (Plg.)-I

- Vice Chairman, DDA Engineer Member, DDA
- Member (Admin & LM), DDA
- 4. Commissioner (Plg.)
- 5. Chief Planner, TCPO
- Chief Architect, HUPW, DDA
- Chief Architect, NDMC
- 8. Chief Engineer (Property Development), DMRC
- 9 Chief Engineer (Elect.), DDA
- Addl. Commr. (Plg.) III, DDA
- 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
- 7 Director (Building), DDA
- Representative from IGL

INDEX

$10^{ ext{th}}$ Technical Committee Meeting to be held on 23.12.2020

Sl. No.	Item No.	Subject	Page No.
L	52/2020	Confirmation of the Minutes of 9 th Technical Committee meeting held on 04.12.2020 PLG/MP/0008/2020/F-1	
ź	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 "Regulations for Enabling the Planned Development of Privately Owned Lands" notified on 04.07.2018. PLG/MP/0004/2020/F-26/-0/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/-0/o ADDL. COMMR(PLG-PROJ MPMR)	25-35



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

6thFloor, VikasMinar
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 9thTechnical 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 who webex under the Chairmanship of V.C. DDA on Friday, 04.12.2020. The list of the capants is annexed. Please find enclosed herewith a copy of the minutes of the same for amation and further necessary action.

Marju Paul)
Addl. Commissioner (Plg)-1

- Vice Chairman ,DDA
- 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, GricTD

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 8thTechnical 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 Mether 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:

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

Majn

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:

MIL	D.	ZU	21	
			7	

Existing Provisions

Chapter 3.0: Delhi Urban Area - 2021

Proposed Amendments/Modifications

Table 3.3:	Hierarchy o	f Urban	Development
------------	-------------	---------	-------------

Level	Facilities	Area in sq.m.			Facilities	Area in sq.m.			
1	100	No.	Per Unit	Total	Level	Facilities	100 411		
2. Neighbor-	1. Primary	3	4	5			No.	Per Unit	Tota
hood	School	1	2,000-	2,000-	1	2	3	4	5
Population- 10,000	SCHOOL		4,000	4,000	2. Neighbor- hood Population- 10,000	1. Primary School	1	2,000- 4,000	2,000 4,000
	13. Sewage Pumping	1	500	500	15,000	13. Sewage Pumping Station	1	500	500
	Station 14.Coaching	1	500	500		14. Coaching centres, IT & language training centres	1	500	500
	centres, IT & language training			500		15. Dhalao including segregation	1	200	200
- 1	centres					16. Dispensary	1	800- 1,200	800- 1,200
	15.Dhalao including segregation	1	200	200		17. Local level waste water treatment facility		As p require	
	16.Dispensary	1	800- 1,200	800- 1,200		18. Sewage Treatment Plant# (including	Up to 22.7 MLD	65 Sqm/l	
	waste water treatment facility		As per requi	rement		50sqm/MLD for Sewage Pumping Station and 50sqm/MLD for Effluent Pumping			

Level	Facilities	Area in sq.m.			
Level	racinces	No.	Per Unit	Total	
1	2	3	4	5	
5. Zonal / Sub-City Population 10,00,000	1. Medical College	1	As per Council Regulatory	ofIndia/	
	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 rec	guirement	
	17. Socio- Cultural Centre		As per requireme		

		Area in sq.m.			
Level	Facilities	No.	Per Unit	Total	
1	2	3	4	5	
5. Zonal / Sub-City Population 10,00,000	Medical College . . 8. Sewage	1	As per N Council India/ Regulat Body	of	
	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/-0/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:

- a) It was agreed that new CNG stations in Community Centers existing on 24.0 m wide road in the developed areas be allowed.
- b) 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.

Mayor

Proposal for planning permission for CNG / EV Charging on Private Land Khasra No. 68/20, 8 67/15/2, Rupali Enclave, Village Karala, Tehsil Kanjhawala, Delhi 110081 in view of the degulations dated 08.03.2019.

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

The proposal was not agreed to.

Table:

51/2020

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

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

stification for allotment of more land for SWM facilities considering the allotments already
ade.

a area.

The new allotment be contiguous and to be earmarked in such a way that the Solid Waste lanagement facilities are developed without impacting the proper planning of the left over adjoining areas.

The proposal for Change of Landuse may be accompanied with a proper T.S.S. for the convenience of seeking Public Objections/Suggestions.

the asserting ended with the vote of thanks to the chair.

Menja

ANNEXURE-I

List of participants of 9^{th} 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 angulations 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 thred 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 has be taken up as a pilot project under TOD policy.
- The Integrated Residential Complex at the DMRC site of Okhla NSIC Metro Station milized 140 FAR and 30% Ground Coverage in anticipation of the TOD Policy and milations and is currently fully constructed and awaiting approval.
- * 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 superceded 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)

- 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.

- 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.
- 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.
- 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.
 - The DMRC site at Okhla NSIC is not falling under the identified TOD Nodes.
- 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

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	Calculated as the sum of FAR calculations for all constituent plots. FAR entitlement for each constituent plot shall be calculated as follows: • 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,

8 110

"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.

HE 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.

Du Director

Dy. Director (UTTIPEC)

Director (UTTIPEC)

Dy. Director (Plg) Master Plan

Addl. Commissioner (Plg.) - I

ITEM No. 54/70/20

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".
 - SOP) and guidelines were prepared and uploaded on DDA website.
 - 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 advidual land owner or a company or a society or a group of land owners coluntarily 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:
 - 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. Commf. (Plg.) Projects

Director (Plg.) UC&J (In-charge) Asstt. Director (Plg.) UC&J DUNIE STEEL TO THE CARE

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 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:

- 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.
- 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.
- 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.

