



दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

गिरिल सख्या F.1 (3)/2020-MP.

टिप्पणी

पत्र-व्यवहार

Draft Minutes of 3rd. Technical Committee Meeting
to be held on 5.6.2020 at 10.30 A.M. at
Vikas Sadan, INA, New Delhi.



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

F.1 (2)/2020-MP/179

Date: 12.06.2020

Subject: Minutes of the 3rd Technical Committee meeting of DDA for the year 2020 held on 05.06.2020.

The 3rd Technical Committee meeting of DDA for the year 2020 was held under the Chairmanship of V.C. DDA through online mode on 'Webex' portal on **Friday, 05.06.2020 at 10:30 AM**. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

(Manju Paul)

Addl. Commissioner (Plg.)-I

To:

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

Special Invitee:

1. DIG (Engineer), CRPF (Sh Gur Gopal)
2. Commandant, 55 BN, CRPF (Sh Deepak Dhoundiyal)

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
1.	14/2020	Confirmation of the Minutes of 2 nd Technical Committee meeting held on 24.02.2020 F1(02)/2020/MP	The Minutes of the 2 nd Technical Committee could not be confirmed in view of the observations of Chief Town Planner, SDMC received vide letter dated 18.05.2020. It was informed that the observations need to be examined by the concerned unit in the file, therefore, the confirmation of the minutes will be taken up in the next meeting of the Technical Committee.	
2.	15/2020	Proposed Change of Landuse of an area measuring 1.94 acre (7850.90 sqm) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi F.20(7)2017/MP	The proposal was presented by Director (Plg) Zone D and DIG(Engineer) CRPF. After detailed deliberations, the Technical Committee recommended the following: i. The matter maybe re-submitted after conducting a traffic impact assessment study for the proposal submitted with enhanced FAR and currently proposed permanent structures. ii. The Planning department would put forth the details of cases where change of landuse has been done from Recreational 'District Park' to other uses in the past and whether alternate land has been provided in their cases for compensating the loss of green area. Planning would also examine conditions and restrictions with which such permissions were given in the past.	

16/2020	<p>Relaxation of Parking Norms for State Bhawan/ State Guest Houses F.20(09)2015/MP</p>	<p>The proposal was presented by Addl. Commissioner (Plg.) I. It was informed that the request is for reducing the Parking norms to 0.5 / 1.0 ECS from the current provision of 2.0 ECS. The recommendation however is for reduction to 1.33 ECS as this is the minimum norms being provided under TOD where the mix of uses is allowed and the development would be accessed mostly by Public transport mode. Also, in Bhawans normally 15% of the area is allowed for Commercial use such as restaurants etc. which invites local traffic.</p> <p>It CP Traffic Police observed that citing Security reasons the cars are not allowed in the Bhawans/ other such government buildings leading to the parking on the roads and congestion. It was informed that the proposal while recommending the reduction in parking norms has also recommended, the separate entry / exits for general cars and VIP cars as a regulatory measure. The agenda item was deferred with the following observations:</p> <ol style="list-style-type: none"> i. The views of Traffic Police may be sought before recommending any change in the parking norms. ii. Also to examine whether the current proposal may lead to similar requests from guest houses of other government agencies / autonomous bodies etc., if not already received. After proper examination take a judicious view thereafter. iii. The requesting State Bhawans may confirm that they are permitting ingress and parking of all vehicles (including private vehicles and taxis).
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Signature

4.	17/2020	<p>Proposed Modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum and JJ Clusters Development Regulations and Guidelines F.03(36)1996/MP</p>	<p>The proposal was presented by Addl. Commissioner (Plg) - I. It was explained that the current amendment is to facilitate the proposals of In-situ redevelopment of Slums in Delhi by giving flexibility to the Developer Entity (DE) in the remunerative component. While the proposal was approved in principle, it was decided that an explanation be added to give more clarity and to avoid any further clarifications required in future.</p> <p>The modified proposal is as follows:</p> <p>iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e. Facility for the level as indicated in Table 3.3. of Chapter-3 based on the population accommodated under the project/ scheme).</p> <p><i>The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of landuse.</i></p> <p>Any use / mix of uses shall be permitted as proposed by the developer entity within the overall FAR of 300, in the remunerative component as per MPD provisions.</p> <p>In case the developer entity proposes mix of uses, the parking and other development control norms will be applicable on pro-rata basis, on the FAR utilised for the particular use.</p> <p>The proposal shall be put for Authority's approval and processed under Section 11A of DD Act 1957.</p>
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Majid.

5.	18/2020	<p>Proposal regarding Change of Landuse of an area measuring 8094 sqm from 'Commercial' to 'Utility' located at Pocket A, Integrated Freight Complex, Gazipur for 'allotment of land to set up a plant for converting plastic wastes into diesel, tiles, etc. to SDMC.</p> <p>F.03(01)96-Dir.(SP)/Pt-III/Pt. File</p>	<p>The proposal was presented by Addl. Commissioner (Plg) III. In order to ensure and keeping in view request of Local Bodies may change at later stages, instead of doing change of land use to Plastic it should be done to waste processing plant under utility land use to provide flexibility. After detailed deliberations it was decided that the proposal of CLU to be set up a waste processing Plant and allotment should be done accordingly.</p> <p>Further, it was desired that to get the approval from concerned environmental bodies.</p>	
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Other issues :

- a) In addition to the above Addl Comm (Plg) -I informed that a reference has been received from SDMC seeking the views of DDA on the proposal of allowing the Path lab run by Dr.Dangs in the basement for six months or less in view of increased workload due to the pandemic. It was desired that the reference be examined separately in the file.

The meeting ended with vote of thanks to the chair.

Munir R

ANNEXURE-I

List of participants of 3rd meeting for the year 2020 of Technical Committee on 05.06.2020.

DELHI DEVELOPMENT AUTHORITY

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

OTHER ORGANIZATIONS

1. Chief Planner, TCPO
2. Chief Architect, HUPW, DDA
3. Addl. Commr. (AP-I), DDA
4. Secretary, DUAC
5. Chief Town Planner, (SDMC)
6. Dy. Commr. of Police (Traffic), Delhi

Special Invitee:

1. DIG (Engineer), CRPF (Sh Gur Gopal)
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DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, Vikas Minar
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F.1 (2)/2020-MP/179

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2.	15/2020	Proposed Change of Landuse of an area measuring 1.94 acre (7850.90 sqm) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi F.20(7)2017/MP	The proposal was presented by Director (Plg) Zone D and DIG(Engineer) CRPF. After detailed deliberations, the Technical Committee recommended the following: i. The matter maybe re-submitted after conducting a traffic impact assessment study for the proposal submitted with enhanced FAR* and currently proposed permanent structures. ii. The Planning department would put forth the details of cases where change of landuse has been done from Recreational 'District Park' to other uses in the past and whether alternate land has been provided in their cases for compensating the loss of green area. Planning would also examine conditions and restrictions with which such permissions were given in the past.	

M. Gupta

16/2020	Relaxation of Parking Norms for State Bhawan/ State Guest Houses F.20(09)2015/MP	<p>The proposal was presented by Addl. Commissioner (Plg.) I. It was informed that the request is for reducing the Parking norms to 0.5 / 1.0 ECS from the current provision of 2.0 ECS. The recommendation however is for reduction to 1.33 ECS as this is the minimum norms being provided under TOD where the mix of uses is allowed and the development would be accessed mostly by Public transport mode. Also, in Bhawans normally 15% of the area is allowed for Commercial use such as restaurants etc. which invites local traffic.</p> <p>It CP Traffic Police observed that citing Security reasons the cars are not allowed in the Bhawans/ other such government buildings leading to the parking on the roads and congestion. It was informed that the proposal while recommending the reduction in parking norms has also recommended, the separate entry / exits for general cars and VIP cars as a regulatory measure. The agenda item was deferred with the following observations:</p> <ol style="list-style-type: none"> i. The views of Traffic Police may be sought before recommending any change in the parking norms. ii. Also to examine whether the current proposal may lead to similar requests from guest houses of other government agencies / autonomous bodies etc., if not already received. After proper examination take a judicious view thereafter. iii. The requesting State Bhawans may confirm that they are permitting ingress and parking of all vehicles (including private vehicles and taxis).
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M. J. P.

4.	17/2020	<p>Proposed Modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum and JJ Clusters Development Regulations and Guidelines F.03(36)1996/MP</p>	<p>The proposal was presented by Addl. Commissioner (Plg.) - I. It was explained that the current amendment is to facilitate the proposals of In-situ redevelopment of Slums in Delhi by giving flexibility to the Developer Entity (DE) in the remunerative component. While the proposal was approved in principle, it was decided that an explanation be added to give more clarity and to avoid any further clarifications required in future.</p> <p>The modified proposal is as follows:</p> <p>iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e. Facility for the level as indicated in Table 3.3. of Chapter-3 based on the population accommodated under the project/ scheme).</p> <p>The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of land use.</p> <p>Any use / mix of uses shall be permitted as proposed by the developer entity within the overall FAR of 300, in the remunerative component as per MPD provisions.</p> <p>In case the developer entity proposes mix of uses, the parking and other development control norms will be applicable on pro-rata basis, on the FAR utilised for the particular use.</p> <p>The proposal shall be put for Authority's approval and processed under Section 11A of DD Act 1957.</p>
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Minutes of the 3rd. Technical Committee
Meeting held on: 5.6.2020, ITEM No.16/TC/2020

Sub: Relaxation of Parking Norms for State Bhawan/ State Guest Houses

File No.: F.20(09)/2015-MP

1.0 Background:

- i. Under Secretary DD-I, MoHUA, GoI vide letter dt. 05.03.2020 has forwarded the request of Resident Commissioner, Government of Karnataka and Principal Resident Commissioner, Government of Tamil Nadu addressed to Secretary, MoHUA, GoI regarding the relaxation of parking norms for State Bhawans.
- ii. In the letter of Resident Commissioner Karnataka, it is mentioned that State Bhawans are meant for VVIPs, VIPs, state government officers and mostly official guests visiting from respective states. Private visitors are limited by way of invitation or with prior appointments. In most cases parking of private vehicles inside the premises is restricted due to security reasons. Moreover, vehicles provided by the office of Resident Commissioner for visitors from the concerned states are very limited. Some of those vehicles belongs to the State Government while some are out sourced. The occupancy of rate in most Bhawans varies from 50 - 80 % with the latter being a rare exception. Even considering 100 % occupancy, the parking norms are very high. To comply with the norms state government have to undertake substantial additional expenditure in creating this space and later in maintaining it. Construction of basement is resulting in environment issues since in some cases the basement depth is at the level of or below the water table.
Further, in the letter it has been requested to amend the parking provisions @ 1 ECS per 100 sqm of built up area.
Principal Resident Commissioner Tamil Nadu has also viewed similarly as mentioned by Resident Commissioner Karnataka. Besides above, in the another Guest House of Tamil Nadu Government, the parking provisions @ 1.33 ECS per 100 sqm has been made but the parking space is more than the actual requirement. It will require 3 basement and expenditure of Rs 20 crores to comply the norms. Three basement floors may create environmental impact including impact on the ground water flow and water level. It is finally requested for amendment of parking provisions @.5 ECS per 100 sqm.
- iii. As per the Gazette Notification dt. 23.03.2016 a new use premise has been introduced in MPD-2021 i.e. State Bhawan/ State Guest Houses

2.0 Provisions in MPD-2021:

- i. As per Table 4.3: Uses / Use Activities Permitted in Use Premises, State Bhawan/ State Guest Houses is a Government owned premise for providing the short term/transit accommodation for the guests of State Government and Central Government.
- ii. The activities permitted are Guest Room, Conference Halls, and related facilities, Government Offices/ Souvenir shops/ Restaurant, ATM and upto 15% of maximum FAR can be utilized for staff residential accommodation.
- iii. Para 4.4.3 (B) of MPD – 2021 already provides for the following:
"iv. The Central Government in consultation with the DDA may relax density and other norms for public housing and projects of national importance."
- iv. Para 4.4.3 (I) of MPD – 2021 already provides for the following:
 I State Bhawan/ State Guest Houses

Maximum Ground Coverage	50%
Maximum FAR	200
Height	<ul style="list-style-type: none"> - No Restriction (Subject to clearance from AAI/ Fire Department and other statutory/ security clearances that may be required from time to time) - In case of Sub-Zone D-13 of Zone-D, the maximum height is capped at 26 mt (subject to Fire and other statutory/ security clearances that may be required from time to time).

Other Controls:

Parking to be provided @ 2 ECS per 100 sq.m. of built up area

3.0 Examination:

- i. The norms in the various cities have been examined and it has been found out that the parking norms in the government projects/ guest houses is lesser than the existing norms as mentioned in MPD-2021.
- ii. Further, based on the approachability of the user in State Bhawan/State Guest House situated in Delhi, it is pertinent here to mention that the maximum number of trip generated to the State Bhawan/State Guest House is by the dignitaries/ Tourists/beneficiaries are either by means of Public transportation or by Para-transit mode.
 Since, Delhi offers a wide range options of Public Transportation mode, it may reduce the need of personalized vehicle and parking space within these premise of State Bhawan/State Guest House.
- iii. As per MPD-2021, for any landuse, the maximum standard for parking is 3 ECS per 100 sqm built-up area and minimum parking is 1.33 ECS per 100 sqm built-up area for Transit Oriented Development.
- iv. As mentioned in both the requests that private vehicles are not been allowed in the premises due to security and protocol reasons.

- v. The restrictions of not allowing private vehicles inside the premise result in less demand of parking inside and spill over of parking on the road / street.

In view of above, it is suggested that the parking spaces in state guest houses may be segregated for VVIPs, VIPs and other uses by giving separate entry / exit or other enforcement measures and also the parking requirement be reduced to 1.33 ECS for 100 sqm built-up areas which is the minimum standard of parking mentioned in MPD-2021 for any landuse category.

4.0 Proposal

Based on the above, following Modifications are proposed in MPD-2021

Modification in MPD-2021:

Para/ S.No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
	Chapter 4.0 Shelter	
1.	Para 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES 1. STATE BHAWAN/STATE GUEST HOUSES	
	Other Controls: Parking to be provided @ 2 ECS per 100 sq.m. of built up area	Other Controls: Parking to be provided @ 1.33 ECS per 100 sq.m. of built up area

5.0 Recommendation:

The examination in Para 3.0 and proposal in Para 4.0 above is put up for consideration and approval of the Technical Committee for processing the same under Section 11-A of DD Act, 1957. Once approved, the same shall be submitted to the Authority for its consideration.


 Asst. Director (Plg.)
 MP & DC


 Dy. Director (Plg.)
 MP & DC


 Addl. Comm. (Plg.) I

P.T.O.

3.

16/2020

Relaxation of Parking
Norms for State
Bhawan/ State Guest
Houses
F.20(09)2015/MP

DECISION

The proposal was presented by Addl. Commissioner (Plg.) I. It was informed that the request is for reducing the parking norms to 0.5 / 1.0 ECS from the current provision of 2.0 ECS. The recommendation however is for reduction to 1.33 ECS as this is the minimum norm being provided under TOD where the mix of uses is allowed and the development would be accessed mostly by Public transport mode. Also, in Bhawans normally 15% of the area is allowed for Commercial use such as restaurants etc. which invites local traffic.

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DELHI DEVELOPMENT AUTHORITY

MUNICIPALITY

W.P. 17/2020

This is a copy of the

the original

filed in the

office of the

Secretary

to the

Commissioner

of the

Municipality

on

the

date

of

3rd

5.6.2020
16/11/2020

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Secretary

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Secretary

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Secretary

SUB: PROPOSED MODIFICATION IN MPD - 2021, PARA 4.2.3.4 OF CHAPTER 4.0, W.R.T. SLUM AND JJ CLUSTERS REDEVELOPMENT REGULATIONS AND GUIDELINES

F3(36)1996/MP/Pt I

1.0 Background

- 1.1 Director (Housing) DDA has sent a note dated 14.11.2019 with the approval of VC, DDA informing that a meeting was held on 14.10.2019 under the chairmanship of Secretary (HUA) (Minutes of the Meeting enclosed) in which the following was decided w.r.t. **Remunerative uses for In-situ Slum Rehabilitation/ Redevelopment Projects:**

"However, to make these projects viable and attractive and to avoid any future ambiguity it was agreed that DDA may consider providing suitable provisions in MPD-2021, giving flexibility to developer entities to decide remunerative use activities in various use zones. DDA may also consider the issue of change in land use of the entire land (residential and remunerative), if required."

- 1.2 In the above note it is also stated that "A presentation for finalization of DPRs and RFPs of In-situ development projects at Dilshad Garden, Kalkaji Ext. and Kusumpur Pahari, Vasant Vihar was held on 08/11/2019 under the chairmanship of VC, DDA. Inter alia, it was decided that to make the In-situ development viable on PPP mode, the FAR for the remunerative portion is required to be enhanced to 1.5 times the current permissible FAR."
- 1.3 Director (Housing) DDA in another note dated 15.01.2020 stated that the issue is being deliberated in Senior Officers Meeting of DDA time and again and further requested to initiate the proposal to provide enabling provisions in Master Plan for giving flexibility of use of remunerative component and enhance FAR of the remunerative component to 1.5 times for In-situ Rehabilitation Projects to make the projects viable and feasible.
- 1.4 A discussion was also held in the chamber of VC DDA on 13.02.2020 in presence of PC(Housing), Engineering Member, Finance Member, Commissioner (Planning), Commissioner (Housing), Director (Plg.) MP, Director (Housing) w.r.t. flexibility of use to remunerative component and enhancing the FAR of the remunerative component wherein it was decided that the modification be proposed in MPD-2021 to give flexibility of use to remunerative component and enhance FAR to 1.5 times in the remunerative component.

2.0 Provisions of MPD-2021

- 2.1 Master Plan for Delhi - 2021 recognizes the In-situ up gradation of the land pockets of Slum and JJ clusters, which are required for public/priority use, as the first option for provision of affordable housing for rehabilitation of squatters.

- 2.2 MPD-2021 stipulates that one of the focal point w.r.t. Housing for poor is In-situ slum rehabilitation, using land as a resource for private sector participation.
- 2.3 With respect to remunerative uses, the following is provided in Notes of SUB / CLAUSE 8(2) PERMISSION OF USE PREMISES IN USE ZONES of Chapter-17 in MPD-2021:
- ii) *"Limited remunerative uses may be permitted for making environmental upgradation of social upliftment project such as covering of drains, in-situ rehabilitation schemes etc. financially viable. The activities and extent of the use permitted to be decided by DDA."*
- 2.4 Para 4.2.3.4 of Chapter-4 in MPD-2021 provides guidelines with site specific relaxation / incentives for the planning and implementation of Slum & JJ Rehabilitation Scheme, Schemes for Rehabilitation of Project Affected Persons and for Unsafe Building and EWS Public Houses Scheme.
- 2.5 Under point (i),(iii) and (vi) of Para 4.2.3.4 in MPD-2021, the following has been stipulated:
- i. *Minimum plot size 2000 sqm (on a min. ROW of 9m). In case of Public Housing, the Technical Committee of DDA may relax minimum plot size by 10 %.*
 - iii. *The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e. Facility for the level as indicated in Table 3.3 of Chapter 3 based on the population accommodated under the Project/scheme) and FAR on the remunerative component of land shall be as applicable for the relevant land use.*
 - vi. *The minimum residential component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%.*

3.0 Technical Committee Decisions

- 3.1 The matter of providing flexibility to decide remunerative use activity, as a modification under point (iii) of Para 4.2.3.4, was also deliberated earlier in Technical Committee dated 02.08.2018 vide Item No. 20/2018. In this regard, the modification could not be acceded to, the decision of the Technical Committee is as provided below:

"In view of the provisions existing under sub clause 8(2) in chapter 17 of MPD-2021, the modifications proposed in point (iii) of Para 4.2.3.4 in MPD-2021 be deleted."