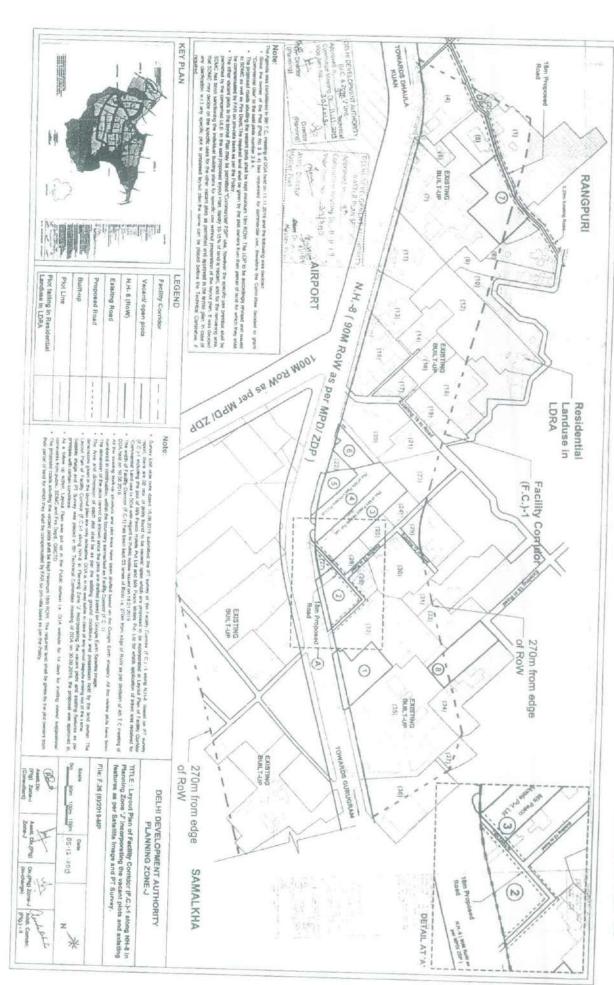
- iv. As per MPD-2021, the requested uses i.e. 'Public and Semi-public' and 'Commercial' are permitted in 'Socio-cultural Centre' use premise under 'Public and Semi-Public' land use.
- V. As per Table 13.27: 'Socio-Cultural and Community Facilities' of MPD-2021, 'Socio-Cultural Centre' use premise includes 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	ı	Maximu	ım	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 'B'

PASCO HOTELS PRIVATE LIMITED PASCO MOTELS PRIVATE LIMITED

निवेशक (योजना) युक्ती, जे व जी (यू. ग्री.) डायरी संव: ५५ ३५ विनाया: १३ १८ १००३

अति० आयुक्त (यो०)-11 रायरी सं० ५ १ १ १० राजांक 1.6 /12/20

वाधक कि वा निर्माण वाकी म I-2/20 कि विमिश्चर

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)

Director CHy) uce Jam

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,

Directe



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 curresidence 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-curresidence plot is niso allowed to continue with the original use i.e. shop-curresidence 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 alm 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 T(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.

*Te calor to low tariff accommodation, a hierarchy of Guast House, Lodging and Guarding House / Charamshale / House I 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.

(8.8 (B) LONG TERM (BERVICE APARTMENTS) AND SHORT TERM ACCOMMODATION

in order to cater to the long term accommodation requirement, service apertments are proposed as per the parameters stipulated by Ministry of Tourism and Outture, GOI. To cater to low lastit short term accommodation, a hierarchy of Guest House, Lodging and Boarding House/ Distrainshills/ Hostel have been proposed.

神

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

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

Months vide \$ 0, 2880 (E) called 23280 2013

Audied 466 S.O. 2805(E) dated 23-09-2013

MPD-2021 modified uplo 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 takhs by 2021 and the corresponding employment is likely to increase to about 9.63 takhs. 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 comdor.

Table 5.1: Five-Tier System of Commercial Areas

Population		About 5 lakhs	About 1 leich	IV.	Total Visit Di
	Metropolitan City Centre (Pertains to already developed Central Business District)	District Centre	Community Centre	About 10,000 Local Shopping Centre	About 5,000 Convenience Shopping Centre
Area (Ha.)		40	4.0	0.3	0.1
Parmined	Relail Shopping, Stockists and Obsters of imedicines and Grups, Commercial and Offices of local bodies, PSUs, Chemis, Chapter, Holets, Restaurants, Benquel Halls, Socio-Guitural	Ratall Shopping, Stockasts and dealers of medicines and drugs. Commercial and Offices of local bodies, PSUs, Clinema, Ginepies,	Resall Shopping, Stockets and desiers of medicines and drugs, Commercial and Offices of local bodies, PSUs, Cirama, Cirama,	Rebill Shopping, Stockists and dealers of medicines and drugs, Commercial Offices, Clinical Laboratory, Clinic & Poly Clinic, Repair /	Retail Shopping, Local Invel service activities, Repair, [Office up to 125 sqm.*], Bank, ATM, Informa Trade, Restaurant

Modified vide S.O. 2895(F) deted 23-09-2013

5.0 Trace and Commerce

MPD-2021 modified upto 31/01/2015

Draft for observation / discussion

activities / Racressonst Club, Service Apotes. Coaching Centres/ Training Institutes. Police Post. Fire Post. Tel. Exchange. Post & Telegraph Office. Petrol Pump / CNG Saston, Bue Terminal, Informal Trade.	Hotels. Restourants. Banquet Halls. Socio-Cultural activities / Recrustional Club. Service Appts. Coaching Centres/ Training Institutes. Police Post, Fite Post. Tel. Exchange. Post & Tellegraph Office, Petrol Pump / CNG Stn., Bus. Terminal, Repair / Services. Bank, ATM, Guest House, Nursing Home, Informal Traide.	Hotels, Service Appits. Restaurants, Benquet halfs, Guest House, Nursing Horne, Cispansary, Clinical Lab. Clinic & Poly Clinic, Coaching Centres / Training Institutes, Police Post, Post Office, Petrol Pump / CNG Station, Repair Services, Benk, ATM, Informal Trade, Multi level parking.	Services. Bank, ATM, Guest House, Nursing Home, Informal Trade Coaching Centres Training Institutes, Restaurant.	
---	--	---	--	--

100 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 nedes.
- Utilities, Public Conveniences shall be provided as per requirement.
- Service & Repair and informat activities should be provided as Service markets and Informal
- iv. The mandatory requirement of parking as per prescribed standards would be met through multilevel 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.]

METROPOLITAN CITY CENTRE

The existing CBDs are Connaught Place and its Extension, commercial areas in Walled City and as Extension and Karol Bagh. These have all the necessary ingredients to Charge as Mendocatan Cay/Control.

These Metropoliten Gift Centres, need to be seen in the light of the historical legacy of ne pre-spense and post-colonial capital cities of the so called old and new Delhi, are presided as a city level centre for alropoling, ensemblement, socio-cultural and all other

Contract of the Participant of t



Table 13.27: Socio-Cultural and Community Pacificles

CONTRACT OF THE PARTY OF THE PA	To a second series of the seco					
No.	Use Premises	Definitions	Activities Permitted			
1	Multipurpose Community Hail Barat ghar	A premise having an enclosed space for nanous social and cultural activities	Comments Hall Watch & Ward Residence rupto 20 sqm Soft Orion and Strack Staff and theory etc.			
2	Music Dance and Drama Training Centre	A premise having facilities for imparing training and coaching for music dance and dramatics.	Music dance and drama training control watch and ward traidence rup to 30 sq m i canteen audéprium			
1	Yoga Medicition	A premise having facilities for self	Yoga centre mediation spritual and			
130 5	ocial Infrastructure		15 10			

APPD-2021 modified upto 31/03/2016

	CALCINCTON 1 ADDISORDED	1 2010 31/03/2016	
	Spinitual and Refigious Discourse Centre	anarment achieving higher quality of mind and body solenial and integrous discourse etc.	religious discourse centre water and it water residence tup to 20 sq mill hostel soft drink and shack stall.
	Recreational Club	A premise having the facility to recreation with indicor sports swinting pool outdoor sports socializing and gathering space for small functions with restaurant.	residence (upto 20 sqm - Residental
5	Banquet Hat	A premise to hold small public gatherings, community functions marriages etc.	Half for public gatherings marriages cooking facilities and other togestics
6	Open air theater	A premise having facilities for audience seating and a stage for performance and open to say	Open Air theatre Worth & Ward Residence (upto 70 sgm) Caribeen
7	Auditorium	A premise having an enclosed space to seek audience and stage for visitous performances like concerts play rectals, functions oil.	Auditorum Wotch & Ward Residence Lucto 20 sqm Lapten
*	Museum	A premise with facilities for storage and exhibition of objects illustrating antiques natural history, artists	Museum Watch & Ward Residence Hubbo 20 sem) confeen
9	Exhibition-cum-Fav Ground	A premise having facilities for the pick-botton and display and attack	Fair Ground Residential Fait the maintenance staff Exhibition Centre (Temporary in nature) Restaurant Soft Drink & snack Staff Police Point Pre Post Bank Extension counter tackly Post Office counter tackly
10	Museum, exhibition centre and art gallery, auditorium and open av theatre	Combination of Museum exhibition rentre and art gattery auditionum and open as theatre	Museum Eichbeen Centre and Ad Gallery Auditerum and Open Air heatre. Watch & Ward Residence lupto 28 spin ;
11	Cultural and Information Centre	A cremise with facility for cultural and information services for an institution state and country.	Cultural and Information Centre Watch & Ward Residence rup to 20 sign*) Hostel Cacteon Bare Extension Country Facility Auditorium (Up to 500 scaling capacity) Library Eshibition and Art Sallery
12	Social and Cultural Institute	possession and an improvide on	Social and Cultural Inserule: Watch & Ward Residence (upto 20 spm Seh Drink & Shack Stat Restaurant Canteen Bank Extension Courter

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	ii) Conference Facilities, Office, Retail and Service Shops and Common Dining
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.	and the contractors
2.	Cremation ground	A premise with facilities of performing last rites of dead bodies by burning.	Crematorium, retail shops of
3.	Cemetery	A premise with facilities for burying of dead bodies.	Facility for registration of deaths, sheds for performing
4. Crematorium		A premise with facilities for last rites of the deceased.	rituals, drinking water, parking, etc.

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

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

SI			Maxin	num	
No	Category	Ground Coverage	FAR	Height	Other Controls
3	b) Recreational Club Socio-cultural activities such as auditorium, music, dance & drama centre/ meditation & spiritual centre etc.	}	120	26 m	Parking standard @ 2 ECS / 100 sq m of floor area. A proper scheme for visitors parking and parking adequacy statement shall be
4	Exhibition –cum - Fair Ground	20%	20	**	prepared taking into consideration large number of visitors. 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%		NR, subject to approval of AAI, Fire Department and other statutory hodies.	 Parking standard @ 2 ECS / 100 sq m of floor area. 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

205

- 25-

NORTH DECHI MUNICIPAL CORPORATION TOWN PLANNING DEPARTMENT

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

हायरी तं पुरु मेरी चेत्रांक 07/17/12

No. TP/G/117.3/ 1020

Dated. 9/12/122

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:

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

JAC:

D.D Clep.) Harela (an leave, En. Anas, Peg. Asste.

7.72





AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Change of landuse of pre-existing institution Hira Ial, 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 01.91.2006 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-120) 1/23/2009-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:

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

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 Regularisat ion 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.

-27-

ADCs of fire safety and structural safety/ stability dated 16.05.2018 & dated 01.09.2017 respectively are

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

1. In Institute of the Mount of

	CISTURIES OF STREET
Information required Background note indicating the current situation /provisions:	Explanatory background 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.
What were the specific recommendations of the Authority with regard to the proposal:	The proposal is to be placed before Technical Committee and Authority.
low 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 SlNo. 18 (copy annexed at 'A').
What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the nutcome 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 sing-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.
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.
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.
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 insidered by DDA/Ministry and /or isposed, and if yes, when how;	Yes, similar projects of various proposals have been considered / allowed by the Authority w.r.t relaxation in setback.

В	As per MoUD letter dated 07.04.2015	the state of the s
	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?	
f	What will be proposal's impact/ implications on general public e.g. Law & order etc.?	
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 Addi. 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.

SILA

Pig. Asstt.

Assit, Town Planner-II

Chi

Chief Town Planner

Janosim 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:

	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 Modren Public School, Sant Nagar, Burari, Delhi-110084.
	11. 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, Dellii-110084.
	Vash Vidhya Public School, Harit Vihar, Pepsi Road, Sant Nagar, Burari, Delhi-110084.
	Second 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	 C. Gaur - Public School, Gali No.5, Mukand Pur, Part-II, Delhi-110042, (Mata Naraini Devi Sanstha)
15.	J. Premier educational Society, Gali No6, 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 Ial, 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.

Annexuse By

LAL MOHAN DEVI RITA GUPTA MEMORIAL TRUST

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

Ref

2/12/2020 Dated: C2-12-2020

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.0.3(65)/2008/MP-Pt.-III/D-134 dated 10.11.2020

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 mobini 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.