4.0 Examination

- 4.1 Any project of social up liftment done through Public Private Participation (PPP) would require ensuring financial viability and feasibility of the project for the developer entity.
- 4.2 The land use plan, as per MPD-2021, was envisaged for a planned and balanced development of the city. However, the existence/upcoming of slums and JJ Clusters on various sites alter the characteristics of the site and also the sites around it.
- 4.3 Each site of Slum/JJ Cluster needs to be examined in light of its character, proposed land use of the site and the surrounding land use. In this regard, as per the provisions provided in MPD-2021, using the remunerative component of the site only as per the permitted land use may or may not prove to be viable for the Project/developer entity in the PPP model as envisaged for the In-situ rehabilitation.
- 4.4 An exercise was also carried out by providing 1.5 times FAR on remunerative component. It was noticed that the parking requirement shall also increase by 1.5 times. It was deliberated that utilization of FAR shall be subject to fulfillment of all the development controls/ norms as prescribed in MPD/UBBL.

In view of the above, it would be appropriate to provide flexibility to the developer to adopt any permissible land use or a mix of uses, with 1.5 time of the FAR of permissible use as mentioned in Master Plan subject to maximum of 300 FAR.

5.0 Proposal

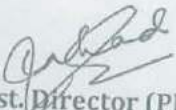
Based on the above examination the following modification in MPD-2021 is proposed:

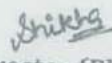
Provision in MPD - 2021	
Para 4.2.3.4 of Chapter 4.0 Shelter	
Existing Provisions	Proposed Amendments/Modifications
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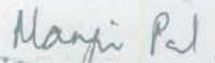
	<i>Any use/ mix of uses shall be permitted as proposed by the developer entity within the overall FAR of 300, in the remunerative component as per MPD provisions.</i>
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6.0 Recommendation

The proposal contained in Para 5.0 above of the agenda is placed before the Technical Committee for its consideration and approval. Thereafter, the same shall be forwarded to the Authority for its approval for processing the same under Section 11-A of DD Act, 1957 and inviting objections / suggestions from the general public.


Asst. Director (Plg.) MP


Dy. Director (Plg.) MP


Addl. Comm (Plg.) I

DECISION

4.	17/2020	<p>Proposed Modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum and II Clusters Development Regulations and Guidelines E.03(36)1996/MP</p>	<p>The proposal was presented by Addl. Commissioner (P&G) - I. It was explained that the current amendment is to facilitate the proposals of In-situ redevelopment of Slums in Delhi by giving flexibility to the Developer Entity (DE) in the remunerative component. While the proposal was approved in principle, it was decided that an explanation be added to give more clarity and to avoid any further clarifications required in future.</p> <p>The modified proposal is as follows:</p> <p>iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e. Facility for the level as indicated in Table 3.3. of Chapter-3 based on the population accommodated under the project/ scheme).</p> <p>The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of land use.</p> <p>Any use / mix of uses shall be permitted as proposed by the developer entity within the overall FAR of 300, in the remunerative component as per MPD provisions.</p> <p>In case the developer entity proposes mix of uses, the parking and other development control norms will be applicable on pro-rata basis, on the FAR utilised for the particular use.</p> <p>The proposal shall be put for Authority's approval and processed under Section 11A of DD Act 1957.</p>
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3rd

5.6.2020

17/TC/2020

Handwritten signature

Minutes of the Technical Committee Meeting Held On 5.6.2020.

37

ITEM No. 18/TC/2020

F.3(01)/96-Dir.(SP)/Pt-III/Pt.file

Sub: Proposal regarding Change of Landuse of an area measuring 8094 sq.m from 'Commercial' to 'Utility' located at Pocket A, Integrated Freight Complex, Gazipur for 'allotment of land to set up a plant for converting plastic wastes into diesel, tiles, etc. to SDMC.

1.0 Background:

- i) Memorandum of Understanding was signed between DDA, MCDs and CSIR dated 02.10.2019. As per the signed MoU, DDA agreed to provide land for setting up plants for converting plastic wastes into diesel, tiles, etc to respective MCDs. (Refer Annexure-A)
- ii) Accordingly, vide letter dated 30.12.2019 SDMC had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)
- iii) Subsequently, the matter was discussed in the SOM dated 14.01.2020 and as per the minutes of SOM, it was directed that Engineering Wing in coordination with Planning Department may identify 3 (three) sites (approx. 5 acres each) in various locations like Rohini, Dwarka & East Delhi for installation of the plants. (Refer Annexure-C)
- iv) Further, a meeting was held under the Chairmanship of Vice Chairman DDA on 07.02.2020, in which the vacant site opposite Fish Market in IFC Gazipur was considered for the same and it was instructed to allot 2 (two) acres of land to concerned MCD for the same purpose. (Refer Annexure-D)

2.0 Examination:

- a. As per the Zonal Development Plan of Zone-E the Landuse of the proposed site under reference is as follows (Refer Annexure-'E').

Site	Area in Sq.m	Landuse as per ZDP of Zone E
Area at Pocket A, IFC Gazipur near Fruit Vegetable Market, DAMB	8094	Commercial (Wholesale)

- b. The site under reference is a part of Layout Plan titled "Modified Layout Plan of Integrated Freight Complex Gazipur" with use premise as 'Wholesale (Commercial C2)' and area of 1.55 Hectares i.e 15,500 sq.m (Refer Annexure-F).
- c. The site of 2 acres i.e 8094 sq.m (as per the requirement) is to be earmarked for Plastic Waste Plant and the rest will remain 'Commercial'.
- d. The terminology of 'Plastic Waste Recycle Plant' is unavailable in MPD-2021. So, the **Use Premise of Plastic waste Plantis being considered under Solid Waste Management Use Zone permitted in 'Utility' Landuse** (the same may be incorporated in the definition of 'Utility' in Master Plan).
- e. Accordingly, the Change of Landuse is proposed from 'Commercial' to 'Utility' for the site under reference at **Pocket A, within Integrated Freight Complex, Gazipur** as per Zonal Development Plan of Zone 'E'.
- f. To locate the proposed Plastic Waste Plant Site at IFC Gazipur on Zonal Development Plan of Zone E, it is pertinent to mention that due to crisis of Covid Pandemic the latest TSS is not received from Engineering Department. Accordingly, **accurate dimensions** are to be confirmed by **Engineering Department, before placing the agenda in the Authority.**
- g. Litigation, ownership & allotment status of the site is not received from Land Management and Land Disposal Department even after various requests. **Therefore, allotment, litigation and ownership status are to be confirmed by concerned Departments before placing the agenda in the Authority.**

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

Sr. No	Query	Answers
1.	Whether the land is government or private and who is the land owning agency?	DDA Land
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	SDMC, Delhi
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Yes, officers from Planning Department DDA visited the site before the Lockdown in Corona Virus Pandemic
4.	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	It will facilitate the Recycling of Plastic waste which is the huge part of Solid Waste in Delhi.
5.	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged.

6.	What will be proposal's impact/implications on general public e.g. Law & order etc.?	No Law & Order issue is anticipated.
7.	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	Matter pertains to Land Management Department, DDA
8.	Background note indicating the current situation/provisions.	<p>i) Memorandum of Understanding was signed between DDA, MCDs and CSIR dated 02.10.2019. As per the signed MoU, DDA agreed to provide land for setting up plants for converting plastic wastes into diesel, tiles, etc to respective MCDs. (Refer Annexure-A)</p> <p>ii) Accordingly, vide letter dated 30.12.2019 SDMC had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)</p>
9.	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how.	No
10.	What were the specific recommendations of the Authority with regard to the proposal	N/A
11.	How and why the proposal was initiated	<p>i) Memorandum of Understanding was signed between DDA, MCDs and CSIR dated 02.10.2019. As per the signed MoU, DDA agreed to provide land for setting up plants for converting plastic wastes into diesel, tiles, etc to respective MCDs. (Refer Annexure-A)</p> <p>ii) Accordingly, vide letter dated 30.12.2019 SDMC had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)</p> <p>iii) Further, a meeting was held under the Chairmanship of Vice Chairman DDA on 07.02.2020, in which the vacant site opposite Fish Market in IFC Gazipur was considered for the same and it was instructed to allot 2 (two) acres of land to concerned MCD for the same purpose. (Refer Annexure-D)</p>
12.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof	Yes, the proposal was examined carefully and there is no negative impact on the population. On the other hand recycling of Plastic waste will reduce the impact on environment
13.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented?	<p>Short term outcome - Plastic waste will be recycled and put to an alternative use.</p> <p>Long term outcome Pressure on the Landfill site at Gazipur will reduce eventually as the Solid Waste will be recycled.</p>

14.	How the proposal will benefit in the development and economic growth of the city.	Plants for converting plastic waste into diesel, tiles, etc will generate economy for the concerned MCD.
15.	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate of Delhi *	May be provisions is adopted in other metropolitan cities of the country.
16.	What will be the public purpose served by the proposed modification.	Solid Waste Management
17.	What is the number of people/families/households likely to be affected by the proposed policy.	Not Available at the current situation
18.	Whether the proposal is in consonance with the existing plans, laws, by-law, rules, etc.	The proposal shall be processed as per the procedure laid down as per DD Act, 1957.
19.	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes.	The proposal shall be processed as per the procedure laid down as per DD Act, 1957.
20.	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	SDMC has been consulted and agreed for the Gazipur site in East Delhi.
21.	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministry/Departments were taken into account while preparing and examining the proposal.	Not Applicable
22.	The name, designation and contact information of an officer of level of Director or above who will be the nodal officer to be contacted by the ministry regarding the proposal.	Addl. Commissioner (Pg.) -III 4 th Floor, DDA VikasMinar, ITO, New Delhi-110002

4.0 Proposal :

This proposal has been prepared on the basis of MoU signed between DDA, MCDs and CSIR and as instructed by senior officials. Change of Landuse of an area measuring 8094 sq.m from 'Commercial' to 'Utility' located at Pocket A, Integrated Freight Complex, Gazipur falling in Planning Zone 'E' under Section 11A of DDA Act 1957 (Refer Plan at Annexure-'G').

Location	Area (Sq.m)	Land use as per MPD-2021	Land use as per ZDP of Zone-E	Land use Changed to	Boundaries
Area at Pocket A, IFC Gazipur near Fruit Vegetable Market, DAMB falling in Planning Zone-'E'	8094	Commercial	Commercial	Utility	<p>North: Proposed Truck Terminal/parking as per Layout Plan available in Zone-E.</p> <p>South: 30 m. ROW road as per ZDP of Zone-E.</p> <p>East: 45 m. ROW road as per Layout Plan available in Zone-E.</p> <p>West: Proposed Wholesale (Commercial) as per Layout Plan available in Zone-E.</p>

Footnote:

- The litigation, ownership and allotment status of the site, to be confirmed and verified by Land Management and Land Disposal Department, DDA respectively.
- The area and dimension of the site to be confirmed and verified by Engineering Department DDA.

5.0 Recommendation :

The proposal of para 4.0 shall be forwarded to the Authority for its approval and processing the same, under Section 11-A of DD Act 1957 for inviting objections/suggestions from the general public.

18/2020

Proposal regarding Change of Landuse of an area measuring 8094 sqm from 'Commercial' to 'Utility' located at Pocket A, Integrated Freight Complex, Gazipur for allotment of land to set up a plant for converting plastic wastes into diesel, tiles, etc. to SDMC. F.03(01)96-Dir.(SP)/Pt-III/Pt. File

DECISION

The proposal was presented by Addl. Commissioner (Plg) III. In order to ensure and keeping in view request of Local Bodies may change at later stages, instead of doing change of land use to Plastic it should be done to waste processing plant under utility land use to provide flexibility. After detailed deliberations it was decided that the proposal of CLU to be set up a waste processing Plant and allotment should be done accordingly.

Further, it was desired that to get the approval from concerned environmental bodies.

VEHICLE DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
This Proposal was
3rd
5.6.2020
18/TC/2020
Shikha
Director
Master Plan

-42-

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MoU) is drawn on the day of October, 2013, by and among:

THE VICE CHAIRMAN, DELHI DEVELOPMENT AUTHORITY (DDA) - Block 1, DDA, NEW DELHI - 110023, of the First Part, represented by Sh., Commissioner (Land Disposal).

And

THE COMMISSIONER, SOUTH/NORTH/EAST DELHI MUNICIPAL CORPORATION & NEW DELHI MUNICIPAL COUNCIL, of the Second Part, represented by 1. Sh. Ramesh Verma - Addl. Commissioner (Engineering) for SDMC, 2. Sh. Bhaurang Singh, Chief Engineer, North DMC, 3. Sh. P. K., Chief Engineer-East DMC, 4.

And

THE DIRECTOR, COUNCIL OF SCIENTIFIC AND INDUSTRIAL RESEARCH (CSIR), INDIAN INSTITUTE OF PETROLEUM, DEHRADUN, of the Third Part, represented by Dr. Anjan Ray, Director-CSIR.

Whereas,

- i. The Indian Institute of Petroleum, CSIR, Dehradun, has developed technology to convert the plastic waste into diesel, tiles, etc.
 - ii. The plastic waste is major source of pollution, and DDA, SDMC, NDMC, EDMC and New Delhi Municipal Council, so as to minimise the pollution, proposes to avail the technology in disposal of the plastic waste in Delhi.
 - iii. It is proposed to set up units/plants in Delhi based on this technology.
- Now, therefore, parties hereto agree to, collaborate for setting up these plants and the responsibilities shall be shared as follows:

- i. The DDA will make available the land for setting up the unit/plant.
- ii. South/North/East Delhi Municipal Corporation & New Delhi Municipal Council, will be responsible to provide the segregated plastic waste as a feed-stock to the plant.
- iii. The Indian Institute of Petroleum, CSIR, Dehradun, will provide the technology and technical supervision on license basis.

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IV. Some PSUs will be requested to set up and run the plants in common lines.

The detailed terms and conditions will be finalized separately after mutual negotiations.

In witness whereof, the parties hereto, have carefully gone through the contents of the Memorandum of Understanding and have signed and put their seals on the aforesaid MOU and agreed to abide by the terms of the MOU, and have signed this as of the day and year, first above written.

Subu R. (Commissioner-LD, DDA)
(FIRST PARTY)

1. Sh. Ramesh Verma-Addl. Commr (Engg.), SDMC
2. Sh. Nand Lal Singh, Chief Engineer, North DMC,
3. Sh. P. K. Khundelwal-Chief Engineer-East DMC
- 4.

(SECOND PARTY)

Dr. Anjan Ray, Director-CSIR
(THIRD PARTY)

Witness

1.....

2.....

ANNEX - (B)

-44-

13-DA

2/1/2020

दिल्ली विकास प्राधिकरण
नगर विकास विभाग (मुख्य)
02 JAN 2020
58

SOUTH DELHI MUNICIPAL CORPORATION

OFFICE OF DIRECTOR (DEMS)

Dr. Shyama Prasad Mukherjee Civic Centre, E-1 Block (8th Floor),
Jawaharlal Nehru Marg, New Delhi-110002

Phone : 23228831 (Office)

नियंत्रण प्राधिकरण
नगर विकास विभाग
प्राप्ति एवं प्रेषण (मुख्य) ई-रिसीट
18 JAN 2020
आयतन सं.....

CH 30/12/2019

Commissioner (Land),
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi

Subject :- Setting up of the Plant for disposal/processing of Plastic Waste in SDMC

Sir,

An MoU was signed on 02/10/19 in the presence of Hon'ble L.G., where senior officers from DDA, all three DMCs, CSIR, Indian Institute of Petroleum Dehradun were also present regarding setting up unit/plant in each DMC to convert the plastic waste into diesel, tiles etc.

As per this MoU, DDA will make available the land for setting up the unit/plant, South DMC will provide segregated plastic waste as a feed stock to the plant and Indian Institute of Petroleum, Dehradun will provide technology and technical supervision on license basis.

In continuation to above, the undersigned had discussion with Dr. Sanat Kumar from Indian Institute of Petroleum, Dehradun who informed that approx. two acres of land will be required for setting up of 10 TPD capacity plant.

It is, therefore, requested to allot suitable parcel of land so that further action could be taken up in the matter.

Encl:- Copy of MoU

Director (DEMS)

Copy for information to :-

- ✓ 1. VC, DDA
2. Commissioner, SDMC
3. Addl.Cmr. (DEMS)
4. E-in-C
5. SE(EMS)/HQ -to pursue

SOM Dated 28.01.2020

S.No.	Department(s)	Related Issues	Discussion held on 14.01.2020	
1	Landscape/Architecture	Linking the Greens Cycle Park.	Engagement of Consultant :SA (DUHF) to take approval from all concerned depts. and put up the file for approval. A/A & E/S - part approval for the cycle-tracks at Grade. Estimates to be firmed up. Cycle Park - Director (LS) informed that the detailed project report has been prepared and submitted to EM office. Discussion to be held with VCDDA.	SA (DUHF) informed that inputs have been received from all the concerned departments and the same is being compiled which shall be sent to Legal Deptt. VC directed to expedite and to invite the bids from the empanelled consultant within a week. CE(SZ) to finalize the estimates for part stretch of the proposed cycle track at Grade and obtain approval from EAC. It was also discussed that the said proposal be also put up for approval of the Screening Committee. Cycle Park - As per the meeting held under VCDDA, the RFP document to be finalized in consultation with Advisor. To be put up for approval by end of Jan.
2	PLANNING	Projects with NBCC (i) Karkardooma	Karkardooma - CE (EZ) informed that the observations on the estimates are being incorporated for processing it for A/A & E/S approval. STATUS. Sanjay Lake - CE (EZ) informed that there are certain gaps for which the NBCC has been asked to submit the revised DPR.	Karkardooma - SA(EZ) to submit the Master Plan of the site to DUAC for conceptual approval. To be uploaded by 03.02.2020. CE(EZ) to process the case for EAC approval STATUS. Sanjay Lake - STATUS on the DPR to be submitted by NBCC.
3	Land Disposal	Disposal of Housing Plots. (i) 50% EWS (ii) 15% EWS	(i) 50% EWS : Dir (RL) to submit the agenda for placing it in the next Authority meeting. (ii) 15% EWS : CLD informed that 07 plots have been put for auction. Regd Vasant Gaon housing plot it - AC (Pig)-II to revisit the proposal and put up for SCM approval.	(i) 50% EWS : It was informed that the Finance has sent the file to LD deptt with some observations. (ii) 15% EWS : 07 plots put for auction. T&C of auction needs to be deliberated. Regd Vasant Gaon housing plot it - AC (Pig)-II informed that the proposal shall be put up in the next SCM.
		MOU with CSIR on Plastic Waste	It was discussed that Engineering in coordination with Pkg. Deptt to identify 03-sites (approx. 5 acres each) in Rohini, East and Dwarka for installation of the plant.	Planning and Engineering to identify the sites. STATUS.