Chairman

M. Asste.



PLOT NO 3
PARKING
PLOT NO 3
PA

PLOT NO 4 TO TO THE PLOT NO 4

COLLECTIVE SCHENE FOR PLOTE & PLOTES

SNO	AKID SIAIMENT
	TOTAL PLOT AKEA TO SECURITY OF 18 A 1 A 1 A 1 A 1 A 1 A 1 A 1 A 1 A 1
*	7 7 7
10	PERMISSING CROSS STONE RAGE + 35 9
4	GROUND CONTRACT AND ADVISOR OF THE PROPERTY OF
*	R. II ; UP AS: A
	IV 55 (174 - 30375) CSNOWS 13 V 31V J 13 HAM
	MULT FRAIDE AT TRST PLOOR THE PLOOP OF
	70
	107AL St. IL. OF AREA (GAFF +5 t - ,) = 100X 7780 M
	S. V. S.
	TURNISSING _ 4, IL = 223 % = 26735 62 (8) 54.
	WWW. 1 V8 1814 #
	(112)(11)
	William of the land of the lan
	W.S. C. LEWING TAXASIVA
-	Ecs
	PERMISSING B.C.S ZEC.S.G. PUR TOUSO, ALC: YELD
	1420/2001 C.S - (19257/100) X T - 131 L C S
	ECNONPLOTNO - 155 ECN
	ECS CN PLUT NU : # 166 ECS
	SCHOOL TANK FOR THE CO.

SCHWA, OS, 2020/2004 141 100/2005 14 ON 1000/3.10 ON 1000/3. NGHWA, OS 08 232 14 ON 2020/2004 1 ON 1000/3. ON 1000/3. SCHWA, OS 07 234 1 ON 1000/3. SCHWA, OS 07 244 1 ON 1000/3. ON 1000/3. ON 1000/3. ON 1000/3. ON 1000/3.

MENTAL PARTIES HAVE NO HIER IN WORKSTEINEN MAN WAR AND MAN WAR WAS AND WAR WAS AND WAS

REGULARIZATION LAYOUT PLAN

FOR THE UNITS

HMR INSTITUTE OF TECHNOLOGY & MANAGEMENT VII.d. NOE HAND PLR. DEL SI - HOURG MANAGEMENT PROBLEM ST. 011-78724113
MAN. D'-Inversablessurfégenstitonn

PLOT AREAS

AREA OF PLOT NO. 1 = 7850 50 SQ M = 9389.12 SQ, YARDS

AREA OF PLOT NO. 2 = 4011.00 SQ M = 4822.23 SQ, YARDS

AREA OF PLOT NO. 3 = 3627.00 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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
TOTAL PLOT AREA (costege building) = (P	TOTAL PLOT AREA (college building) = (Plot 1 + Plot 2) = (TR50) St + 2012 DO) = 11882 50 SO YARLDS PT.
EXISTING GROUND COVERAGE - 4511 SQ M	N N
PERMISSIBLE GROUND COVERAGE = 35 %	8
GROUND COMERAGE ACHIEVED = 37.96 %	\$
BUILT UP AREA	
BUILT UP AREA AT GROUND FLOOR = 4511 SQ M	(= 4511 SQ M
BUILT UP AREA AT FIRST FLOOR	= 4430,42 SQ M
BUILT UP AREA AT SECOND FLOOR = 4430.42 SQ M	= 4430.42 SQ M
TOTAL BUILT UP AREA (G+F.F.+S.P+T) = 16057.77SQ M	+T) = 16057.778Q M
F,A.R	
PERMISSIBLE F.A.R - 225 % = 26735.62 SQ M.	62 SQ M.
ACHIEVED F.A.R = 135.14 %	
HEIGHT	
PERMISSIBLE HEIGHT = 37 M.	
EXISTING HEIGHT = 15 M.	
ECS	
PERMISSIBLE E.C.S. = 2 E.C.S. @ PER 100 SQ. M OF BUILT UP	I M SQ. M OF BUILT UP
REQUIRED LCS = (16037/160) X 2 = 321 E.C.S	321 E.C.S
ECT SON PLOT NO. 1 155T GS	
CCS ON PLATNO? 1651CS	

COMPOSITE LAYOUT PLANS OF HRALAL MORIANDENT SETA
OUTLA MUNICIPAL TRUST
VELOCIO - 11800 OUTLANDENT APARA
OUTLANDENT DELICE - APARA

Z.

- 33 ---

Anneyword D1.

Date Orders 22 5 2003

Present

Mr. P. V. Kapur, Sr. Advocate with Mr. Naresh Gupta and Mr. Nagauth for petitioner.

Mr. G.D. Goel with Mr. Sanjiv Goel and Mr. Suresh Chandran for

respondents I and 2.
Mr. Badri Babu and Mr. S.P. Arora for respondent No.3.

Mis Sujata Kashyap with Ms. Priya Kiran for respondent No.4.

CW No.4259/2002

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

On the other hand, Mr. Kapar learned senior counsel for the peritioner has drawn my attention to the Delhi master Plan 2001 as per which college is permitted in lal doralextended lal doral fiven reading of letter dated 13° November, 2002 of the DDA would confirm that as per clause b(ii) A of MPS-2001 larel use as college is permissible under residential use zone as a part of approval of by out plan or as a case of special permission from the authority. From this it is clear that the proposed rollege 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 potitioner has given examples of other such colleges in lal dora where MCD certificates are accepted by the respondente and affiliation granted."

The Political Department political Court of Delical

Thereafter, inspection was carried out at 25.3.2005 and insther proceedings as directed by this court on 1.5.2003 were carried out. The Board of Affitiation 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 affitiation of the petitioner institute with the Guru Gobird Singh Indepension University. By a letter dated 21.5.2003 issued by the Deputy Registrar (Affiliation) of the Guru Gobird Singh Indepension University to the petitioner, it is made clear that in terms of Section 5(21) of the Indepension Viswavidyalya 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) CSB, (iii) TT & (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

pone

Orders

to the conditions mentioned in the letter their. It is made close by the learning and appearing for the respondent university that provisional affiliation is a trace who is it followed in respect of new cases and this offilmaxic would release to the success. session 2003-2004. The sand letter is taken on record.

The AICIE is well as the Government of EGI have also gives died respective no-objections/approvals/revaludation for the sessionic version 2333-2332 to mentioned in the letters which are on record.

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

30/- .

Badar Dirryt Anned, J

MAY 22, 2003 312

Cardified to be True Copy

Juminer ludicial Department Court of Delhi handorised Under State Indha Buldance Art.