ANNEX - (C)

Not to be
The
document
for
the
screening
committee

Screening Committee
28.01.2020

15/1

Subject: Meeting Notice fixed on 07.02.2020 at 04:00 PM

From: Dy Director IL <dydirildda@gmail.com> on Wed, 05 Feb 2020 12:33:19

To: pcd@dda.org.in, pcdaid@dda.org.in, director@ip.res.in, commissioner-sdmc@mcd.gov.in, commissioner-ndmc@gmail.com, commissioner-ndmc@mcd.gov.in, commissioner-edmc@mcd.gov.in, commrindmanag1@dda.org.in, commrinddisp@dda.org.in, commplg@dda.org.in, chiefarchitect@dda.org.in, poonamruby@gmail.com, cesz@dda.org.in, cesz.dda@gmail.com, ceez@dda.org.in, cen@dda.org.in, cenorthdda@gmail.com, cen@yaho.com, directorildda@gmail.com, dirhortsouth@dda.org.in, dirhortnorth@dda.org.in, dirhortnwdda@gmail.com

1 attachment(s) - Meeting Notice MCDs and CSIR_1.pdf (192.68KB)

Sir/Madam,

Please find attached Meeting Notice regarding memorandum of Understanding signed between DDA, MCDs and CSIR dated 02.10.2019 regarding allotment of land for setting up plants for converting plastic waste into diesel, tiles etc. to respective MCDs.

Regards,

अति० आयुक्त (यो०)-II

डायरी सं०... 222

दिनांक... 19/1/20

O/o Dy. Director (IL)/DDA

May Sec Please

Comm (Plg.) in mrs.

Ac (Plg.) II Claude Bhabha 6/2/2020

Ac (Plg.) III

Ac (Plg.) Projects

Dir (Plg.) Zone E 40

Dir (Plg.) Zone J & BC

Link up with concerned

Plg. Asst. I / Zone E 02/03/2020

existing dumpyard was considered fit by EDMC. Worthy V.C. DDA instructed to allot the land to MCD. Submitted for information

By Dir (Plg.) holding add. chg of Dir (Plg.) under FR 49(i) / Zone E & O

Add. Commr. (Plg.) / II

Commissioner (Plg.)

https://webmail.rediffmailpro.com/ajax/readmail?printable=1&block_images=1&file_name=1580886199.S.271810.2650.H.WUR5IERpcmVjdG9y... 1/1

The site will repair lapse of land use. Accordingly the matter will be placed in technical committee for change of land use. Urgent Pl.

Add. Commr. (Plg.) 18/02/2020

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ANNEX D

DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL LAND BRANCH
A-216, 2nd Floor, Vikas Sadan, INA, New Delhi-110023

निदेशक (योजना)

जीन ई एंड ओ

डापरी संख्या

दिनांक

121

02/02/2020

No. F.32(Misc.)19/IL/160

Dated: -05/02/2020

MEETING NOTICE

A meeting is scheduled on 07.02.2020 at 04:00 PM under the Chairmanship of worthy Vice Chairman, DDA, in the Conference room of Vice Chairman, DDA at 'B' Block, 1st Floor, Vikas Sadan, INA, New Delhi regarding memorandum of Understanding signed between DDA, MCDs and CSIR dated 02.10.2019 regarding allotment of land for setting up plants for converting plastic waste into diesel, tiles, etc to respective MCDs.

The following officers are requested to attend or depute the concerned officer to attend the meeting on the date and time given above.

1. Pr. Commissioner, (LD), DDA
2. Director, CSIR,
3. Commissioner, SDMC
4. Commissioner, North DMC
5. Commissioner EDMC
6. Commissioner (LM), DDA
7. Commissioner (LD), DDA
8. Commissioner (Plg.), DDA
9. Chief Architect, DDA
10. Addl. Commissioner (LS), DDA
11. Chief Engineer, (SZ), DDA
12. Chief Engineer, (EZ), DDA
13. Chief Engineer, (NZ), DDA
14. Director (IL), DDA
15. Director (Hort.)SE, DDA
16. Director (Hort.)NW, DDA

Copy to:-

(Sada Shiv)
Dy. Director (IL)

All concerned

Copy for information to:-

OSD to VC, DDA

FOR INFORMATION

Dy. Director (IL)

Undersigned accompanied by Dir(Plg.) Scanned by CamScanner
holding add. chg. under of Dir (Plg.) under FR 4961/Zone 020.1E
The site opposite Fish market in IFC Gasipur was can be consider
was informed in the meeting. As the site was near



D D A दिल्ली विकास प्राधिकरण

PLANNING WING
TRANS YAMUNA AREA UNIT

संस्कृत विभाग
सर्वांगीण पाठ्य क्रम प्रणाली

LAND USE (DRAFT)

ਸੁਨਿ ਉਪਯੋਗ (ਡਾਫਟ)

RESIDENTIAL

आवासीय
समूह आवासीय

☐ FISH-CENTRAL

COMMERCIAL

व्यावसायिक

- MANUFACTURING
- SUB-CENTRAL BUSINESS DISTRICT
- DISTRICT CENTRE
- COMMUNITY CENTRE
- WHOLESALE & WAREHOUSING
- HOTEL
- SERVICE MARKET
- INFOMAN BAZAR
- PETROL, FURNITURE & GOODWILL

उप सीनियर म्यागस्ट्रेट्स विभाग केन्द्रीय
विभाग केन्द्र
समुदाय केंद्र
इलेक्ट्रिक वार्ड और सफाई
केंद्र
सेवा केंद्र
अनुयायिका केंद्र
पेट्रोल पम्प / डीएचडी / पीसी मोटर

INDUSTRIAL

औद्योगिक

☐ MANUFACTURING

☐ SERVICE CENTRE

निर्माता
सविता कोण्ड

RECREATIONAL

मनोरजनात्कायः

- ☐ REGIONAL PARK
- ☐ DISTRICT PARK
- ☐ COMMUNITY PARK/PAVILION, TRIP/SPRINGER
- ☐ HISTORICAL MONUMENTS

समुदाय भाषा / भाषा बहुव्ययीय भूत
प्रतिभाषित सम्पत्ति

TRANSPORTATION

यातायात

METRO DETECT FASBINDER TERMINAL
 METRO STATION
 MUR 1.5. COMMOR
 BUS AND TRAVEL SYSTEM CORRIDORS
 LINE CIRCULATION
 ROAD 90.0 M RW
 ROAD 80.0 M RW
 ROAD 45.0 M RW
 ROAD 30.0 M RW
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 ROAD 2.5 M RW
 ROAD 1.25 M RW
 ROAD 0.625 M RW
 ROAD 0.3125 M RW
 ROAD 0.15625 M RW
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UTILITY

स्वयंशोभिता

	WATER TREATMENT PLANT
	SEWAGE TREATMENT PLANT
	ELECTRIC BUS STATION
	SOLID WASTE / SANITARY LANDFILL
	DRAIN
	SEWAGE PUMPING STATION

जल शोधन यंत्र
मल शोधन यंत्र
विद्युत शक्ति-संयोजक
कुछ अन्य (जैसे कि) रीफ़रेंस सिस्टम
मल शोधन यंत्र

GOVERNMENT

स्वराज्यशी

DISTRICT COURT

विजय शंकर -आचार्य

PUBLIC AND SEMI-PUBLIC

[illegible]

OTHERS FACILITIES IN RES.,
COMMERCIAL & PSP USE ZONE

कक्षा सुविधायें छावासीय में, व्यवसायिक एवं
सार्वजनिक एवं अन्य सार्वजनिक उपयोग जैव
गैसीय होय / गैसीय क्लोमिक
सुगंधी सुग
सुगंधी सुग / कामकाजी सिलिन्डर होमस्टेड
समयकाल वसत / सार्वजनिक सुविधा होय
मुक्त जलवाय / सुविधा होय
सुविधा होय

AGRICULTURE/GREEN BELT & WATER BODY

कृषि / हरित पट्टी एवं जल निकास

NOTE :-

1. MODIFIED BASED ON THE APPROVAL OF MINISTRY OF URBAN DEVELOPMENT, GOVT. OF NEW DELHI
 (SEE LETTER NO. 4/2011/23000A/008, DATED-16.03.15)

MAP 2



ZONAL DEVELOPMENT PLAN - ZONE - E

50- ANNEX - G

SITE U/R PROP.
USED FOR
CHANGE OF
LANDUSE FROM
COMMERCIAL
TO
UTILITY 24 (N.A. 24)



Sub: Proposed change of land use of an area measuring 1.94 acre (7850.90 sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.

File No. F 20(7)2017/MP

1.0 Background

- i. CRPF vide letters No. B-V-1/2017-18-55(TC LAND) dated 26.05.2017 & 25.05.2017 requested DDA to change the land use of an area measuring 1.94 acre from 'District Park/Green' to 'Police Camp' allotted to Ministry of Home Affairs (MHA) on as is where is basis for construction of Transit Camp/Yatri Niwas for Central Reserve Police Force (CRPF) in the vicinity of New Delhi Railway Station, New Delhi. In response, DDA vide letter dated 12.06.2017 has requested CRPF to send the requisite information/documents, which were sent by CRPF vide letter dated 20.06.2017.
- ii. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'.
- iii. While examining the matter, it is observed that the requirements stated by CRPF are part of Police Camp which falls under 'Public & Semi-Public Facilities' land use. Further, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- iv. DDA has received the CRPF letter No. B-V-1/2017-19-55(TC LAND) dated 22.01.2019, enclosing therewith, L&DO Corrigendum F.No. L-IIA/11/ (747)/2015/31 dated 18.01.2019 wherein it has been that allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'.

2.0 Follow up action

- A. The proposal for change of land use of an area measuring 1.94 acre (7850.90 sqm.) from 'Recreational (District Park)' to 'Public & Semi Public Facilities' was considered by the 3rd Technical Committee of DDA in its meeting held on 26.02.2019 vide item No. 10/2019. The decision of the Technical Committee is reproduced as below:

"The proposal was presented by the Dy. Director (Plg) Zone-D. After detailed deliberations, the Technical Committee recommended that the matter may be submitted after examining the following:

- i. The impact of the traffic due to the proposed use of the land.*
- ii. Explore the possibility of limiting the ground coverage and the total built up area considering the site is having green cover."*

(The copy of Technical Committee Agenda alongwith decision is enclosed at Annexure-1)

- 9 -

B. In response to the decision of Technical Committee, CRPF vide letter dated 25.03.2019 has ensured the following:

- i. 4 to 5 vehicles will ply daily. So there will be no traffic impact outside of the camp. Also parking of vehicles will be inside the basement. Our Regimental Police (RP) will be available at main gate to ensure. No traffic congestion around the camp.
- ii. There will be only 30% Ground Coverage and FAR -300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by CRPF.

(The copy of CRPF letter dated 25.03.2019 decision is enclosed at Annexure-2)

C. Further, DDA vide letter dated 16.09.2019 had communicated to CRPF that Competent Authority has a view that CRPF may explore for an alternate site for construction of Transit Camp/Yatri Niwas.

D. In response to DDA letter dated 16.09.2019, CRPF vide letter dated 10.02.2020 has again requested to look into the matter and to accord permission for conversion of the land use from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' for construction of Transit Camp/ Yatri Niwas. (Refer Annexure-3)

3.0 Examination

- i. The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow Zone (LBZ).
- ii. The land use of the site under reference is 'Recreational (District Park)', as per MPD-2021 and approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
- iii. L&DO vide letter dated 30.03.2017 has allotted a plot of land measuring about 2.05 acre in the vicinity of New Delhi Railway Station to the Ministry of Home Affairs on as is where is basis for construction of Transit Camp/Yatri Niwas for CRPF.
- iv. CRPF vide letter dated 26.05.2017 has mentioned that after digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021 and only 1.94 acre land has been taken in possession by CRPF on paper on 25.05.2017.
- v. As per para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'. Subsequently, L&DO vide letter dated 16.06.2017 has sent 'No Objection Certificate' to DDA for change of land use.
- vi. Further, CRPF vide letter dated 03.08.2017 sent the requirements of the said plot which includes accommodation facilities, underground parking, Mess with dining halls and lounge, which were clarified by DDA officials that the requirements are part of Police Camp which comes under land use category of 'Public & Semi-Public Facilities' as per MPD-2021. In view of this, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.

- vii. As per the Table 13.10 under MPD-2021, the Planning Standards & Development Controls for Public Semi-Public (Government Use Premises) are as under:

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/100 Sq.m. Floor Area)
7	Police Training Institute /College, Fire Training Institute/ College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

Other Controls:

** The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans.

- i. Residential Use – Maximum up to 30% of permissible FAR can be utilized for residential activities. The activities permitted within residential component shall be as per Residential Plot - Group Housing.
 - ii. Height – No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.
 - iii. Other controls for setbacks, basement, services plans etc. as per Chapter 17.0 Development Code.
 - iv. For intensive utilization of existing government buildings / land, as mentioned in para 8.2 following will be applicable in case of redevelopment:
 - Utilization of 10% of total permissible FAR for Commercial Uses to make the redevelopment process financially feasible.
 - v. Use premises such as National Security Establishments and Disaster Management Units shall be permitted within the categories mentioned in above Table.
- viii. Thereafter, CRPF vide letter dated 22.01.2019, enclosing therewith, L&DO Corrigendum dated 18.01.2019, stated that Land Allotment Screening Committee (LASC) in its meeting held on 27.11.2018 recommended that clause 2(ii) of the allotment later may be amended to change land use from 'District Park/Green' to 'Public & Semi- Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs vide letter dated 26.02.2018.
- ix. Further, Land & Development Office vide letter dated 11.02.2019 has given 'No Objection' for the change of land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land measuring 2.05 acres allotted to MHA in the vicinity of New Delhi Railway Station for construction for multi-storey transit Camp/Yatri for CRPF.

4.0 Information as per the MoUD (now MoHUA), GoI letters dated 07.04.2015 & 04.09.2015

MOUD, GoI vide letters dated 07.04.2015 & 04.09.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11-A of Delhi Development Act, 1957.

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The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD letter dated 07.04.2015 is as follows:

S. No.	Information asked by MoUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	It is a Government land and is with Land & Development Office (L&DO), MoHUA, GOI.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the request by CRPF letters dated 26.05.2017 & 25.05.2017 and Ministry of Home Affairs (MHA) D.O. letter dated 05.01.2017.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site under reference was inspected by the officers of Planning Department and following was observed: i. The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station. ii. There are tin sheds of CRPF camp existing within the site under reference and there are large number of grown up trees existing at the site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	CRPF vide letter dated 25.03.2019 has ensured that <i>there will be only 30% Ground Coverage and FAR -300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by CRPF.</i>
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	Law and order situation will be improved after establishment of Police Camp and public feel safety and security in around Minto road, Ajmeri gate side railway station.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case in respect of the site under reference.

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The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

S. No.	Information asked by MoUD vide letter dated 04.09.2015	Reply
1.	Background note indicating the current situation/ provisions	L&DO vide letter dated 30.03.2017 has allotted land to Ministry of Home Affairs (MHA) for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, Ajmeri Gate, New Delhi. The land falls under District Park Use Zone as per MPD-2021 and to be changed to Public & Semi-Public Facilities. Presently temporary tin sheds of CRPF camp existing within the site under reference.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	<ul style="list-style-type: none"> - Earlier, on the basis of the request received from the land owning agency (i.e. L&DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957. - This is a proposal of the Ministry of Home Affairs, GoI.
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul style="list-style-type: none"> - Central Reserve Police Force (CRPF) functions under the aegis of Ministry of Home Affairs (MHA) of the Government of India to enable the government to maintain Rule of Law, Public Order and Internal Security effectively and efficiently. - The proposal, if recommended by the Technical Committee is to be considered by the Authority as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	- The proposal has been initiated by Ministry of Home Affairs vide D.O. dated 05.01.2017, wherein, MoUD was requested to allot the said land permanently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwas with change of land use.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	- Yes, this piece of land is being utilized as Transit Camp to accommodate to CRPF personnel. The case examined in LASC meeting held at MoUD, then plot was allotted by MoUD to MHA vide letter No. F.No. L.IIA/11/474/2016/137 dated 30 March 2017 for construction of Transit camp / Yatri Niwas for CRPF.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	- This piece of land is being utilized as Transit Camp to accommodate to CRPF personnel and safe custody of Govt. equipment/materials.

		Besides, the transit of jawans, CRPF coys election and urgent law & order duties are also accommodated at the transit Camp on requirement basis, in view of large scale movements in CRPF due to unpredictable changing internal scenario in the Nation.
7.	How the proposal will benefit in the development and economic growth of the city	- It will benefit regarding the development of New Delhi railway station since coy movement will be monitored by the camp location as per availability of train.
8.	What are the provisions corresponding to the proposed policy/change in other metropolitan cities in India and other countries & if those provisions differ from the proposal, then why are they not considered appropriate for Delhi	Not Applicable
9.	What will be the public purpose served by the proposed modification	- As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
10.	What is the number of people/families/ households likely to be affected by the proposed policy	- Not applicable. It will benefit the families/jawans of the CRPF.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	- The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D; therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes?	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been consulted and if yes what were	- Yes, Ministry of Home Affairs (MHA) & MoUD have been consulted and approved allotment of the land.

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	their views and how they were disposed.	
14.	Whether the relevant guidelines/ orders of DOPT, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	The issue of change of land use is not related to any guidelines/orders of DOPT, Ministry of Finance and other nodal Ministries/ Departments.
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal	- Sh P.K. Naik, Deputy Inspector General - Sh Deepak Dhoundiyal , Commandant 55 Bn, CRPF, Contact No. 9868395001

5.0 Proposal

In view of the Technical Committee decision dated 26.02.2019 and subsequent request letters of CRPF dated 25.03.2019 & 10.02.2020, the proposal for change of land use of an area measuring 1.94 acre (7850.90 sq.m.) may be changed from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp). The details of the proposal are as under:

Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site for CRPF Transit Camp/Yatri Niwas is situated in the vicinity of New Delhi Railway Station.	1.94 acre (7850.90 sq.m.)	Recreational (District Park)	Public & Semi-Public Facilities (Police Camp)	North: Tagore Road & Multilevel parking South: Existing Railway colony East : Existing Railway colony West : Bhavbhuti Marg & New Delhi Railway Station

(The location plan of the site under reference is annexed as **Annexure-4**)

6.0 Recommendation

Proposal at para 5.0 above is submitted for the consideration of the Technical Committee for further processing under Section 11-A of DD Act, 1957.


Asstt. Director (Plg.)
Zone-D


Director (Plg.), Zone-D


Addl. Commissioner
(Plg.)-II

DECISION

2.	15/2020	<p>Proposed Change of Landuse of an area measuring 1.94 acre (7850.90 sqm) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi</p> <p>F.20(7)2017/MP</p>	<p>The proposal was presented by Director (Plg) Zone D and DIG(Engineer) CRPF. After detailed deliberations, the Technical Committee recommended the following:</p> <ol style="list-style-type: none"> i. The matter maybe re-submitted after conducting a traffic impact assessment study for the proposal submitted with enhanced FAR and currently proposed permanent structures. ii. The Planning department would put forth the details of cases where change of landuse has been done from Recreational 'District Park' to other uses in the past and whether alternate land has been provided in their cases for compensating the loss of green area. Planning would also examine conditions and restrictions with which such permissions were given in the past.
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DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
This Proposal was kept
3rd. 5.6.2020
15/TC/2020
Signature
Dy. Secy
N.

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Technical Committee Meeting 118/C
Laid On Table 62/C
ANNEXURE-1 - 19 -

ITEM No. 10/TC/2019

Sub: Proposed change of land use of an area measuring 1.94 acre (7850.90 sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.

File No. F.20(7)2017/MP

1.0 Background

- i. CRPF vide letters No. B-V-1/2017-18-55(TC LAND) dated 26.05.2017 & 25.05.2017 requested DDA to change the land use of an area measuring 1.94 acre from 'District Park/Green' to 'Police Camp' allotted to Ministry of Home Affairs (MHA) on as is where is basis for construction of Transit Camp/Yatri Niwas for Central Reserve Police Force (CRPF) in the vicinity of New Delhi Railway Station, New Delhi.
- ii. In response, DDA vide letter dated 12.06.2017 has requested CRPF to send the requisite information/documents, which were sent by CRPF vide letter dated 20.06.2017.
- iii. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'.
- iv. While examining the matter, it is observed that the requirements stated by CRPF are part of Police Camp which falls under 'Public & Semi-Public Facilities' land use. Further, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- v. Now, DDA has received the CRPF letter No. B-V-1/2017-19-55(TC LAND) dated 22.01.2019, enclosing therewith, L&DO Corrigendum F.No. L-IIA/11/ (747)/2015/31 dated 18.01.2019 wherein it has been that allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'. (Annexure-A)

2.0 Examination

- The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow Zone (LBZ).
- i. The land use of the site under reference is 'Recreational (District Park)', as per MPD-2021 and approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
 - ii. L&DO vide letter dated 30.03.2017 has allotted a plot of land measuring about 2.05 acre in the vicinity of New Delhi Railway Station to the Ministry of Home Affairs on as is where is basis for construction of Transit Camp/Yatri Niwas for CRPF.
 - iii. As per CRPF letter dated 26.05.2017, after digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021 and only 1.94 acre land has been taken in possession by CRPF on paper on 25.05.2017.

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- v. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'. Subsequently, L&DO vide letter dated 16.06.2017 has sent 'No Objection Certificate' to DDA for change of land use.
 - vi. Further, CRPF vide letter dated 03.08.2017 sent the requirements of the said plot which includes accommodation facilities, underground parking, Mess with dining halls and lounge, which were clarified by DDA officials that the requirements are part of Police Camp which comes under land use category of 'Public & Semi-Public Facilities' as per MPD-2021. In view of this, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
 - vii. As per the Table 13.10 under MPD-2021, the Planning Standards & Development Controls for Public Semi-Public (Government Use Premises) are as under:

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/100 Sq.m. Floor Area)
7	Police Training Institute /College, Fire Training Institute/ College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

Other Controls:

** The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans.

- viii. Recently, CRPF letter dated 22.01.2019, enclosing therewith, L&DO Corrigendum dated 18.01.2019, stated that Land Allotment Screening Committee (LASC) in its meeting held on 27.11.2018 recommended that clause 2(ii) of the allotment later may be amended to change land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs vide letter dated 26.02.2018.
- ix. Further, Land & Development Office vide letter dated 11.02.2019 has given 'No Objection' for the change of land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land measuring 2.05 acres allotted to MHA in the vicinity of New Delhi Railway Station for construction for multi-storey transit Camp/Yatri for CRPF.

3.0 Information as per the MoUD (now MoHUA), GoI letters dated 07.04.2015 & 04.09.2015

MOUD, GoI vide letters dated 07.04.2015 & 04.09.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11A of Delhi Development Act, 1957.

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The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD letter dated 07.04.2015 is as follows:

S.No.	Information asked by MoUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	It is a Government land and is with Land & Development Office (L&DO), MoHUA, GOI.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the request by CRPF letters dated 26.05.2017 & 25.05.2017 and Ministry of Home Affairs (MHA) D.O. letter dated 05.01.2017.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site under reference was inspected by the officers of Planning Department and following was observed: i. The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station. ii. There are tin sheds of CRPF camp existing within the site under reference and there are large number of grown up trees existing at the site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	As such, no adverse impact on the ZDP/ MPD.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	Law and order situation will be improved after establishment of Police Camp and public feel safety and security in around Minto road, Ajmeri gate side railway station.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case in respect of the site under reference.

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

136/c

115/c

59/c

-22-

S.No.	Information asked by MoUD vide letter dated 04.09.2015	Reply
1.	Background note indicating the current situation/ provisions	L&DO has allotted land to Ministry of Home Affairs (MHA) for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, Ajmeri Gate, New Delhi. The land falls under District Park Use Zone as per MPD-2021 and to be changed to Public & Semi-Public Facilities. Presently temporary tin sheds of CRPF camp existing within the site under reference.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	<ul style="list-style-type: none"> - Earlier also, on the basis of the request received from the land owning agency (i.e. L&DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957 - This is a proposal of the Ministry of Home Affairs, Govt.
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul style="list-style-type: none"> - Central Reserve Police Force (CRPF) functions under the aegis of Ministry of Home Affairs (MHA) of the Government of India to enable the government to maintain Rule of Law, Public Order and Internal Security effectively and efficiently. - The proposal is to be considered by the Authority as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	- The proposal has been initiated by Ministry of Home Affairs vide D.O. dated 05.01.2017, wherein, MoUD was requested to allot the said land permanently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwas with change of land use.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	Yes, this piece of land is being utilized as Transit Camp to accommodate to CRPF personnel. The case examined in LASO meeting held at MoUD then plot was allotted by MoUD letter No. F.No. L.IIA/11/474/2016/137 dated 30 March 2017.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	This piece of land is being utilized as Transit Camp to accommodate to CRPF personnel and safe custody of Govt. equipment/materials. Besides, the transit of

58/C 137/24/C
-25-

		lawans, CRPF coys for election and urgent law & order duties are also accommodated at the transit Camp on requirement basis, in view of large scale movements in CRPF due to unpredictable changing internal scenario in the Nation.
7.	How the proposal will benefit in the development and economic growth of the city	It will benefit regarding the development of New Delhi railway station since coy movement will be monitored by the camp location as per availability of train.
8.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries and if those provisions differ from the proposal, then why are they not considered appropriate for Delhi	Not Applicable
9.	What will be the public purpose served by the proposed modification	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
10.	What is the number of people/families/ households likely to be affected by the proposed policy	Not applicable. It will benefit the families/lawans of the CRPF.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D; therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes.	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been	- Yes, Ministry of Home Affairs (MHA) & MoUD have been consulted and approved allotment of the land.

	consulted and if yes what were their views and how they were disposed.	
14.	Whether the relevant guidelines/ orders of DOPT, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	The issue of change of land use is not related to any guidelines/orders of DOPT, ministry of finance and other nodal Ministries/ Departments.
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal	- Sh P.K. Nair, Deputy Inspector General - Sh Rakesh Kumar, Commandant 55 Bn, CRPF, Contact No. 9868395001 - Sh. Chandu Bhutia, Addl. Commissioner (Plg.)-II, Contact No. 011 23378085

4.0 Proposal

In view of the request of CRPF letter dated 22.01.2019, the proposal for change of land use of an area measuring 1.94 acre (7850.90 sq.m.) may be changed from 'Recreational (District Park)' to 'Public & Semi-Public Facilities'. The details of the proposal are as under:

Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site for CRPF Transit Camp/Yatri Niwas is situated in the vicinity of New Delhi Railway Station.	1.94 acre (7850.90 sq.m.)	Recreational (District Park)	Public & Semi-Public Facilities	North: Tagore Road & Multilevel parking South: Existing Railway colony East : Existing Railway colony West : Bhavbhuti Marg & New Delhi Railway Station

(The location plan of the site under reference is annexed as Annexure-'B')

5.0 Recommendation

Proposal at para 4.0 above is submitted for the consideration of the Technical Committee for further processing under Section 11-A of DD Act, 1957.

DECISION

10/19

Proposed change of land use of an area measuring 1.94 acrs (7850.90) sqm. from 'Recreational' (District Park) to 'Public & Semi Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp/ Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.

The proposal was presented by the Dy. Director(Plg)Zone-D. After detailed deliberations, the Technical Committee recommended that the matter may be submitted after examining the following:

- The impact of the traffic due to the proposed use of the land.
- Explore the possibility of limiting the ground coverage and the total built

Dy. Director (Plg) Zone-D

DELHI DEVELOPMENT AUTHORITY
MASTER PLANNING AUTHORITY

3rd Technical Committee Meeting held on 10/1/19
Vide Item No. 10/1/19

139/112/C

56/C

-25-

OFFICE OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110039

No- B-V-1/2017-19-55(TC LAND)

Dated, the January, 2019

To,

The Commissioner (Plg.),
Delhi Development Authority,
Vikash Minar, New Delhi.

VC Office

Dy. No.

Dated

ANNEXURE - A

234-B

23.1.19

Subject :-

REGARDING CHANGE OF LAND USE FROM 'DISTRICT PARK/GREEN' TO 'PUBLIC & SEMI-PUBLIC' OF 2.05 ACRES LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW DELHI RAILWAY STATION, AJMERI GATE, NEW DELHI.

Sir,

It is to inform you that, a piece of land measuring 2.05 Acres allotted to CRPF in the vicinity of New Delhi Railway station for construction of multi storey transit Camp/Yatri Niwas vide Ministry of Urban Development letter No. L.II-A/11(747)/2016/137 Dated 30/03/2017.

After digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021. Accordingly, only 1.94 acre land has been taken in possession by CRPF on 25/05/2017 as per Para 2 (ii) of allotment letter No. L.II-A/11(747)/2016/137 Dated 30/03/2017.

3. Land use under category 'Residential' could not fulfill our requirements thus, this office took the case with MoHUA/L&DO regarding allotment of land from "District Park/Green" to "Public & Semi-Public Facilities-Police Camp". Accordingly, MoHUA/L&DO vide their office corrigendum F. No. L-IIA/11(747)/2015/31 dated 18th January, 2019 amended the Clause 2 (ii) of allotment letter dated 30/03/2017 and may be read as under :

Quote "The allottee will take up the matter with DDA or other agency to change of land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'..... Unquote.

4. It is therefore requested to kindly change the land use from "District Park/Green" to "Public & Semi-Public" please.

Regards.

Yours faithfully

Encl : (01 Leaf)

Commandant-55 Bn, CRPF

Dated, the 22 January, 2019

No- B-V-1/2017-19-55(TC LAND)

Copy forwarded to the following for information and necessary action please.

1. The IGP, Northern Sector, CRPF, R. K. Puram, New Delhi.
2. The DIGP (Works) Directorate, CRPF, R.K. Puram, New Delhi.
3. The DIGP, Range New Delhi, CRPF, R. K. Puram, New Delhi.
4. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
5. The Director (Plg.) Zone-D, 12th Floor, Vikash Minar, New Delhi w.r.t. his office letter No. F. 20(07)2017/MP/D-116 dated 04/08/2017.

Asst Dir (Pg) Zone D

Commandant-55 Bn, CRPF

(2)

-26-

55/E

F.No. L-IIA/11(747)/2015/31
Government of India
Ministry of Housing & Urban Affairs (MoHUA)
Land & Development Office (L&DO)

Nirman Bhawan, New Delhi-110011
Dated 18th January, 2019

CORRIGENDUM

Subject: Allotment of 2.05 acres of land in the vicinity of New Delhi Railway Station to MHA on permanent basis for construction of Transit Camp/Yatri Niwas.

The undersigned is directed to refer to this office's allotment letter No. L-IIA/ 11(747)/ 2015/137 dated 30.03.2017 on the above cited subject and to say that Land Allotment Screening Committee (LASC), in its meeting held on 27.11.2018, recommended that clause 2 (ii) of the allotment letter may be amended to change land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs, vide letter dated 26.02.2018.

2. Accordingly, Clause 2(ii) of allotment letter dated 30.03.2017, may be read as under:

"The allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/green' to 'Public & Semi-Public'."

3. The other terms and conditions of the Allotment letter dated 30.03.2017 will remain same with full force.

4. This issues with the approval of Hon'ble Minister (HUA).

Rajeev Kumar
(Rajeev Kumar)

Dy. Land and Development Officer
For & on behalf of the President of India

To

The Home Secretary,
Ministry of Home Affairs (MHA),
North Block, New Delhi - 11000.

Copy to:

- ✓ 1. The DG (CRPF), CGO Complex, Lodhi Road, New Delhi.
2. The Vice-Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
3. The Director General (Works), CPWD, Nirman Bhawan, New Delhi.
4. The Chief Architect (NDR), CPWD, Nirman Bhawan, New Delhi
5. Engineer officer, L&DO
6. Drawing Section, L&DO
7. Accounts Section, L&DO

Copy for information to:

1. PS to JS (A, L&E)
2. PS to L&DO

110/2-133/c



**DELHI
DEVELOPMENT
AUTHORITY**

PROPOSED CHANGE OF LAND USE
OF AN AREA MEASURING 1.94 ACRE
(7850.90 SQ.M.) FROM
"RECREATIONAL (DISTRICT PARK) TO
"PUBLIC & SEMI-PUBLIC FACILITIES"
ALLOTTED TO MINISTRY OF HOME
AFFAIRS FOR CONSTRUCTION OF
TRANSIT CAMPYATRI NIKAS FOR
ORBS IN THE VICINITY OF NEW DELHI
RAILWAY STATION, NEW DELHI

North: Tagore Road & Multilevel
Parking
South: Existing Railway colony
East: Existing Railway colony
West: Bhavbhuti Marg & New Delhi
Railway Station

FILE NO: F-2017/2017/MAP

**LOCATION
MAP**

SCALE: NOT TO SCALE



ZONE 'D'

KEY MAP



MINTO ROAD (30.48 M ROW)

TAGORE ROAD

Existing
Railway
Colony

ROAD

Existing
Railway Colony

Existing Multilevel
Parking

PLOT UNDER REFERENCE
AREA: 1.94 Acre
(7850.90 sq.m.)

BHAVBHUTI MARG (30.48 M ROW)

TO CONNAUGHT PLACE

TO KAMLA MARKET

New Delhi
Railway Station

131/C 108/C
OFFICE OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110039

No. B-V-1/2017-19-55(TC LAND)

Dated, the 25 March, 2019

The Commissioner (Plg.), on study for
Delhi Development Authority,
Vikash Minar, New Delhi.

अनुवृत्त (योजना) कार्यालय
डायरी सं. I-928
दिनांक 26/3/19

ANNEXURE-2 65/C

Subject :-

REGARDING CHANGE OF LAND USE FROM 'DISTRICT PARK/GREEN' TO 'PUBLIC & SEMI-PUBLIC' OF 2.05 ACRES LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW DELHI RAILWAY STATION, AJMERI GATE, NEW DELHI.

In continuation to this office letter of even number dated 11/03/2019 and kindly refer to your office letter No. F.1 (05)/2019/MP/ dated --/02/2019 regarding minutes of the 3rd Technical Committee Meeting of DDA for the year 2019 held on 26/02/2019.

Reply of this office on paras raised by your office vide letter under reference as under:-

- i) There will be only 30 % Ground coverage and FAR-300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by us.
- ii) 4 to 5 vehicles will ply daily. So there will be no traffic impact outside of the camp. Also parking of vehicles will be inside the basement. Our Regimental Police (RP) will be available at main gate to ensure. No traffic congestion around the camp.

It is therefore requested that kindly drop the paras raised by the 3rd Technical Committee Meeting of DDA and change the land use of the 1.94 acres allotted land from 'District Park/Green' to 'Public & Semi-Public facilities' for speedy progress of work please.

Regards.

Yours faithfully

Commandant-55 Bn, CRPF

No. B-V-1/2017-19-55(TC LAND)

Dated, the 24 March, 2019

Copy forwarded to the following for information please.

1. The SDG J&K Zone, CRPF, Jammu, J&K.
2. The IGP, Northern Sector, CRPF, R. K. Puram, New Delhi.
3. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
4. The DIGP (Works) Directorate, CRPF, R.K. Puram, New Delhi.
5. The DIGP Range New Delhi, CRPF, R. K. Puram, New Delhi.

Commandant-55 Bn, CRPF

अति० आयुक्त (बो०)-II
आयरी सं० 242
दिनांक 21-2-20

2020-D-1301
142
02-03-2020

ANNEXURE-3
Office of S. P. L. L.
By No. 2947
Date 20/2/2020

By hand

**DIRECTORATE GENERAL,
C.R.P.F., BLOCK NO.7, LEVEL-III, SECTOR-I, R.K.PURAM, NEW
DELHI-110066**

(Ministry of Home Affairs/Grih Mantralaya)

No. A.III-2(1)/1991-Works-NZ-TC/Y.N.R.Stn

Dated, the 10 January 2020

To

The Vice Chairman
Delhi Development Authority,
Vikas Sadan, New Delhi-110023.

आयुक्त (योजना) कार्यालय
आयरी सं० I-449
दिनांक 18/2/2020

Subject:- **REGARDING CHANGE OF LAND USE FROM 'DISTRICT
PARK/GREEN' TO 'PUBLIC & SEMI PUBLIC' OF 2.05 ACRES
LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW
DELHI RAILWAY STATION, AJMERI GATE NEW DELHI.**

Sir,

Please refer to your letter No. F.20(07)2017/MP/D-57 dated 16/09/2019 addressed to the Commandant-55 Bn, CRPF, Bawana, New Delhi on the subject and this Directorate letter of even No. dated 18/12/2019.

02) In this regard, it is submitted that, 2.05 Acres of land allotted to CRPF in the vicinity of New Delhi Railway Station, Ajmeri gate for establishment of Transit Camp for the officers and personnel of CRPF deployed in far flung areas of Jammu and Kashmir, North Eastern region and Naxal affected area to maintain the law & order of state and to ensure the internal security from anti national elements. Establishment of Transit Camp is purely for the welfare of Force personnel to reach their place of deployment smoothly by train from New Delhi and other nearby Railway Stations after a long and tired duty scheduled in highly sensitive areas. Transit camp also used to facilitate the family members of Force personnel during their visit of Delhi and nearby vicinity.