Scanned by CamScanner

-35-

Planning observations of Narela Project Unit

Asstt. Town Planner-II vide letter No. TP/g/1173/2020 dated 2020 has forwarded the Agenda for Change of Landuse of preinstitutions Hira lal, Mohan Devi Rita Gupta (HMR) Memorial Village Hamid Pur, Delhi-110036 which has been in existence prior 01.01.2006 on privately owned land but not in accordance with sions of Master Plan. Also, relaxation in ground coverage and acks 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 MPD-2021 and not for the regularisation of pre-existing institutes. Since the road is passing through the plot number '1' aving an area 11882.50 sqm. (including plot area 7850.50 sqm., arking area 4032.00 sqm. and excluding road of area 344.41 igm.) of the existing institution, no FAR on the road portion shall be considered and the two plots can be connected through underpass or overhead.
- 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.

Addl. Commr. (Plg.)/Projects

Jeili2/2020 1/g. Asst (Nerela Project)

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/-0/o DY DIRECTOR [PLG)MP AND DC/393 Date: 16.12.2020

MEETING NOTICE

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

equested to make it convenient to attend the meeting.

(Manju Paul)

Majural

Addl. Commissioner (Plg.)-I

Vice Chairman, DDA Engineer Member, DDA Member (Admin & LM), DDA

Commissioner (Plg.) Chief Planner, TCPO

Chief Architect, HUPW, DDA Chief Architect, NDMC

Chief Engineer (Property Development), DMRC

Chief Engineer (Elect.), DDA

Addl. Commr. (Pig.) - HI, DDA Addl. Commr. (Pig.) - Projects, DDA

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)

9. Director, Fire Service, GNCTD

Special Invitees:

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

INDEX

Technical Committee Meeting to be held on 23.12.2020

SI. No.	Item No.	Subject		
	3/2020	Confirmation of the Minutes of 9th Technical Committee meeting held on 04.12.2020 PLG/MP/0008/2020/F-1	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	7-11	
	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/-0/o DIRECTOR (PLG) UC AND Zone J	12-13	
	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/-0/o ADDL. COMMR(PLG-PROJ MPMR)	25-35	



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

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 9thTechnical 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.

Marju Paul)

(Manju Paul)

Addl. Commissioner (Plg)-1

To:

- 1. Vice Chairman ,DDA
- 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, GOUTD

Special Invitees:

- 1. Addition: a 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 8thTechnical 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 4^{th} & 7^{th} 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 4^{th} & 7^{th} 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.

Maigh

- 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

MPD

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

have a proposed considering the adoption of new technologies of SBR and ASP for STPs and is inchesive of the area requirement for Sewage Pumping Station and Effluent Pumping Station. The Stations of 50sqm/MLD for Sewage Pumping Stations and Effluent Pumping Stations has been as good 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 to Act with the following modifications:

hanta					Proposed Am	endments/Modificati	ons		
apter vier	ellii Uchan Area - 2	021							-
able	of Urban D	evelo	pment						-
Lc	Facilities		Area in sq		Level	1886 3	A	rea in sq.	m.
1	2	No.	Per Unit	Total	Level	Facilities	935	Per	
. Neighbor-	1. Primary	3	4	5			No.	Unit	Tota
hood	School	1	2,000-	2,000-	2 Mariable	2	3	4	5
Population- 10,000	50,1001		4,000	4,000	2. Neighbor- hood Population- 10,000	1. Primary School	1	2,000- 4,000	2,00 4,00
	13. Sewage Pumping	1	500	500	10,000	13. Sewage Pumping Station	1	500	50
	Station 14.Coaching	1	500	500		14. Coaching centres, IT & language training centres	1	500	50
	centres, IT & language training			.,,,,		15. Dhalao including segregation	1	200	20
-	centres					16. Dispensary	1	800- 1,200	800 1,200
	15.Dhalao including segregation	1	200	200		17. Local level waste water treatment facility		As prequire	
	16.Dispensary	1	800- 1,200	800-		18. Sewage Treatment Plant# (including	Up to 22.7 MLD	65 Sqm/I	
	17.Local level waste water treatment facility		As per requi	1,200 rement		50sqm/MLD for Sewage Pumping Station and 50sqm/MLD for Effluent Pumping			

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 Council Regulatory	ofIndia/	
	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 req	luirement	
	17. Socio- Cultural Centre		As per req	uirement	

		Area in sq.m.			
Level	Facilities	No.	Per Unit Tota		
1	2	3	4	5	
5. Zonal / Sub-City Population 10,00,000	Medical College Sewage Pumping	1	As per N Council India/ Regulat Body	of	
	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	1	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:

- a) It was agreed that new CNG stations in Community Centers existing on 24.0 m wide road in the developed areas be allowed.
- b) 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.

Majo

- 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 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:

- 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.

Marja

ANNEXURE-1

List of participants of 9^{th} 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-1
- 12. Dy. Director (Plg.), LP-II

Representatives of the following Organizations has also attended the meeting:

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

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

E-Fin 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 of the TOD Policy and organizations and is currently fully constructed and awaiting approval.
- 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 4.12.2019 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 tikhla NSIC station.

1.0 BACKGROUND

- 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 superceded 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.

- 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.
- 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.
- 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.
- The DMRC site at Okhla NSIC is not falling under the identified TOD Nodes.
- 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

The Okhla NSIC project consists of 93 residential units of one or two bedrooms (with 100% of the total D<u>U</u>'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.

- 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	Мах. 3 На	Min. 1 Ha	Min. 1 Ha
FAR	100	400	Calculated as the sum of FAR calculations for all constituent plots. FAR entitlement for each constituent plot shall be calculated as follows: 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,

20 1510

"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

ITEM No. 54/70/20.

- 12-

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

THEFT LEFT A TOTAL TO AN EXPLANATION OF

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

Collein Collins

- 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.)

CONTRACTOR TO THE CONTRACTOR

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

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:

- 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.