03) The said land is with CRPF on lease basis since 2005. Now, considering the recent orders of Government of India regarding declaration of Delhi as base point for deployment of CRPF troops in Kashmir valley, North Eastern Region and Naxal affected areas facilities available in Temporary Transit Camp, Ajmeri Gate are not adequate and it is essential to construct multi storey Transit Camp to accommodate required number of transients, so that congestion at platforms on New Delhi Railway Station could be checked. Troops are coming from all over India for deployment in valley and they halt at Transit Camp till further arrangements made for further movement to Kashmir valley, North Eastern Region or Naxalite affected areas. On one side subject land of Transit Camp at Ajmeri Gate is most suitable for Transit Camp and on the other side location of this camp is such that its entry and

Contd..p/2.

20/02/2020
20/02/2020

20/02/2020

exit is not having any impact on the traffic of New Delhi Railway Station because it is from Tagore Road. The matter is in correspondence with your office since March 2019. Further, 2-3 coys of CRPF are also camp at this location to provide security to the campus as well as to meet any exigency at the time of any requirement, as a result of which adequate accommodation for their barracks, office and M.T. will also be managed in the subject camp itself. This Directorate vide letter dated 18/12/2019 requested for conversion of land use of said land from 'District Park/Green' to 'Public & Semi Public' under category Security Police (Para 13.5 of MPD-2021 corrected upto 31/03/2017). Though a considerable time has been passed but necessary confirmation regarding change of land use as requested not yet received so far resulting the construction work is delaying inordinately.

04) Therefore, you are requested to kindly look into the matter and necessary permission for conversion of land use of said land from 'District Park/Green' to 'Public & Semi Public' under category Security Police (Para 13.5 of MPD-2021 corrected upto 31/03/2017) may be accorded so that required transit accommodation could be constructed.

05) Your kind co-operation in this regard will be highly appreciated.

Yours faithfully

(Bhupendra Kumar)
DIGP(Works), CRPF

No. A.III-2(1)/1991-Works-NZ-TC/Y.N R.Stn

Dated, the 10^{Feb} January 2020.

Copy for information and necessary action forwarded to:-

- ✓ 1. The Commissioner (Planning) Delhi Development Authority, 2nd Floor, Vikas Minar, New Delhi. (31)
2. The Inspector General of Police, Northern Sector, CRPF, New Delhi. It is requested that necessary liaison be made with the authorities of DDA for change of land use of the land allotted to CRPF at Ajmeri Gate, New Delhi for establishment of Transit Camp from 'District Park/Green' to 'Public & Semi Public'.
3. The Commandant 55 Bn, CRPF, Bawana, New Delhi.

(Bhupendra Kumar)
DIGP(Works), CRPF

128/1 547C

73/1

ANNEXURE - 4

New Delhi
Railway Station

TO KAMLA MARKET

BHAVBHUTI MARG (30.48 M RoW)

Existing Multilevel
Parking

TAGORE ROAD

PLOT UNDER REFERENCE
AREA: 1.94 Acre
(7850.90 sq.m.)

Existing
Railway
Colony

ROAD

Existing
Railway Colony

TO CONNAUGHT PLACE

MINTO ROAD (30.48 M RoW)



KEY MAP

DELHI
DEVELOPMENT
AUTHORITY



PROPOSED CHANGE OF LAND USE
OF AN AREA MEASURING 1.94 ACRE
(7850.90 SQ.M.) FROM
RECREATIONAL (DISTRICT PARRY TO
PUBLIC & SEMI-PUBLIC FACILITIES)
ALLOTTED TO MINISTRY OF HOME
AFFAIRS FOR CONSTRUCTION OF
TRANSIT CAMP/RAIL HANGARS FOR
CRPF IN THE VICINITY OF NEW DELHI
RAILWAY STATION, NEW DELHI.

North: Tagore Road & Multilevel
Parking
South: Existing Railway colony
East: Existing Railway colony
West: Bhavbhuti Marg & New Delhi
Railway Station

FILE NO: F-20/720/17MAF

LOCATION
MAP

SCALE: NOT TO SCALE



ZONE 'D'

NOTES: This site is proposed for a change of use from 'Public & Semi-Public Facilities' to 'Industrial' in the 'D-1' category of the 'Delhi Development Authority Act, 1957' and 'Delhi Development Authority Regulations, 1957'.

27-

Annexure - B

531C

12/1

-28-
SITE W/R





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

F.1 (2)/2020-MP/174

Date: 12.06.2020

Subject: Minutes of the 3rd Technical Committee meeting of DDA for the year 2020 held on 05.06.2020.

The 3rd Technical Committee meeting of DDA for the year 2020 was held under the Chairmanship of V.C. DDA through online mode on 'Webex' portal on Friday, 05.06.2020 at 10:30 AM. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Manju Paul
(Manju Paul)

Addl. Commissioner (Plg.)-I

To:

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

Special Invitee:

1. DIG (Engineer), CRPF (Sh Gur Gopal)
2. Commandant, 55 BN, CRPF (Sh Deepak Dhoundiyal)

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
1.	14/2020	Confirmation of the Minutes of 2 nd Technical Committee meeting held on 24.02.2020 F1(02)/2020/MP	The Minutes of the 2 nd Technical Committee could not be confirmed in view of the observations of Chief Town Planner, SDMC received vide letter dated 18.05.2020. It was informed that the observations need to be examined by the concerned unit in the file, therefore, the confirmation of the minutes will be taken up in the next meeting of the Technical Committee.	
2.	15/2020	Proposed Change of Landuse of an area measuring 1.94 acre (7850.90 sqm) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi F.20(7)2017/MP	The proposal was presented by Director (Plg) Zone D and DIG(Engineer) CRPF. After detailed deliberations, the Technical Committee recommended the following: <ul style="list-style-type: none"> i. The matter maybe re-submitted after conducting a traffic impact assessment study for the proposal submitted with enhanced FAR and currently proposed permanent structures. ii. The Planning department would put forth the details of cases where change of landuse has been done from Recreational 'District Park' to other uses in the past and whether alternate land has been provided in their cases for compensating the loss of green area. Planning would also examine conditions and restrictions with which such permissions were given in the past. 	

M. Singh

3. 16/2020 Relaxation of Parking Norms for State Bhawan/ State Guest Houses
F.20(09)2015/MP

The proposal was presented by Addl. Commissioner (Plg.) I. It was informed that the request is for reducing the Parking norms to 0.5 / 1.0 ECS from the current provision of 2.0 ECS. The recommendation however is for reduction to 1.33 ECS as this is the minimum norms being provided under TOD where the mix of uses is allowed and the development would be accessed mostly by Public transport mode. Also, in Bhawans normally 15% of the area is allowed for Commercial use such as restaurants etc. which invites local traffic.

It CP Traffic Police observed that citing Security reasons the cars are not allowed in the Bhawans/ other such government buildings leading to the parking on the roads and congestion. It was informed that the proposal while recommending the reduction in parking norms has also recommended, the separate entry / exits for general cars and VIP cars as a regulatory measure. The agenda item was deferred with the following observations:

- i. The views of Traffic Police may be sought before recommending any change in the parking norms.
- ii. Also to examine whether the current proposal may lead to similar requests from guest houses of other government agencies / autonomous bodies etc., if not already received. After proper examination take a judicious view thereafter.
- iii. The requesting State Bhawans may confirm that they are permitting ingress and parking of all vehicles (including private vehicles and taxis).

4.	17/2020	<p>Proposed Modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum and JJ Clusters Development Regulations and Guidelines F.03(36)1996/MP</p>	<p>The proposal was presented by Addl. Commissioner (Plg.) - I. It was explained that the current amendment is to facilitate the proposals of In-situ redevelopment of Slums in Delhi by giving flexibility to the Developer Entity (DE) in the remunerative component. While the proposal was approved in principle, it was decided that an explanation be added to give more clarity and to avoid any further clarifications required in future.</p> <p>The modified proposal is as follows:</p> <p>iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e. Facility for the level as indicated in Table 3.3. of Chapter-3 based on the population accommodated under the project/ scheme).</p> <p><i>The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of land use.</i></p> <p>Any use / mix of uses shall be permitted as proposed by the developer entity within the overall FAR of 300, in the remunerative component as per MPD provisions.</p> <p>In case the developer entity proposes mix of uses, the parking and other development control norms will be applicable on pro-rata basis, on the FAR utilised for the particular use.</p> <p>The proposal shall be put for Authority's approval and processed under Section 11A of DD Act 1957.</p>
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5.	18/2020	<p>Proposal regarding Change of Landuse of an area measuring 8094 sqm from 'Commercial' to 'Utility' located at Pocket A. Integrated Freight Complex, Gazipur for allotment of land to set up a plant for converting plastic wastes into diesel, tiles, etc. to SDMC.</p> <p>F.03(01)96-Dir.(SP)/Pt-III/Pt. File</p>	<p>The proposal was presented by Addl. Commissioner (Plg) III. In order to ensure and keeping in view request of Local Bodies may change at later stages, instead of doing change of land use to Plastic it should be done to waste processing plant under utility land use to provide flexibility. After detailed deliberations it was decided that the proposal of CLU to be set up a waste processing Plant and allotment should be done accordingly.</p> <p>Further, it was desired that to get the approval from concerned environmental bodies.</p>
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Other issues :

- a) In addition to the above Addl Comm (Plg) -I informed that a reference has been received from SDMC seeking the views of DDA on the proposal of allowing the Path lab run by Dr.Dangs in the basement for six months or less in view of increased workload due to the pandemic. It was desired that the reference be examined separately in the file.

The meeting ended with vote of thanks to the chair.

Mujir Ali



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

F.1 (2)/2020-MP/179

Date: 12.06.2020

Subject: Minutes of the 3rd Technical Committee meeting of DDA for the year 2020 held on 05.06.2020.

The 3rd Technical Committee meeting of DDA for the year 2020 was held under the Chairmanship of V.C. DDA through online mode on 'Webex' portal on Friday, 05.06.2020 at 10:30 AM. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Manju Paul
(Manju Paul)

Addl. Commissioner (Plg.)-I

To:

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

Special Invitee:

1. DIG (Engineer), CRPF (Sh Gur Gopal)
2. Commandant, 55 BN, CRPF (Sh Deepak Dhoundiyal)

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
1.	14/2020	Confirmation of the Minutes of 2 nd Technical Committee meeting held on 24.02.2020 F1(02)/2020/MP	The Minutes of the 2 nd Technical Committee could not be confirmed in view of the observations of Chief Town Planner, SDMC received vide letter dated 18.05.2020. It was informed that the observations need to be examined by the concerned unit in the file, therefore, the confirmation of the minutes will be taken up in the next meeting of the Technical Committee.	
2.	15/2020	Proposed Change of Landuse of an area measuring 1.94 acre (7850.90 sqm) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi F.20(7)2017/MP	The proposal was presented by Director (Plg) Zone D and DIG(Engineer) CRPF. After detailed deliberations, the Technical Committee recommended the following: i. The matter maybe re-submitted after conducting a traffic impact assessment study for the proposal submitted with enhanced FAR and currently proposed permanent structures. ii. The Planning department would put forth the details of cases where change of landuse has been done from Recreational 'District Park' to other uses in the past and whether alternate land has been provided in their cases for compensating the loss of green area. Planning would also examine conditions and restrictions with which such permissions were given in the past.	

M. Singh

3. 16/2020 Relaxation of Parking Norms for State Bhawan/ State Guest Houses
F.20(09)2015/MP

The proposal was presented by Addl. Commissioner (Plg.) I. It was informed that the request is for reducing the Parking norms to 0.5 / 1.0 ECS from the current provision of 2.0 ECS. The recommendation however is for reduction to 1.33 ECS as this is the minimum norms being provided under TOD where the mix of uses is allowed and the development would be accessed mostly by Public transport mode. Also, in Bhawans normally 15% of the area is allowed for Commercial use such as restaurants etc. which invites local traffic.

It CP Traffic Police observed that citing Security reasons the cars are not allowed in the Bhawans/ other such government buildings leading to the parking on the roads and congestion. It was informed that the proposal while recommending the reduction in parking norms has also recommended, the separate entry / exits for general cars and VIP cars as a regulatory measure. The agenda item was deferred with the following observations:

- i. The views of Traffic Police may be sought before recommending any change in the parking norms.
- ii. Also to examine whether the current proposal may lead to similar requests from guest houses of other government agencies / autonomous bodies etc., if not already received. After proper examination take a judicious view thereafter.
- iii. The requesting State Bhawans may confirm that they are permitting ingress and parking of all vehicles (including private vehicles and taxis)s

4.	17/2020	<p>Proposed Modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum and II Clusters Development Regulations and Guidelines F.03(36)1996/MP</p>	<p>The proposal was presented by Addl. Commissioner (Plg.) - I. It was explained that the current amendment is to facilitate the proposals of In-situ redevelopment of Slums in Delhi by giving flexibility to the Developer Entity (DE) in the remunerative component. While the proposal was approved in principle, it was decided that an explanation be added to give more clarity and to avoid any further clarifications required in future.</p> <p>The modified proposal is as follows:</p> <p>iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e. Facility for the level as indicated in Table 3.3. of Chapter-3 based on the population accommodated under the project/ scheme).</p> <p><i>The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of land use.</i></p> <p>Any use / mix of uses shall be permitted as proposed by the developer entity within the overall FAR of 300, in the remunerative component as per MPD provisions.</p> <p>In case the developer entity proposes mix of uses, the parking and other development control norms will be applicable on pro-rata basis, on the FAR utilised for the particular use.</p> <p>The proposal shall be put for Authority's approval and processed under Section 11A of DD Act 1957.</p>
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5.	18/2020	<p>Proposal regarding Change of Landuse of an area measuring 8094 sqm from 'Commercial' to 'Utility' located at Pocket A. Integrated Freight Complex, Gazipur for allotment of land to set up a plant for converting plastic wastes into diesel, tiles, etc. to SDMC. F.03(01)96-Dir.(SP)/Pt-III/Pt. File</p>	<p>The proposal was presented by Addl. Commissioner (Plg) III. In order to ensure and keeping in view request of Local Bodies may change at later stages, instead of doing change of land use to Plastic it should be done to waste processing plant under utility land use to provide flexibility. After detailed deliberations it was decided that the proposal of CLU to be set up a waste processing Plant and allotment should be done accordingly.</p> <p>Further, it was desired that to get the approval from concerned environmental bodies.</p>
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Other issues :

- a) In addition to the above Addl Comm (Plg) -I informed that a reference has been received from SDMC seeking the views of DDA on the proposal of allowing the Path lab run by Dr.Dangs in the basement for six months or less in view of increased workload due to the pandemic. It was desired that the reference be examined separately in the file.

The meeting ended with vote of thanks to the chair.

Manoj K



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

F.1 (2)/2020-MP/179

Date: 12.06.2020

Subject: Minutes of the 3rd Technical Committee meeting of DDA for the year 2020 held on 05.06.2020.

The 3rd Technical Committee meeting of DDA for the year 2020 was held under the Chairmanship of V.C. DDA through online mode on 'Webex' portal on Friday, 05.06.2020 at 10:30 AM. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Manju Paul
(Manju Paul)

Addl. Commissioner (Plg.)-I

To:

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

Special Invitee:

1. DIG (Engineer), CRPF (Sh Gur Gopal)
2. Commandant, 55 BN, CRPF (Sh Deepak Dhoundiyal)

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2.	15/2020	Proposed Change of Landuse of an area measuring 1.94 acre (7850.90 sqm) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi F.20(7)2017/MP	The proposal was presented by Director (Plg) Zone D and DIG(Engineer) CRPF. After detailed deliberations, the Technical Committee recommended the following: i. The matter maybe re-submitted after conducting a traffic impact assessment study for the proposal submitted with enhanced FAR and currently proposed permanent structures. ii. The Planning department would put forth the details of cases where change of landuse has been done from Recreational 'District Park' to other uses in the past and whether alternate land has been provided in their cases for compensating the loss of green area. Planning would also examine conditions and restrictions with which such permissions were given in the past.	

M. Singh

3.

16/2020

Relaxation of Parking
Norms for State
Bhawan/ State Guest
Houses
F.20(09)2015/MP

The proposal was presented by Addl. Commissioner (Plg.) I. It was informed that the request is for reducing the Parking norms to 0.5 / 1.0 ECS from the current provision of 2.0 ECS. The recommendation however is for reduction to 1.33 ECS as this is the minimum norms being provided under TOD where the mix of uses is allowed and the development would be accessed mostly by Public transport mode. Also, in Bhawans normally 15% of the area is allowed for Commercial use such as restaurants etc. which invites local traffic.

It CP Traffic Police observed that citing Security reasons the cars are not allowed in the Bhawans/ other such government buildings leading to the parking on the roads and congestion. It was informed that the proposal while recommending the reduction in parking norms has also recommended the separate entry / exits for general cars and VIP cars as a regulatory measure. The agenda item was deferred with the following observations:

- i. The views of Traffic Police may be sought before recommending any change in the parking norms.
- ii. Also to examine whether the current proposal may lead to similar requests from guest houses of other government agencies / autonomous bodies etc., if not already received. After proper examination take a judicious view thereafter.
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4.	17/2020	<p>Proposed Modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum and II Clusters Development Regulations and Guidelines F.03(36)1996/MP</p>	<p>The proposal was presented by Addl. Commissioner (Plg.) - I. It was explained that the current amendment is to facilitate the proposals of In-situ redevelopment of Slums in Delhi by giving flexibility to the Developer Entity (DE) in the remunerative component. While the proposal was approved in principle, it was decided that an explanation be added to give more clarity and to avoid any further clarifications required in future.</p> <p>The modified proposal is as follows:</p> <p>iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e. Facility for the level as indicated in Table 3.3. of Chapter-3 based on the population accommodated under the project/ scheme).</p> <p><i>The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of land use.</i></p> <p>Any use / mix of uses shall be permitted as proposed by the developer entity within the overall FAR of 300, in the remunerative component as per MPD provisions.</p> <p>In case the developer entity proposes mix of uses, the parking and other development control norms will be applicable on pro-rata basis, on the FAR utilised for the particular use.</p> <p>The proposal shall be put for Authority's approval and processed under Section 11A of DD Act 1957.</p>
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- a) In addition to the above Addl Comm (Plg) -I informed that a reference has been received from SDMC seeking the views of DDA on the proposal of allowing the Path lab run by Dr.Dangs in the basement for six months or less in view of increased workload due to the pandemic. It was desired that the reference be examined separately in the file.

The meeting ended with vote of thanks to the chair.

Manoj K



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

F.1 (2)/2020-MP/179

Date: 12.06.2020

Subject: Minutes of the 3rd Technical Committee meeting of DDA for the year 2020 held on 05.06.2020.

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(Manju Paul)

Addl. Commissioner (Plg.)-I

To:

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2. Engineer Member, DDA
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5.	18/2020	<p>Proposal regarding Change of Landuse of an area measuring 8094 sqm from 'Commercial' to 'Utility' located at Pocket A. Integrated Freight Complex, Gazipur for allotment of land to set up a plant for converting plastic wastes into diesel, tiles, etc. to SDMC. F.03(01)96-Dir.(SP)/Pt-III/Pt. File</p>	<p>The proposal was presented by Addl. Commissioner (Plg) III. In order to ensure and keeping in view request of Local Bodies may change at later stages, instead of doing change of land use to Plastic it should be done to waste processing plant under utility land use to provide flexibility. After detailed deliberations it was decided that the proposal of CLU to be set up a waste processing Plant and allotment should be done accordingly.</p> <p>Further, it was desired that to get the approval from concerned environmental bodies.</p>
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The meeting ended with vote of thanks to the chair.

Manoj K

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

No. F01(03)2020/MP/

Date : 03.06.2020

MEETING NOTICE

The 3rd 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 **Friday, 05.06.2020 at 10:30 AM**. The ID and password for the same shall be informed separately by mail and/or message.

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

(Manju Paul)
Addl. Commissioner (Plg.)-I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing)
4. Pr. Commissioner (LM)
5. Pr. Commissioner (LD)
6. Commissioner (Plg.)
7. Chief Planner, TCPO
8. Chief Architect, HUPW, DDA
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10. Chief Engineer (Property Development), DMRC
11. Chief Engineer (Elect.), DDA
12. Addl. Commr. (Landscape), DDA
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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
20. SE(B) HQ, SDMC

Special Invitee:

1. DIG (Engineer), CRPF (Sh Gur Gopal)
2. Commandant, 55 BN, CRPF (Sh Deepak Dhoundiyal)

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3rd Technical Committee Meeting to be held on 05.06.2020

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3.	16/2020	Relaxation of Parking Norms for State Bhawan/ State Guest Houses F.20(09)2015/MP	30-32
4.	17/2020	Proposed Modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum and JJ Clusters Development Regulations and Guidelines F.03(36)1996/MP	33-36
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DD/MP & DC
Dy. No. 4/2
Date: 2/6/2020

अतिरिक्त आयुक्त (मोबाना)-I
डायरी सं. 4141
दिनांक 2/6/2020

SOUTH DELHI MUNICIPAL CORPORATION
Town Planning Department

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



No. TP/G/SDMC/2020/2377

Date: 18/05/2020

To,

The Commissioner (Plg.)
Delhi Development Authority
Vikas Minar, New Delhi.

आयुक्त (योजना) कार्यालय
डायरी सं. 121-114
दिनांक 01/06/2020

Sub: Regarding Minutes of 2nd Technical Committee meeting dtd 06.03.2020 of D.D.A. for the year 2020 held on 24.02.2020

Sir/Ma'am,

This is with respect to minutes of the 2nd Technical Committee meeting of D.D.A. for the year 2020 held under Chairmanship of Vice Chairman, D.D.A. on 24.02.2020 received in Town Planning department/SDMC.

As per the minutes, issues related to 'applicable development control norms on Plot No. 3 and Plot No. 4 of M/s Pasco Hotels Pvt. Ltd. and M/s Pasco Motels Pvt. Ltd. respectively in layout plan of Facility Corridor FC-1'; 'work of superimposition of Khasra on the maps as mentioned in SOP; 'fixing of conversion charges' were deliberated.

However, issue related to 'examination of application in consultation with L.M. Deptt, DDA as mentioned in SOP' was also discussed which is not been reflected in the minutes of the meeting. In this regard it was decided that Local bodies will examine application in consultation with Revenue department/GNCTD and DDA will examine application in consultation with L.M. Deptt of DDA.

In view of above, DDA is requested to accordingly clarify/ revise minutes of 2nd Technical Committee meeting dtd 06.03.2020.

Acceptd. I
DD (G) M
26/6/2020
mm.
26/6/2020
03/06/2020
UP-1

Chief Town Planner
South Delhi Municipal Corporation



DD/MP & DC
Dy. No. 4/2
Date 2/6/2020

अतिरिक्त आयुक्त (मोहाना)-I
डायरी सं. 441
दिनांक 2/6/2020

SOUTH DELHI MUNICIPAL CORPORATION
Town Planning Department

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



No. TP/G/SDMC/2020/2377

Date: 18/05/2020

To,

The Commissioner (Plg.)
Delhi Development Authority
Vikas Minar, New Delhi.

आयुक्त (योजना) कार्यालय
डायरी सं. 127-114
दिनांक 01/06/2020

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Acceptd I
DD (4) M
Shikha
03/06/2020
UT-1

[Signature]

Chief Town Planner
South Delhi Municipal Corporation



DD/MPP & DC
Dy. No. 412
Date 2/6/2020

अतिरिक्त आयुक्त (मोहाना)-I

डायरी सं. 441

दिनांक 2/6/2020

SOUTH DELHI MUNICIPAL CORPORATION

Town Planning Department

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



No. TP/G/SDMC/2020/2377

Date: 18/05/2020

To,

The Commissioner (Plg.)
Delhi Development Authority
Vikas Minar, New Delhi.

आयुक्त (योजना) कार्यालय
डायरी सं. 127-114
दिनांक 01/06/2020

Sub: Regarding Minutes of 2nd Technical Committee meeting dtd 06.03.2020 of D.D.A. for the year 2020 held on 24.02.2020

Sir/Ma'am,

This is with respect to minutes of the 2nd Technical Committee meeting of D.D.A. for the year 2020 held under Chairmanship of Vice Chairman, D.D.A. on 24.02.2020 received in Town Planning department/SDMC.

As per the minutes, issues related to 'applicable development control norms on Plot No. 3 and Plot No. 4 of M/s Pasco Hotels Pvt. Ltd. and M/s Pasco Motels Pvt. Ltd. respectively in layout plan of Facility Corridor FC-1'; 'work of superimposition of Khasra on the maps as mentioned in SOP; 'fixing of conversion charges' were deliberated.

However, issue related to 'examination of application in consultation with L.M. Deptt, DDA as mentioned in SOP' was also discussed which is not been reflected in the minutes of the meeting. In this regard it was decided that Local bodies will examine application in consultation with Revenue department/GNCTD and DDA will examine application in consultation with L.M. Deptt of DDA.

In view of above, DDA is requested to accordingly clarify/ revise minutes of 2nd Technical Committee meeting dtd 06.03.2020.

Acceptd I
DD (4) M
26/6/2020
MM.
24/6/2020
03/06/2020
UP-1

[Signature]

Chief Town Planner
South Delhi Municipal Corporation

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

No. F01(03)2020/MP/

Date : 03.06.2020

MEETING NOTICE

The 3rd 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 **Friday, 05.06.2020 at 10:30 AM**. The ID and password for the same shall be informed separately by mail and/or message.

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

(Manju Paul)
Addl. Commissioner (Plg.)-I

To:

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

Special Invitee:

1. DIG (Engineer), CRPF (Sh Gur Gopal)
2. Commandant, 55 BN, CRPF (Sh Deepak Dhoundiyal)

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3rd Technical Committee Meeting to be held on 05.06.2020

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ITEM No. 14/TC/2020

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

F.1 (2)/2020-MP/98

Date: 06.03.2020

Subject: Minutes of the 2nd Technical Committee meeting of DDA for the year 2020 held on 24.02.2020.

The 2nd Technical Committee meeting of DDA for the year 2020 was held under the Chairmanship of V.C. DDA on 24.02.2020. 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.

Rajesh Kumar Jain
6/3/2020

(Rajesh Kumar Jain)
Director (Plg.) Master Plan

To:

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

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
1.	07/2020	Confirmation of the minutes of 10 th Technical Committee meeting held on 13.01.2020. F.1(1)/2020/MP	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 13.01.2020 were confirmed as circulated.	
2.	08/2020	Proposal regarding change of land use of an area measuring 10.17 Acres 48 bighas, 17 biswas (Kh. No. 1579/474, 475, 465, 468 & 469) at village Bahapur situated along the MaaAnandimai Marg, Kalkaji from "Recreational (City Park District Park, Community Park) to 'Institutional' in Planning Zone-F. F.3(64)2003/MP	It was informed by AC (Plg)-III that it is a MCD's proposal but the concern officer is not present in the meeting to explain the proposal. The agenda was earlier deferred in the last T.C. Meeting held on 13.01.2020 due to non-presence of the officer of the concerned department. It was further pointed out that the ownership status as mentioned in agenda is not clear. It was finally decided that the agenda be returned to the concerned department of SDMC with the request to bring in forthcoming TC meeting with clear cut land status.	
3.	09/2020	Applicability of Development Control norms on Plot no. 3 and Plot no. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. Respectively in Layout Plan of Facility Corridor F.C.-1. F.26(8)2019-MP	The proposal was presented by Director (Plg) Zone J. Chief Town Planner (CTP), SDMC requested for clarification w.r.t. the Use Premise and Development Control to be provided to these plots. The following points were deliberated: 1. It was deliberated that the plots under reference forms part of facility corridor and Master Plan for Delhi - 2021 in para 5.7.1 stipulates that Sub-City Level Commercial Areas permits the provisioning of District Centre and community centre in a linear form with specific area provisions. Besides the District Centres and Community Centres, non - hierarchical Commercial Centres also permitted in para 5.5. The development Control Norms for all the above commercial centres are identified in Table 5.4 of Chapter 5.0 in MPD-2021. 2. CTP, SDMC informed superimposition of Khasraon the maps as mentioned in SOP, cannot be done by MCD. This may be dealt by DDA.	

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			<p>3. It was informed by Director, Master Plan that for fixing of conversion charges / other charges as mentioned in regulations for enabling the Planned Development of Privately Owned Land, matter has already been referred to Director (LC) on - 19.07.2018 and 18.02.2020.</p> <p>After deliberation, it was decided that:</p> <p>i. Since the area of the plots does not qualify in either of the category of District Centre and Community Centre, the development control norms of non-hierarchical commercial centre i.e. 50% Ground Coverage and 125 FAR be given to the plots under reference and the activities permitted shall be same as in community centres.</p> <p>ii. Further, it was decided that following to be added/ clarified in the approved guidelines for implementation of "Regulations for enabling planned development of privately owned lands" for further action by the concerned department:</p> <p>a. Super imposition of the individual plot shall be done by concerned local body / applicant in consultation with the revenue department, GNTCD before forwarding the application to DDA. However, Layout plan of the area on the khasra map shall be prepared by DDA if the land is contiguous. In such cases where DDA has to prepare Layout Plan for the area, DDA will do the super imposition on Khasra Map.</p> <p>b. Further, utilization of land in facility corridors on proportionate basis shall be worked out while preparing the layout plan, in order to cater to the City / Zonal</p>	

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Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			<p>requirement while preparing the Layout Plan.</p> <p>c. In case there are other general issues needing clarification, MCD's may identify and send to DDA and a discussion will be organized.</p>	
4.	10/2020	<p>Provision of additional land of 5.9 Acres to GNTCD for expansion of institute of Liver and Billiary Sciences (ILBS) Hospital, Vasant Kunj.</p> <p>F.20(2)2005/MP</p>	<p>The proposal was presented by Dir(plg) Zone J, it was informed that Chief Secretary vide letter dt. 24.01.2014 has requested to allot 6 acres of additional land to Health and Family Welfare Department for expansion of essential facilities at ILBS. A land measuring 9.3 hectares is already under possession of ILBS hospital till date.</p> <p>IL Department has informed in the file that Competent Authority has in principal agreed for allotment of this additional land. It has also been mentioned in the request received from ILBS that it is a deemed university and as per MPD_2021 land upto 20 Ha can be earmarked for university and education and research.</p> <p>After deliberation, Technical Committee agreed to the proposal for allotment of additional land to GNCTD for expansion of ILBS hospital subject to change of land use, as the land use of the land is residential as per Zonal Development Plan of Zone 'J'.</p> <p>It was also recommended that the provisions for National / City level health facilities should also be considered over and above the provisions given in MPD for health facilities so that specialized / super speciality medical facilities can be developed in the larger public interest. The norms should be framed and proposed in the next Master Plan for Delhi - 2041, which is under preparation.</p>	
5.	11/2020	<p>Proposed modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum & JJ Clusters redevelopment regulations and Guidelines.</p> <p>F.3(36)1996/MP/Pt.I</p>	<p>The Agenda item was withdrawn for want of more information.</p>	

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
6.	12/2020	Allowing FAR of 400 for Group Housing on Industrial Plots (Ajudhiya Mills / National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10 th May 1996 and MPD-2021 provisions of Table 7.3 para (xii). F.23(13)2005Bldg./Pt.	<p>The proposal was presented by Director(Building). It was informed that as per the decision of last Technical Committee meeting, the legal opinion has been obtained and forms part of the agenda wherein it is clearly mentioned that since the previous legal opinion is clear as such no further Legal opinion / vetting is required.</p> <p>After detail deliberation the proposal was approved. It was further decided that similar cases need not to bring in TCmeeting and concerned local body shall take necessary action as decided by the Technical Committee.</p>	
7.	13/2020 Laid on Table	Proposal of grant of NOC for CNG / EV charging station on Private Land Khasra No. 10/22 min, village - Singhola, Tehsil - Alipur, District North, Delhi in view of notified regulations dated 08.03.2019. F.3(11)2009-MP/	<p>The proposal was presented by AC (Plg.) Projects. It was informed that the applications after scrutiny from LD Wing have been forwarded to Planning Department and all such cases after examination are being placed before the Technical Committee for its consideration.</p> <p>It was further explained that the site under reference falls partly under Public and Semi-Public (PSP) Use and partly in Recreational land use and no layout plan of this area has been prepared yet. Since CNG station is permitted in all Use Zones including undeveloped recreational areas with the exception of Ridge and Regional Park as mentioned in para 12.13 of MPD-2021 and in para 1 of <i>regulations for setting up of fuel stations on privately owned lands</i>, the proposal is placed for approval.</p> <p>After detailed deliberations, the proposal was approved with the conditions that:</p> <p>(i) The approval shall be null and void if the said site is affected in any of the future infrastructure project.</p> <p>(ii) For EV Charging, till such time the D.C. norms for EV Station / EV charging point are framed, minimum 15 sqm per Car for EV charging will be earmarked which</p>	

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Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			shall conform to specifications and safety norms as per the PESO Act and obtain clearance from the concern Authority. (iii) The approved site of fuel station shall be incorporated in the area layout plan/ zonal development plan.	

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ANNEXURE-I

List of participants of 2nd meeting for the year 2020 of Technical Committee on 24.02.2020.

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
8. Addl. Commissioner (Plg.) - IV
9. Addl. Chief Architect, VC Sectt.
10. Director (Plg) MP
11. Director (Plg.) UC & J (In-Charge)
12. Dy. Director (Plg) MP & DC
13. Dy. Director (LM)

OTHER ORGANIZATIONS

1. Town Planner, T.P. Deptt., SDMC
2. Town & Country Planner, TCPO
3. Architect (Asstt.), DUAC
4. ACP / T/SD (Delhi Traffic Police)
5. DCP/T/Southern Range, Delhi Police
6. Chief Engineer, SDMC

1/11

Sub: Proposed change of land use of an area measuring 1.94 acre (7850.90 sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.

File No. F.20(7)2017/MP

1.0 Background

- i. CRPF vide letters No. B-V-1/2017-18-55(TC LAND) dated 26.05.2017 & 25.05.2017 requested DDA to change the land use of an area measuring 1.94 acre from 'District Park/Green' to 'Police Camp' allotted to Ministry of Home Affairs (MHA) on as is where is basis for construction of Transit Camp/Yatri Niwas for Central Reserve Police Force (CRPF) in the vicinity of New Delhi Railway Station, New Delhi. In response, DDA vide letter dated 12.06.2017 has requested CRPF to send the requisite information/documents, which were sent by CRPF vide letter dated 20.06.2017.
- ii. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'.
- iii. While examining the matter, it is observed that the requirements stated by CRPF are part of Police Camp which falls under 'Public & Semi-Public Facilities' land use. Further, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- iv. DDA has received the CRPF letter No. B-V-1/2017-19-55(TC LAND) dated 22.01.2019, enclosing therewith, L&DO Corrigendum F.No. L-IIA/11/ (747)/2015/31 dated 18.01.2019 wherein it has been that allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'.

2.0 Follow up action

- A. The proposal for change of land use of an area measuring 1.94 acre (7850.90 sqm.) from 'Recreational (District Park)' to 'Public & Semi Public Facilities' was considered by the 3rd Technical Committee of DDA in its meeting held on 26.02.2019 vide item No. 10/2019. The decision of the Technical Committee is reproduced as below:

"The proposal was presented by the Dy. Director (Plg) Zone-D. After detailed deliberations, the Technical Committee recommended that the matter may be submitted after examining the following:

- i. The impact of the traffic due to the proposed use of the land.*
- ii. Explore the possibility of limiting the ground coverage and the total built up area considering the site is having green cover."*

(The copy of Technical Committee Agenda alongwith decision is enclosed at Annexure-1)

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B. In response to the decision of Technical Committee, CRPF vide letter dated 25.03.2019 has ensured the following:

- i. 4 to 5 vehicles will ply daily. So there will be no traffic impact outside of the camp. Also parking of vehicles will be inside the basement. Our Regimental Police (RP) will be available at main gate to ensure. No traffic congestion around the camp.
- ii. There will be only 30% Ground Coverage and FAR -300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by CRPF.

(The copy of CRPF letter dated 25.03.2019 decision is enclosed at **Annexure-2**)

C. Further, DDA vide letter dated 16.09.2019 had communicated to CRPF that Competent Authority has a view that CRPF may explore for an alternate site for construction of Transit Camp/Yatri Niwas.

D. In response to DDA letter dated 16.09.2019, CRPF vide letter dated 10.02.2020 has again requested to look into the matter and to accord permission for conversion of the land use from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' for construction of Transit Camp/ Yatri Niwas. (Refer **Annexure-3**)

3.0 Examination

- i. The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow Zone (LBZ).
- ii. The land use of the site under reference is 'Recreational (District Park)', as per MPD-2021 and approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
- iii. L&DO vide letter dated 30.03.2017 has allotted a plot of land measuring about 2.05 acre in the vicinity of New Delhi Railway Station to the Ministry of Home Affairs on as is where is basis for construction of Transit Camp/Yatri Niwas for CRPF.
- iv. CRPF vide letter dated 26.05.2017 has mentioned that after digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021 and only 1.94 acre land has been taken in possession by CRPF on paper on 25.05.2017.
- v. As per para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'. Subsequently, L&DO vide letter dated 16.06.2017 has sent 'No Objection Certificate' to DDA for change of land use.
- vi. Further, CRPF vide letter dated 03.08.2017 sent the requirements of the said plot which includes accommodation facilities, underground parking, Mess with dining halls and lounge, which were clarified by DDA officials that the requirements are part of Police Camp which comes under land use category of 'Public & Semi-Public Facilities' as per MPD-2021. In view of this, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.