Alini

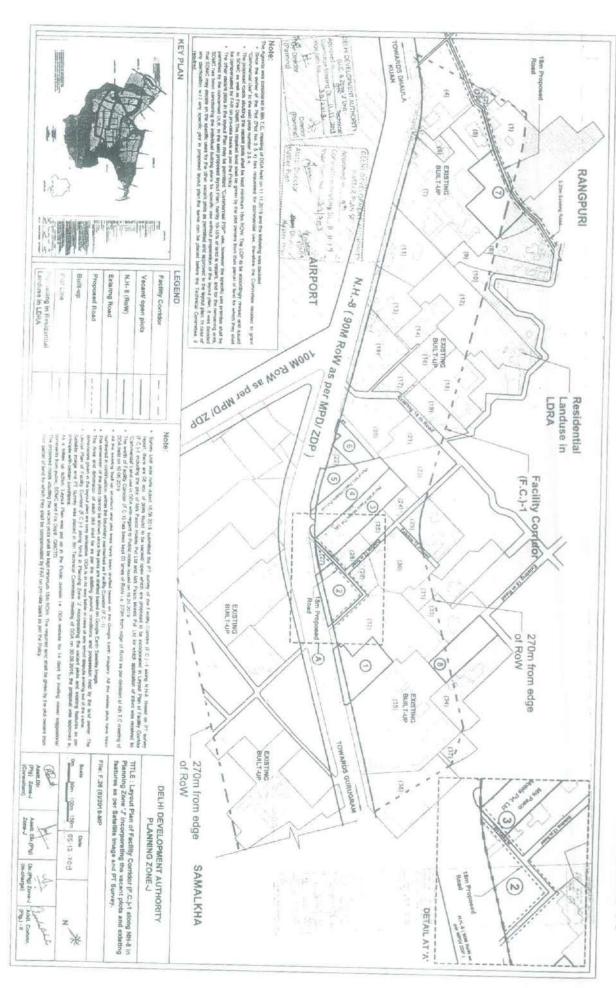
- iv. As per MPD-2021, the requested uses i.e. 'Public and Semi-public' and 'Commercial' are permitted in 'Socio-cultural Centre' use premise under 'Public and Semi-Public' land use.
- V. As per Table 13.27: 'Socio-Cultural and Community Facilities' of MPD-2021, 'Socio-Cultural Centre' use premise includes 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')
- 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	ħ	/laximu	ım	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/ commercia 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 'B'

PASCO HOTELS PRIVATE LIMITED PASCO MOTELS PRIVATE LIMITED

निवेशक (योजना) युक्ती, जे व सी (यू, र्थ.) वायरी संवः 44 34 दिनायाः 😭

अति० आयुक्त (यो०)-11

PINE NO. 4910 AND THE PROPERTY OF THE PERSON 16/12/20 T-2/20

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)

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).

Turther, 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. 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 cure residence complex developed prior to 1962 in rehabilitation colories 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-cure-residence plot is also allowed to continue with the original use i.e. shop-cure-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 T(A) HOTELS

Delhi is emerging as an internstional 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 calor to low tariff accommodation, a hierarchy of Guest House, Lodging and Buarding House / Charamshale / 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 end 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.

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

in order to cate to the long term accommodation requirement, service apertments are proposed as per the parameters attpulated by Ministry of Tourism and Culture, GOI. To cater to low terff short term accommodation, a hierarchy of Guest House, Lodging and Boarding House/ Diversinstrals/ Hostal have been proposed.

Added Acts S.G. 1215 (E) detect 13:05-2013

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

McOlled vide 5 O. 2898(E) delet 23-90-2015

²⁴ Cont (lab 5 (5 2005) (5) china 22 05 2018

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 takhs by 2021 and the corresponding employment is likely to increase to about 9.63 takhs. In addition to these, large number of enterprises in sectors such as restaurents and hotels, finance & insurance, real estate & business operate from commercial centers. This indicates the predominance of retail and affled 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 conflor.

Table 5.1: Five-Tier System of Commercial Areas

Population	A CHICAGOSTI PROPERTORIA	THE COURSE OF STREET		No.	THE REPORT OF THE PERSON STATE OF THE PERSON S
r opulation:	EXTENSION OF THE RESIDENCE OF THE RESIDE	About 5 lakhs	About I lakh	About 10,000	About 5,000
	Metropolitan City Centre (Pertains to siready 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	Patel Stopping. Stockists and cleaters of medicanes and drugs, Commercial and Offices of local bodies, PSUs, Chiems, Chieplex, Hotels Restaurants, Benquel Hasts, Socio-Cultural	Ratal Shopping Stockats and dealers of medicines and drugs Commercial and Offices of local bodies, PSUs Cinema, Cineplex,	Retail Shopping, Slocklets 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 lovel service activities, Repair, [Office up to 12: sqm.'], Bank ATM, Informa Trade, Restaurant

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

5.0 Trade and Commerce

MPO-2021 modified upta 31/01/2015

Draft for observation / discussion

activities / Recressional Club, Service Appets, Coaching Centres/ Training Institutes, Police Post, Fire Post Tel. Exchange, Post & Telegraph Office, Pearof Pump / CNG Saston, Bus Teiminal, Informal Trade.	Hotels. Restaurants. Banquet Halls. Socio-Cultural activities / Riscreational Club, Service Apptts. Coaching Centres/ Training Institutes, Police Post, Fire Post, Fi	Hotels, Service Applis, Restaurants, Banquet hatis, Guest House, Nursing Horse, Dispensary, Clinical Lab, Clinic & Poly Clinic, Coaching Centres / Training Institutes, Police Post, Poet Office, Petrol Pump / CNG Station, Repair / Services, Bank, ATM, Informal Traide, Multi level parking.	Services. Bank, ATM, Guest House, Nursing Home, Informal Trade Coaching Centres Training Institutes, Restaurant.	
---	--	--	--	--

T. 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
- Utilities, Public Conveniences shall be provided as per requirement.

 Service & Repair and Informat activities should be provided as Service markets and Informat lv.
- 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 V.
- [The non-residential activities permitted as per Mixed Use Regulations with stipulations for category of colony, road RCW atc. in residential plots will be permitted in Commercial Centres.)

METROPOLITAN CITY CENTRE 5.3

The exteting CBDs are Connaught Place and its Extension, commercial areas in Walled City and as Extension and Karol Bagn. These have all the necessary ingredients to

Trans Metropolition Chy Centres, need to be seen in the light of the historical legacy of the pre-optional and post-colonial capital cries of the so called old and new Delhi, are chicago data and contrato anopolity anarcanment, socio-cultural and all other

在1000年度中的日本日本中的1600年 Committee of the Commit

or to the control of



Table 13.27: Socio-Cultural and Community Facilities

-	The state of the s						
BL No.	Use Premises	Definitions	Activities Permitted				
1	Multipurpose Community Hall Barat ghar	A premise having an enclosed space for various social and cultural activities	Community Hall Watch & Ward Residence (upto 20 sqm) Son Overs and Shack Statl and thrany etc.				
2	Music Dance and Drama Training Centre	A premise runing facilities for imparting training and coaching for music dance and dramatics.	Music dance and drama training centre watch and word training to 20 sq m i canteen auditionum				
3	Yoga Mediunion	A promise having facilities for set	Yoga centre, meditation, spiritual and				
13.0	Social infrastructure		75-10				