- vii. As per the Table 13.10 under MPD-2021, the Planning Standards & Development Controls for Public Semi-Public (Government Use Premises) are as under:

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/100 Sq.m. Floor Area)
7	Police Training Institute /College, Fire Training Institute/ College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

Other Controls:

** The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans.

- i. Residential Use – Maximum up to 30% of permissible FAR can be utilized for residential activities. The activities permitted within residential component shall be as per Residential Plot - Group Housing.
 - ii. Height – No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.
 - iii. Other controls for setbacks, basement, services plans etc. as per Chapter 17.0 Development Code.
 - iv. For intensive utilization of existing government buildings / land, as mentioned in para 8.2 following will be applicable in case of redevelopment:
 - Utilization of 10% of total permissible FAR for Commercial Uses to make the redevelopment process financially feasible.
 - v. Use premises such as National Security Establishments and Disaster Management Units shall be permitted within the categories mentioned in above Table.
- viii. Thereafter, CRPF vide letter dated 22.01.2019, enclosing therewith, L&DO Corrigendum dated 18.01.2019, stated that Land Allotment Screening Committee (LASC) in its meeting held on 27.11.2018 recommended that clause 2(ii) of the allotment later may be amended to change land use from 'District Park/Green' to 'Public & Semi- Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs vide letter dated 26.02.2018.
- ix. Further, Land & Development Office vide letter dated 11.02.2019 has given 'No Objection' for the change of land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land measuring 2.05 acres allotted to MHA in the vicinity of New Delhi Railway Station for construction for multi-storey transit Camp/Yatri for CRPF.

4.0 Information as per the MoUD (now MoHUA), GoI letters dated 07.04.2015 & 04.09.2015

MOUD, GoI vide letters dated 07.04.2015 & 04.09.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11-A of Delhi Development Act, 1957.

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD letter dated 07.04.2015 is as follows:

S. No.	Information asked by MoUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	It is a Government land and is with Land & Development Office (L&DO), MoHUA, GOI.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the request by CRPF letters dated 26.05.2017 & 25.05.2017 and Ministry of Home Affairs (MHA) D.O. letter dated 05.01.2017.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site under reference was inspected by the officers of Planning Department and following was observed: <ul style="list-style-type: none"> i. The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station. ii. There are tin sheds of CRPF camp existing within the site under reference and there are large number of grown up trees existing at the site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	CRPF vide letter dated 25.03.2019 has ensured that <i>there will be only 30% Ground Coverage and FAR -300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by CRPF.</i>
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	Law and order situation will be improved after establishment of Police Camp and public feel safety and security in around Minto road, Ajmeri gate side railway station.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case in respect of the site under reference.

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

S. No.	Information asked by MoUD vide letter dated 04.09.2015	Reply
1.	Background note indicating the current situation/ provisions	L&DO vide letter dated 30.03.2017 has allotted land to Ministry of Home Affairs (MHA) for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, Ajmeri Gate, New Delhi. The land falls under District Park Use Zone as per MPD-2021 and to be changed to Public & Semi-Public Facilities. Presently temporary tin sheds of CRPF camp existing within the site under reference.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	<ul style="list-style-type: none"> - Earlier, on the basis of the request received from the land owning agency (i.e. L&DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957. - This is a proposal of the Ministry of Home Affairs, Govt.
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul style="list-style-type: none"> - Central Reserve Police Force (CRPF) functions under the aegis of Ministry of Home Affairs (MHA) of the Government of India to enable the government to maintain Rule of Law, Public Order and Internal Security effectively and efficiently. - The proposal, if recommended by the Technical Committee is to be considered by the Authority as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	- The proposal has been initiated by Ministry of Home Affairs vide D.O. dated 05.01.2017, wherein, MoUD was requested to allot the said land permanently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwas with change of land use.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	- Yes, this piece of land is being utilized as Transit Camp to accommodate to CRPF personnel. The case examined in LASC meeting held at MoUD, then plot was allotted by MoUD to MHA vide letter No. F.No. L.IIA/11/474/2016/137 dated 30 March 2017 for construction of Transit camp / Yatri Niwas for CRPF.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	- This piece of land is being utilized as Transit Camp to accommodate to CRPF personnel and safe custody of Govt. equipment/materials.

		Besides, the transit of jawans, CRPF coys for election and urgent law & order duties are also accommodated at the transit Camp on requirement basis, in view of large scale movements in CRPF due to unpredictable changing internal scenario in the Nation.
7.	How the proposal will benefit in the development and economic growth of the city	- It will benefit regarding the development of New Delhi railway station since coy movement will be monitored by the camp location as per availability of train.
8.	What are the provisions corresponding to the proposed policy/change in other metropolitan cities in India and other countries & if those provisions differ from the proposal, then why are they not considered appropriate for Delhi	Not Applicable
9.	What will be the public purpose served by the proposed modification	- As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
10.	What is the number of people/families/ households likely to be affected by the proposed policy	- Not applicable. It will benefit the families/jawans of the CRPF.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	- The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D; therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes?	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been consulted and if yes what were	- Yes, Ministry of Home Affairs (MHA) & MoUD have been consulted and approved allotment of the land.

	their views and how they were disposed.	
14.	Whether the relevant guidelines/ orders of DOPT, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	The issue of change of land use is not related to any guidelines/orders of DOPT, Ministry of Finance and other nodal Ministries/ Departments.
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal	- Sh P.K. Naik, Deputy Inspector General - Sh Deepak Dhoundiyal, Commandant 55 Bn, CRPF, Contact No. 9868395001

5.0 Proposal

In view of the Technical Committee decision dated 26.02.2019 and subsequent request letters of CRPF dated 25.03.2019 & 10.02.2020, the proposal for change of land use of an area measuring 1.94 acre (7850.90 sq.m.) may be changed from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp). The details of the proposal are as under:

Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site for CRPF Transit Camp/Yatri Niwas is situated in the vicinity of New Delhi Railway Station.	1.94 acre (7850.90 sq.m.)	Recreational (District Park)	Public & Semi-Public Facilities (Police Camp)	North: Tagore Road & Multilevel parking South: Existing Railway colony East : Existing Railway colony West : Bhavbhuti Marg & New Delhi Railway Station

(The location plan of the site under reference is annexed as Annexure-4)

6.0 Recommendation

Proposal at para 5.0 above is submitted for the consideration of the Technical Committee for further processing under Section 11-A of DD Act, 1957.

Asst. Director (Plg.)
Zone-D

Director (Plg.), Zone-D

Addl. Commissioner
(Plg.)-II

-15-
ANNEXURE-1 - 19 -

Committee Meeting 118/C
LAID ON TABLE
ITEM No. 10/TC/2019

Sub: Proposed change of land use of an area measuring 1.94 acre (7860.90 sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.
File No. F.20(7)2017/MP

1.0 Background

- i. CRPF vide letters No. B-V-1/2017-18-55(TC LAND) dated 26.05.2017 & 25.05.2017 requested DDA to change the land use of an area measuring 1.94 acre from 'District Park/Green' to 'Police Camp' allotted to Ministry of Home Affairs (MHA) on as is where is basis for construction of Transit Camp/Yatri Niwas for Central Reserve Police Force (CRPF) in the vicinity of New Delhi Railway Station, New Delhi.
- ii. In response, DDA vide letter dated 12.06.2017 has requested CRPF to send the requisite information/documents, which were sent by CRPF vide letter dated 20.06.2017.
- iii. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'.
- iv. While examining the matter, it is observed that the requirements stated by CRPF are part of Police Camp which falls under 'Public & Semi-Public Facilities' land use. Further, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- v. Now, DDA has received the CRPF letter No. B-V-1/2017-19-55(TC LAND) dated 22.01.2019, enclosing therewith, L&DO Corrigendum F.No. L-IIA/11/ (747)/2015/31 dated 18.01.2019 wherein it has been that allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'. (Annexure-A)

1.6 Examination

- i. The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow Zone (LBZ).
- ii. The land use of the site under reference is 'Recreational (District Park)', as per MPD-2021 and approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
- iii. L&DO vide letter dated 30.03.2017 has allotted a plot of land measuring about 2.05 acre in the vicinity of New Delhi Railway Station to the Ministry of Home Affairs on as is where is basis for construction of Transit Camp/Yatri Niwas for CRPF.
- iv. As per CRPF letter dated 26.05.2017, after digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021 and only 1.94 acre land has been taken in possession by CRPF on paper or 25.05.2017.

- 16-
- 20-
- v. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'. Subsequently, L&DO vide letter dated 16.06.2017 has sent 'No Objection Certificate' to DDA for change of land use.
 - vi. Further, CRPF vide letter dated 03.08.2017 sent the requirements of the said plot which includes accommodation facilities, underground parking, Mess with dining halls and lounge, which were clarified by DDA officials that the requirements are part of Police Camp which comes under land use category of 'Public & Semi-Public Facilities' as per MPD-2021. In view of this, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
 - vii. As per the Table 13.10 under MPD-2021, the Planning Standards & Development Controls for Public Semi-Public (Government Use Premises) are as under:

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/100 Sq.m. Floor Area)
7	Police Training Institute / College, Fire Training Institute/ College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

Other Controls:

** The maximum FAR for Use Premises located in Zone D, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans.

- viii. Recently, CRPF letter dated 22.01.2019, enclosing therewith, L&DO Corrigendum dated 18.01.2019, stated that Land Allotment Screening Committee (LASC) in its meeting held on 27.11.2018 recommended that clause 2(ii) of the allotment later may be amended to change land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs vide letter dated 26.02.2018.
- ix. Further, Land & Development Office vide letter dated 11.02.2019 has given 'No Objection' for the change of land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land measuring 2.05 acres allotted to MHA in the vicinity of New Delhi Railway Station for construction for multi-storey transit Camp/Yatri for CRPF.

3.0 Information as per the MoUD (now MoHUA), GoI letters dated 07.04.2015 & 04.09.2015

MOUD, GoI vide letters dated 07.04.2015 & 04.09.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11A of Delhi Development Act, 1957.

-2-17-

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD letter dated 07.04.2015 is as follows:

S.No.	Information asked by MoUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	It is a Government land and is with Land & Development Office (L&DO), MoHUA, GOI.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the request by CRPF letters dated 26.05.2017 & 25.05.2017 and Ministry of Home Affairs (MHA) D.O. letter dated 05.01.2017.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site under reference was inspected by the officers of Planning Department and following was observed: i. The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station. ii. There are tin sheds of CRPF camp existing within the site under reference and there are large number of grown up trees existing at the site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/Injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	As such, no adverse impact on the ZDP/ MPD.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	Law and order situation will be improved after establishment of Police Camp and public feel safety and security in around Minto road, Ajmeri gate side railway station.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case in respect of the site under reference.

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

-18-

-22-

S.No.	Information asked by MoUD vide letter dated 04.09.2016	Reply
1.	Background note indicating the current situation/ provisions	L&DO has allotted land to Ministry of Home Affairs (MHA) for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, Ajmeri Gate, New Delhi. The land falls under District Park Use Zone as per MPD-2021 and to be changed to Public & Semi-Public Facilities. Presently temporary tin sheds of CRPF camp existing within the site under reference.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and/or disposed and if yes, when and how?	- Earlier also, on the basis of the request received from the land owning agency (i.e. L&DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957 - This is a proposal of the Ministry of Home Affairs, Govt.
3.	What are the specific recommendations of the Authority with regard to the proposal.	- Central Reserve Police Force (CRPF) functions under the aegis of Ministry of Home Affairs (MHA) of the Government of India to enable the government to maintain Rule of Law, Public Order and Internal Security effectively and efficiently. - The proposal is to be considered by the Authority as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	- The proposal has been initiated by Ministry of Home Affairs vide D.O. dated 05.01.2017, wherein, MoUD was requested to allot the said land permanently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwas with change of land use.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	Yes, this piece of land is being utilized as Transit Camp to accommodate to CRPF personnel. The case examined in LASO meeting held at MoUD then plot was allotted by MoUD letter No. F.No. L.IIA/11/474/2016/137 dated 30 March 2017.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	This piece of land is being utilized as Transit Camp to accommodate to CRPF personnel and safe custody of Govt. equipment/materials. Besides, the transit of

-19-

-23-

		jawans, CRPF coys for election and urgent law & order duties are also accommodated at the transit Camp on requirement basis, in view of large scale movements in CRPF due to unpredictable changing internal scenario in the Nation.
7.	How the proposal will benefit in the development and economic growth of the city	It will benefit regarding the development of New Delhi railway station since coy movement will be monitored by the camp location as per availability of train.
8.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries and if those provisions differ from the proposal, then why are they not considered appropriate for Delhi	Not Applicable
9.	What will be the public purpose served by the proposed modification	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
10.	What is the number of people/families/ households likely to be affected by the proposed policy	Not applicable. It will benefit the families/jawans of the CRPF.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D; therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes.	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been	- Yes, Ministry of Home Affairs (MHA) & MoUD have been consulted and approved allotment of the land.

Proposal
In view of the request of CRPF letter dated 22.01.2019, the proposal for change of land use of an area measuring 1.94 acre (7850.90 sq.m.) may be changed from 'Recreational (District Park)' to 'Public & Semi-Public Facilities'. The details of the proposal are as under:

Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site for CRPF Transit Camp/Yatri Niwas is situated in the vicinity of New Delhi Railway Station.	1.94 acre (7850.90 sq.m.)	Recreational (District Park)	Public & Semi-Public Facilities	<p>North: Tagore Road & Multilevel parking</p> <p>South: Existing Railway colony</p> <p>East : Existing Railway colony</p> <p>West : Bhavbhuti Marg & New Delhi Railway Station</p>

(The location plan of the site under reference is annexed as Annexure-'B')

Recommendation
Proposal at para 4.0 above is submitted for the consideration of the Technical Committee for further processing under Section 11-A of DD Act, 1957.

DECISION

Proposed change of land use of an area measuring 1.94 acrs (7850.90) sqm. from 'Recreational' (District Park) to 'Public & Semi Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp, Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New

<p>The proposal was presented by the Dy. Director (Plg) Zone-D. After detailed deliberations, the Technical Committee recommended that the matter may be submitted after examining the following:</p> <ol style="list-style-type: none"> i) The impact of the traffic due to the proposed use of the land. ii) Explore the possibility of limiting the ground coverage and the total built 	<p>Dy. Director (Plg) Zone-D</p>
--	----------------------------------

-25- -21-

10059/L

OFFICE OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110059

No- B-V-1/2017-19-55(TC LAND)

Dated, the January, 2019

To,

The Commissioner (Plg.),
Delhi Development Authority,
Vikash Minar, New Delhi.

VC Office

Dy. No.

Dated

ANNEXURE-A

234-B

23.1.19

Subject :-

REGARDING CHANGE OF LAND USE FROM 'DISTRICT PARK/GREEN' TO 'PUBLIC & SEMI-PUBLIC' OF 2.05 ACRES LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW DELHI RAILWAY STATION, AJMERI GATE, NEW DELHI.

Sir,

It is to inform you that, a piece of land measuring 2.05 Acres allotted to CRPF in the vicinity of New Delhi Railway station for construction of multi storey transit Camp/Yatri Niwas vide Ministry of Urban Development letter No. L.II-A/11(747)2016/137 Dated 30/03/2017.

After digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021. Accordingly, only 1.94 acre land has been taken in possession by CRPF on 25/05/2017 as per Para 2 (ii) of allotment letter No. L.II-A/11(747)2016/137 Dated 30/03/2017.

3. Land use under category 'Residential' could not fulfill our requirements thus, this office took the case with MoHUA/L&DO regarding allotment of land from "District Park/Green" to "Public & Semi-Public Facilities-Police Camp". Accordingly, MoHUA/L&DO vide their office corrigendum F. No. L-IIA/11(747)/2015/31 dated 18th January, 2019 amended the Clause 2 (ii) of allotment letter dated 30/03/2017 and may be read as under :

Quote "The allottee will take up the matter with DDA or other agency to change of land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'.....
Unquote.

4. It is therefore requested to kindly change the land use from "District Park/Green" to "Public & Semi-Public" please.

Regards.

Yours faithfully

Encl: (01 Leaf)

No- B-V-1/2017-19-55(TC LAND)

Commandant-55 Bn, CRPF
Dated, the 27 January, 2019

Copy forwarded to the following for information and necessary action please.

1. The IGP, Northern Sector, CRPF, R. K. Puram, New Delhi.
2. The DIGP (Works) Directorate, CRPF, R.K. Puram, New Delhi.
3. The DIGP, Range New Delhi, CRPF, R. K. Puram, New Delhi.
4. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
5. The Director (Plg.) Zone-D, 12th Floor, Vikash Minar, New Delhi w.r.t. his office letter No. F. 20(07)2017/MP/D-116 dated 04/08/2017.

Asst Dir (Plg) Zone D

29/1/19
24/1/19

Commandant-55 Bn, CRPF

(2)

-26-

-22-

F.No. L-IIA/11(747)/2015/31
Government of India
Ministry of Housing & Urban Affairs (MoHUA)
Land & Development Office (L&DO)

Nirman Bhawan, New Delhi-110011
Dated 18th January, 2019

CORRIGENDUM

Subject: Allotment of 2.05 acres of land in the vicinity of New Delhi Railway Station to MHA on permanent basis for construction of Transit Camp/Yatri Niwas

The undersigned is directed to refer to this office's allotment letter No. L-IIA/11(747)/2015/137 dated 30.03.2017 on the above cited subject and to say that Land Allotment Screening Committee (LASC), in its meeting held on 27.11.2018, recommended that clause 2 (ii) of the allotment letter may be amended to change land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs, vide letter dated 26.02.2018.

2. Accordingly, Clause 2(ii) of allotment letter dated 30.03.2017, may be read as under:

"The allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/green' to 'Public & Semi-Public'."

3. The other terms and conditions of the Allotment letter dated 30.03.2017 will remain same with full force.

4. This issues with the approval of Hon'ble Minister (HUA).

Rajeev Kumar
(Rajeev Kumar)

Dy. Land and Development Officer
For & on behalf of the President of India

To

The Home Secretary,
Ministry of Home Affairs (MHA),
North Block, New Delhi - 11000.

Copy to:

1. The DG (CRPF), CGO Complex, Lodhi Road, New Delhi
2. The Vice-Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
3. The Director General (Works), CPWD, Nirman Bhawan, New Delhi.
4. The Chief Architect (NDR), CPWD, Nirman Bhawan, New Delhi
5. Engineer officer, L&DO
6. Drawing Section, L&DO
7. Accounts Section, L&DO

Copy for information to:

1. PS to JS (A, L&E)
2. PS to L&DO



**DELHI
DEVELOPMENT
AUTHORITY**

PROPOSED CHANGE OF LAND USE
OF AN AREA MEASURING 1.94 ACRE
(7850.90 SQ.M.) FROM
"RECREATIONAL (DISTRICT PARK) TO
"PUBLIC & SEMI PUBLIC FACILITIES
ALLOTTED TO MINISTRY OF HOME
AFFAIRS FOR CONSTRUCTION OF
TRANSIT CAMP/ATRI IN WAS FOR
CRUZ IN THE VICINITY OF NEW DELHI
RAILWAY STATION, NEW DELHI.