APPD-2021 modified upon 31/03/2016

	werender and another	upm 31/03/2016	
	Spiritual and Religious Discourse Centre	attainment, achieving higher quality of mind and body spenius and religious discourse etc.	religious discourse centre water and want resistence jup to 20 sq mi hostel soft drink and shack stall
4	Recreational Club	A premise having the facility for necession with indoor sports swimming pool outdoor sports socialitizing and gathering space for small functions with restaurant.	Recreational club watch & ward residence light 20 cam. Residential Ratifor maintenance staff i swiming pool indicor and buldoor games facebes club.
5	Banquel Hall	A premise to hold small public gatherings communely functions marriages erc	Hall for public gatherings manages cooking facilities and other logistics
6	Open ar thester	A premise having facilities for audience seating and a stage for performance and open to sky	Open Air theathe Warch & Ward Residence jupto 70 sam i cantren
2	Auditorium	A premise having an enclosed space to seal audience and stage to various performances like concerts play recitals. Functions etc.	Audstonum Watch & Ware Residence (upto 20 sqm canteen
	Museum	A premise with facilities for storage and eshibition of objects illustrating antiques, natural history, art ecc	Museum Watch & Ward Residence Implo 20 sqm carriers
0	Estition sum-fav Ground	A premise having facilities for the exhibition and display and other curtural activities for a group of participants	Fair Ordand Resigness Fist (for maintenance staff Exhibition Centre (Temporary in nature) Restaurant 5cft Drink & snack Staff Ploce Post Fire Past bank Extension counter tackly Post Office counter tackly
10	filuseum, exhibition centre and an authorium and open air theatre	Combination of Museum exhibition course and art gallery, auditionum and open air theatre	Museum Exhibition Centre and Ad Gallery Auditorum and Open Au- theatre Watch & Ward Residence jupto 20 sqm (
31	Cultural and Information Centre	A premise with facility for cultural and information services for an institution starts and country	Cultural and information Centre Watch & Ward Residence (up to 20 sgm.) Hossel Canteer Baris Extension Counter Facility Auditorium (Up to 500 seating capacity) Library Exhibition and Art Gallery
12	Social and Cultural Institute	A premise will facilities for activities of socio-cultural nature run by a public voluntary or individual on pormanly non commercial basis.	Social and Cultural Inseque Water & Ward Residence (upto 20 sum / Suft Drink & Shack Stall Restaurant Candeen 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

SI. No.	Use Premises	Definitions	Activities Permitted	
1.	Burial ground	A premise with facilities for burying of dead bodies.	Burial Ground, Cremation Ground Cemetery and	
2.	Cremation ground	A premise with facilities of performing last rites of dead bodies by burning.	Crematorium, retail shops of	
3.	Cemetery	A premise with facilities for burying of dead bodies.	Facility for registration of deaths, sheds for performing	
4. Crematorium		A premise with facilities for last rites of the deceased.	rituals, drinking water, parking, etc.	

--- 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

SI.		la de la companya de	Maxim	um	
SI. No.		Ground Coverage	FAR	Height	Other Controls
3	b) Recreational Club Socio-cultural activities such as auditorium, music, dance & drama centre/meditation & spiritual centre etc.	35%	120	26 m	Parking standard @ 2 ECS / 100 sq m of floor area. A proper scheme for visitors parking and parking adequacy statement shall be prepared taking into consideration large
4	Exhibition -cum - Fair Ground	20%	20		number of visitors. 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 hodies.	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

- 25-

NORTH DELHI MUNICIPAL CORPORATION TOWN PLANNING DEPARTMENT

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

हायरी तं . 1878 श्रांक 07/12/22

No. TP/G/1173/ 2020

Dated. 8/12/1220

Te

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:

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

Jalix 2020

Sn. Anas, Peg. Asste.

114





AGENDA FOR THE TECHNICAL COMMITTEE MEETING

Subject: Change of landuse of pre-existing institution Hira Ial, 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
- 12. 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 I 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 Regularisat ion 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	0

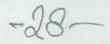
The existing setbacks are less than the required. Hence clarification / concurrence of DDA was sought vide letter dated 06.03.2020.



- 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 is 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 Gol letters dated 07.04.205 & 04.09.2015

S.No.	Information required	Explanatory background
i	Background note indicating the current	As mentioned in para 1.0 above- Background
	situation /provisions;	
ii	Whether similar proposal have earlier considered by DDA/Ministry and for 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.
îti	What were the specific recommendations of the Authority with regard to the proposal:	
ÎV.	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
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;	
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;	
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.
dii	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.
civ	Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal.	Not applicable.
(V.	Background note indicating the current situation /provisions;	As mentioned in para 1.0 above- Background
cvi	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.



В.	As per MoUD letter dated 07.04.2015	
	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.
с	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 for 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?	
f	What will be proposal's impact/ implications on general public e.g. Law & order etc.?	
g _B	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 Flamid 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.

3-17A

Plg. Asstt.

Asstt Town Planner-Il

Chief Town Planner

Janopin 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	
L	Delhi Institute of Rural Development (DIRD) near Kapoor Diesel, G. T. Karnal Road, Nang	
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, Buran, Deini- 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 Narain Devi Sanstha)	
15.	J. Premier educational Society, Gali No6, 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 Nirankuri 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-

ATTHEXUSE B" !!

SA LAL MOHAN DEVI RITA GUPTA MEMORIAL TRUSTO

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

1906 Dated: 01-12-2020

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.0.3(65)/2008/MP-Pt.-III/D-134 dated 10.11.2020

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 Hou'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 Rumar Cupta Chairman

My Asst.

The state of the s = 4922.23 SO YRD PLOT NO 2 +441. 151 PLOT NO 3 PLOT NO 4 FOOT AREA = 4067,00 SQ, M + 4880,00 SQ, YRD ***** 5|b-

ECHONIOTYO : - 155 EC.S	
REDUCES 1 (23 - 15007) (00) X 2 - 31 LC 3	
BRANISHBEE FICE - TENGS WIR 100 SO VEGLOVE JUST	
ECS	
PASTES HESTER & SAL	
P. O. TETHUR WASHINGTON	
CEC(C.11)	
85 N (SLI) (AR) (35 IA 45	
HARMISSING (A.R. + 225 M = 2675 x 62 50 M)	
E V &	
TOTAL BUILD OF AIGEA (G+FF+53 +) = 1005 77369 M	-
TRUIT ET AMEN AT SECOND PLOT 8 - 1439:42 SQ M	
BUILT AREA AT HIST FLOOR - 44 M 45 YO ST	
DEBLIT IL VARIAN ALI GRODINESSESSIONES + 45 EL 80 AV	
K. If 1 (0) (885).	
CROCNECOVERAGE ACTIVISED IN SERVICE	
PERMISSING CROSS STATES AGE - 35.5	
IN NOTICE A STATISTICAL PARTIES A STATISTICAL PROPERTY OF THE PARTIES OF THE PART	
KOTAL PLOT ARIAN CONTRIBING OF THE THE THE THE TANK TO ABOVE OF THE TRANSPORT OF THE TANK THE	
ARRA STAFFMENT	8.NO .

SCHAA, OS TETATO VE VENEZAR E E ON LETTA DO VINTA SCHAA, ON STANDAR VENEZAR E CONTRA C

COMPANY LANGUE OF ASSESSMENT AND ASSESSMENT BUT A STATE OF ASSESSMENT BUT ASSESSMENT ASS

Z

REGULARIZATION LAYOUT PLAN

VILLAGE HAMID FOR, DELHI 110036

FOR THE UNITS

HMR INSTITUTE OF TYCHNOLOGY & MANAGEMENT, VILLAGE HAND SUR, DELTH - HINDA PHONE NO. 611- 27/22-113
MAN. (1) - hostindhrosofójanalasan

PLOT AREAS

AREA OF PLOTINO. 1 = 7850 50 SQ M = 9389.12 SO, YARDS

AREA OF PLOTINO. 2 = 4032.00 SQ M = 4822.23 SQ, YARDS

AREA OF PLOTINO. 3 = 3627.00 SQ M = 4875.39 SQ, YARDS

AREA OF PLOTINO. 4 = 4067.00 SQ M = 4862.32 SQ, YARDS

COLLECTIVE SCHEME FOR PLOT-1 & PLOT-2

SNO	AREA STATEMENT
	TOTAL PLOT AREA (coolege building) = (Plot 1 - Plot 2) = (7850.50 + 2012.00) = 11882.50 SQ YARLOS PT/L
13	EXISTING GROUND COVERAGE - 4511 SQ M
turi .	PERMISSIBLE GROUND COVERAGE = 35 %
÷	GROUND COVERAGE ACHIEVED = 37.96 %
	BUILTUP AREA
	BUILT UP AREA AT GROUND FLOOR = 4511 SQ M
	BUILT UP AREA AT FIRST FLOOR = 4439.42 SQ M
	BUILT UP AREA AT SECOND FLOOR = 44390.42 SQ M
	TOTAL BUILT UP AREA (G+F.F.+S.F.+T) = 16057.778Q M
3	F.A.R
	PERMISSIBLE F.A.R 225 % = 26735.62 SQ M.
	ACHIEVED F.A.R = 135.14 %
-4	HEIGHT
	PERMISSIELE HERGHT = 37 M.
	EXISTING HEIGHT = 15 M.
56	ECS
	PERMISSIBLE IE.C.S = 2 E.C.S @ PER 100 SQ. M OF BUILT UP
	REQUIRED F. C.S. = (16057 / 160) X 2 = 32 (E.C.S.
	CRONDOLING F 155 DCS
1	SOMETHING I 188 ECS

COMPOSITE LAYOUT PLANS OF HERALAL MOHANDEN' ROTA GUPTA MUMONIAL TRUST, VILLAGO REPARTAMENTO CONTRACTOR CONTRAC

Z

- 27 ---

Durchman D.

-

Orders

EXIL Cont.

Mr. P.V. Kapur, Sr. Advocate with Mr. Naresh Gupta and Mr. Nagaith 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.4259/2003

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

On the other hand, Mr. Know leatned senior counsel for the petitioner has drawn my attention to the Delhi master Plan 2001 as per which college is permitted in lal doralextended lal doral. Even reading of letter dated 13th November, 2002 of the DDA would confirm that as per clause 8(ii) A of MPS-2001 larel 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 doca, 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 fall dora where MCD certificates are accepted by the respondents and affiliation granted."

The red face of Delid

Thereafter, inspection was annued act an 25.2.2003 and further proceedings is directed by this court on 1.5.2003 were carried out. The Board of Affittation also and a meeting on 15.5.2003 parsuant to the direction of this court on 1.5.2003. After the meeting, the Board has considered the question of affitiation of the patitioner maintain with the Guru Gobird Singh Teatroprastha University. By a letter dated 21.5.2003 issued by the Deputy Registrae (Affiliation) of the Guru Gobird Singh Indraparation University to the petitioner, it is made clear that in terms of Section 2021) of the Indraparatha Viswavidyalya 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) CSB. (iii) TT & (iv) MAS programme (four years duration) with the maximum permitted intuke of 60 each, for needemic session 2003-2004. The affiliation granted is provisional and is subject

ALES 02-0

Pople

Orders

2

to the conditions mentioned in the letter uself. It is made clear by the leaster waster? appearing for the respondent university that provinceal affiliation is a true with the followed in respect of new cases and this offileation would reize to the acceptasession 2003-2004. The said letter is taken on record.

The AICIE is well as the Geneminent of IICI have also given their respective no-objections/approvalt/revuludation for the reacteric version IIII-ZIII to mentioned in the lenets which are on record

In view of the above provisional offiliation and discrimit. On further directions are required to be given in the present writ position and accordingly the same is disposed of.

50/- .

Badar Duzrez Anneć, J

MAY 22, 2003 111

Cardfield to be True Copy tominer ludicial Department Arthorised Under Sea Vadha Byklance Act

-35-

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 preng institutions Hira lal, Mohan Devi Rita Gupta (HMR) Memorial Village Hamid Pur, Delhi-110036 which has been in existence prior 10 01.2006 on privately owned land but not in accordance with provisions of Master Plan. Also, relaxation in ground coverage and Alberts 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 wide 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 n 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 egard, it is informed that the provisions referred regarding amalgamation of plots are in the case of redevelopment as referred MPD-2021 and not for the regularisation of pre-existing institutes. Since the road is passing through the plot number '1' eving an area 11882.50 sqm. (including plot area 7850.50 sqm., arking area 4032.00 sqm. and excluding road of area 344.41 qm.) 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.

Addl. Commr. (Plg.)/Projects

Plg Asst (Narela Priject)