- 23 -

North: Tagore Road & Multilevel
Parking
South: Existing Railway colony
East: Bhavbhuti Marg & New Delhi
West: Railway Station

FILE NO.: F-2017/2017/MAP

**LOCATION
MAP**

SCALE: NOT TO SCALE



ZONE 'D'

KEY MAP



MINTO ROAD (30.48 M ROW)

TAGORE ROAD

Existing
Railway
Colony

ROAD

Existing
Railway Colony

TO COMNAUGHT PLACE

BHAVBHUTI MARG (30.48 M ROW)

New Delhi
Railway Station

Existing Multilevel
Parking

TO KAMLA MARKET

PLOT UNDER REFERENCE
AREA: 1.94 Acre
(7850.90 sq.m.)



OFFICE OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110039

No. B-V-1/2017-19-55(TC LAND)

Dated, the 25 March, 2019

The Commissioner (Plg.),
Delhi Development Authority,
Vikash Minar, New Delhi.

आयुक्त (पूजा) कार्यालय
डाकरी सं. I-928 ANNEXURE-
दिनांक 26/3/19

Subject :-

REGARDING CHANGE OF LAND USE FROM 'DISTRICT PARK/GREEN' TO 'PUBLIC & SEMI-PUBLIC' OF 2.05 ACRES LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW DELHI RAILWAY STATION, AIMERI GATE, NEW DELHI.

In continuation to this office letter of even number dated 11/03/2019 and kindly refer to your office letter No. F.1 (05)/2019/MP/ dated --/02/2019 regarding minutes of the 3rd Technical Committee Meeting of DDA for the year 2019 held on 26/02/2019.

Reply of this office on paras raised by your office vide letter under reference are as under:-

- i) There will be only 30% Ground coverage and FAR-300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by us.
- ii) 4 to 5 vehicles will ply daily. So there will be no traffic impact outside of the camp. Also parking of vehicles will be inside the basement. Our Regimental Police (RP) will be available at main gate to ensure. No traffic congestion around the camp.

It is therefore requested that kindly drop the paras raised by the 3rd Technical Committee Meeting of DDA and change the land use of the 1.94 acres allotted land from 'District Park/Green' to 'Public & Semi-Public facilities' for speedy progress of work please.

Regards.

Yours faithfully


Commandant-55 Bn, CRPF

Dated, the 24 March, 2019

No. B-V-1/2017-19-55(TC LAND)

Copy forwarded to the following for information please.

1. The SDG J&K Zone, CRPF, Jammu, J&K.
2. The IGP, Northern Sector, CRPF, R. K. Puram, New Delhi.
3. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
4. The DIGP (Works) Directorate, CRPF, R.K. Puram, New Delhi.
5. The DIGP Range New Delhi, CRPF, R. K. Puram, New Delhi.


Commandant-55 Bn, CRPF

अति० आयुक्त (यो०)-II
डायरी सं० 242
दिनांक 21-2-20

142
दिनांक 02-03-2020

By NO. 2447
20/2/2020

ANNEXURE-3

By hand

**DIRECTORATE GENERAL,
C.R.P.F., BLOCK NO.7, LEVEL-III, SECTOR-I, R.K.PURAM, NEW
DELHI-110066**

(Ministry of Home Affairs/Grih Mantralaya)

No. A.III-2(1)/1991-Works-NZ-TC/Y.N.R.Stn

Dated, the 10 January 2020.

To

The Vice Chairman
Delhi Development Authority,
Vikas Sadan, New Delhi-110023.

आयुक्त (योजना) कार्यालय
डायरी सं० 1-447
दिनांक 18/2/2020

Subject:- **REGARDING CHANGE OF LAND USE FROM 'DISTRICT
PARK/GREEN' TO 'PUBLIC & SEMI PUBLIC' OF 2.05 ACRES
LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW
DELHI RAILWAY STATION, AJMERI GATE NEW DELHI.**

Sir,

Please refer to your letter No. F.20(07)2017/MP/D-57 dated 16/09/2019 addressed to the Commandant-55 Bn, CRPF, Bawana, New Delhi on the subject and this Directorate letter of even No. dated 18/12/2019.

02) In this regard, it is submitted that, 2.05 Acres of land allotted to CRPF in the vicinity of New Delhi Railway Station, Ajmeri gate for establishment of Transit Camp for the officers and personnel of CRPF deployed in far flung areas of Jammu and Kashmir, North Eastern region and Naxal affected area to maintain the law & order of state and to ensure the internal security from anti national elements. Establishment of Transit Camp is purely for the welfare of Force personnel to reach their place of deployment smoothly by train from New Delhi and other nearby Railway Stations after a long and tired duty scheduled in highly sensitive areas. Transit camp also used to facilitate the family members of Force personnel during their visit of Delhi and nearby vicinity.

03) The said land is with CRPF on lease basis since 2005. Now, considering the recent orders of Government of India regarding declaration of Delhi as base point for deployment of CRPF troops in Kashmir valley, North Eastern Region and Naxal affected areas facilities available in Temporary Transit Camp, Ajmeri Gate are not adequate and it is essential to construct multi storey Transit Camp to accommodate required number of transients, so that congestion at platforms on New Delhi Railway Station could be checked. Troops are coming from all over India for deployment in valley and they halt at Transit Camp till further arrangements made for further movement to Kashmir valley, North Eastern Region or Naxalite affected areas. On one side subject land of Transit Camp at Ajmeri Gate is most suitable for Transit Camp and on the other side location of this camp is such that its entry and

Contd..p/2.

Handwritten signature and date 20/2/2020

- 27 -

exit is not having any impact on the traffic of New Delhi Railway Station because it is from Tagore Road. The matter is in correspondence with your office since March 2019. Further, 2-3 coys of CRPF are also camp at this location to provide security to the campus as well as to meet any exigency at the time of any requirement, as a result of which adequate accommodation for their barracks, office and M.T. will also be managed in the subject camp itself. This Directorate vide letter dated 18/12/2019 requested for conversion of land use of said land from 'District Park/Green' to 'Public & Semi Public' under category Security Police (Para 13.5 of MPD-2021 corrected upto 31/03/2017). Though a considerable time has been passed but necessary confirmation regarding change of land use as requested not yet received so far resulting the construction work is delaying inordinately.

04) Therefore, you are requested to kindly look into the matter and necessary permission for conversion of land use of said land from 'District Park/Green' to 'Public & Semi Public' under category Security Police (Para 13.5 of MPD-2021 corrected upto 31/03/2017) may be accorded so that required transit accommodation could be constructed.

05) Your kind co-operation in this regard will be highly appreciated.

Yours faithfully

(Bhupendra Kumar)
DIGP(Works), CRPF

No. A.III-2(1)/1991-Works-NZ-TC/Y.N R.Stn

Dated, the 10th Feb January 2020.

Copy for information and necessary action forwarded to:-

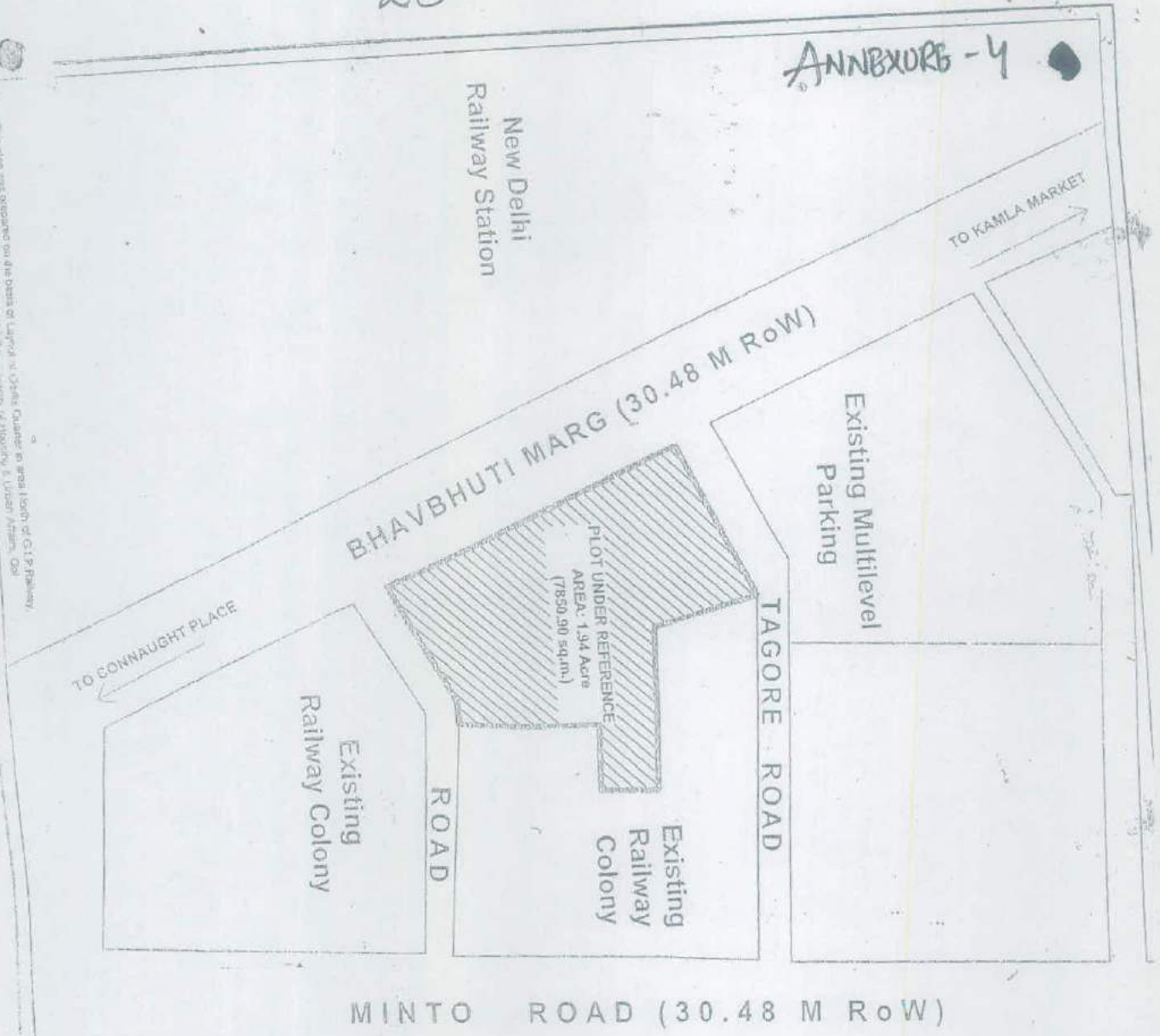
1. The Commissioner (Planning) Delhi Development Authority, 2nd Floor, Vikas Minar, New Delhi. (31)
2. The Inspector General of Police, Northern Sector, CRPF, New Delhi. It is requested that necessary liaison be made with the authorities of DDA for change of land use of the land allotted to CRPF at Ajmeri Gate, New Delhi for establishment of Transit Camp from 'District Park/Green' to 'Public & Semi Public'.
3. The Commandant 55 Bn, CRPF, Bawana, New Delhi.

(Bhupendra Kumar)
DIGP(Works), CRPF

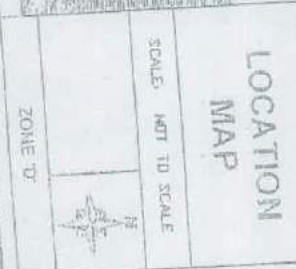
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ANNEXURE - 4

This plan was prepared on the basis of Survey of India's Quarter in area North of G.I.P. Railway, New Delhi, District of Land and Development, New Delhi, India.



KEY MAP



LOCATION MAP

North: Tagore Road & Multilevel Parking
South: Existing Railway colony
East: Existing Railway colony
West: Bhavbhuti Marg & New Delhi Railway Station

FILE NO.: F-207/1977/Map

SCALE: NOT TO SCALE

ZONE 'D'

DELHI
DEVELOPMENT
AUTHORITY

PROPOSED CHANGE OF LAND USE OF AN AREA MEASURING 1.94 ACRE (7850.90 SQ.M.) FROM RECREATIONAL DISTRICT PARK TO PUBLIC & SEMI-PUBLIC FACILITIES ALLOTTED TO MINISTRY OF HOME AFFAIRS FOR CREATION OF TRANSIT CAMP/VATIKA IN NEW DELHI CIRCLE IN THE VICINITY OF NEW DELHI RAILWAY STATION, NEW DELHI.

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Sub: Relaxation of Parking Norms for State Bhawan/ State Guest Houses

File No.: F.20(09)/2015-MP

1.0 Background:

- i. Under Secretary DD-I, MoHUA, GoI vide letter dt. 05.03.2020 has forwarded the request of Resident Commissioner, Government of Karnataka and Principal Resident Commissioner, Government of Tamil Nadu addressed to Secretary, MoHUA, GoI regarding the relaxation of parking norms for State Bhawans.
- ii. In the letter of Resident Commissioner Karnataka, it is mentioned that State Bhawans are meant for VVIPs, VIPs, state government officers and mostly official guests visiting from respective states. Private visitors are limited by way of invitation or with prior appointments. In most cases parking of private vehicles inside the premises is restricted due to security reasons. Moreover, vehicles provided by the office of Resident Commissioner for visitors from the concerned states are very limited. Some of those vehicles belongs to the State Government while some are out sourced. The occupancy of rate in most Bhawans varies from 50 - 80 % with the latter being a rare exception. Even considering 100 % occupancy, the parking norms are very high. To comply with the norms state government have to undertake substantial additional expenditure in creating this space and later in maintaining it. Construction of basement is resulting in environment issues since in some cases the basement depth is at the level of or below the water table.
Further, in the letter it has been requested to amend the parking provisions @ 1 ECS per 100 sqm of built up area.
Principal Resident Commissioner Tamil Nadu has also viewed similarly as mentioned by Resident Commissioner Karnataka. Besides above, in the another Guest House of Tamil Nadu Government, the parking provisions @ 1.33 ECS per 100 sqm has been made but the parking space is more than the actual requirement. It will require 3 basement and expenditure of Rs 20 crores to comply the norms. Three basement floors may create environmental impact including impact on the ground water flow and water level. It is finally requested for amendment of parking provisions @.5 ECS per 100 sqm.
- iii. As per the Gazette Notification dt. 23.03.2016 a new use premise has been introduced in MPD-2021 i.e. State Bhawan/ State Guest Houses

- v. The restrictions of not allowing private vehicles inside the premise result in less demand of parking inside and spill over of parking on the road / street.

In view of above, it is suggested that the parking spaces in state guest houses may be segregated for VVIPs, VIPs and other uses by giving separate entry / exit or other enforcement measures and also the parking requirement be reduced to 1.33 ECS for 100 sqm built-up areas which is the minimum standard of parking mentioned in MPD-2021 for any landuse category.

4.0 Proposal

Based on the above, following Modifications are proposed in MPD-2021

Modification in MPD-2021:

Para/ S.No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
	Chapter 4.0 Shelter	
1.	Para 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES I. STATE BHAWAN/STATE GUEST HOUSES	
	<i>Other Controls:</i> Parking to be provided @ 2 ECS per 100 sq.m. of built up area	<i>Other Controls:</i> Parking to be provided @ 1.33 ECS per 100 sq.m. of built up area

5.0 Recommendation:

The examination in Para 3.0 and proposal in Para 4.0 above is put up for consideration and approval of the Technical Committee for processing the same under Section 11-A of DD Act, 1957. Once approved, the same shall be submitted to the Authority for its consideration.


Asst. Director (Plg.)
MP & DC


Dy. Director (Plg.)
MP & DC


Addl. Comm. (Plg.) I

SUB: PROPOSED MODIFICATION IN MPD - 2021, PARA 4.2.3.4 OF CHAPTER 4.0, W.R.T. SLUM AND JJ CLUSTERS REDEVELOPMENT REGULATIONS AND GUIDELINES

F3(36)1996/MP/Pt I

1.0 Background

- 1.1 Director (Housing) DDA has sent a note dated 14.11.2019 with the approval of VC, DDA informing that a meeting was held on 14.10.2019 under the chairmanship of Secretary (HUA) (Minutes of the Meeting enclosed) in which the following was decided w.r.t. Remunerative uses for In-situ Slum Rehabilitation/ Redevelopment Projects:

"However, to make these projects viable and attractive and to avoid any future ambiguity it was agreed that DDA may consider providing suitable provisions in MPD-2021, giving flexibility to developer entities to decide remunerative use activities in various use zones. DDA may also consider the issue of change in land use of the entire land (residential and remunerative), if required."

- 1.2 In the above note it is also stated that "A presentation for finalization of DPRs and RFPs of In-situ development projects at Dilshad Garden, Kalkaji Ext. and Kusumpur Pahari, Vasant Vihar was held on 08/11/2019 under the chairmanship of VC, DDA. Inter alia, it was decided that to make the In-situ development viable on PPP mode, the FAR for the remunerative portion is required to be enhanced to 1.5 times the current permissible FAR."
- 1.3 Director (Housing) DDA in another note dated 15.01.2020 stated that the issue is being deliberated in Senior Officers Meeting of DDA time and again and further requested to initiate the proposal to provide enabling provisions in Master Plan for giving flexibility of use of remunerative component and enhance FAR of the remunerative component to 1.5 times for In-situ Rehabilitation Projects to make the projects viable and feasible.
- 1.4 A discussion was also held in the chamber of VC DDA on 13.02.2020 in presence of PC(Housing), Engineering Member, Finance Member, Commissioner (Planning), Commissioner (Housing), Director (Plg.) MP, Director (Housing) w.r.t. flexibility of use to remunerative component and enhancing the FAR of the remunerative component wherein it was decided that the modification be proposed in MPD-2021 to give flexibility of use to remunerative component and enhance FAR to 1.5 times in the remunerative component.

2.0 Provisions of MPD-2021

- 2.1 Master Plan for Delhi - 2021 recognizes the In-situ up gradation of the land pockets of Slum and JJ clusters, which are required for public/priority use, as the first option for provision of affordable housing for rehabilitation of squatters.

- 2.2 MPD-2021 stipulates that one of the focal point w.r.t. Housing for poor is In-situ slum rehabilitation, using land as a resource for private sector participation.
- 2.3 With respect to remunerative uses, the following is provided in Notes of SUB / CLAUSE 8(2) PERMISSION OF USE PREMISES IN USE ZONES of Chapter-17 in MPD-2021:
 - ii) *"Limited remunerative uses may be permitted for making environmental upgradation of social upliftment project such as covering of drains, in-situ rehabilitation schemes etc. financially viable. The activities and extent of the use permitted to be decided by DDA."*
- 2.4 Para 4.2.3.4 of Chapter-4 in MPD-2021 provides guidelines with site specific relaxation / incentives for the planning and implementation of Slum & JJ Rehabilitation Scheme, Schemes for Rehabilitation of Project Affected Persons and for Unsafe Building and EWS Public Houses Scheme.
- 2.5 Under point (i),(iii) and (vi) of Para 4.2.3.4 in MPD-2021, the following has been stipulated:
 - i. *Minimum plot size 2000 sqm (on a min. ROW of 9m). In case of Public Housing, the Technical Committee of DDA may relax minimum plot size by 10 %.*
 - iii. *The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e. Facility for the level as indicated in Table 3.3 of Chapter 3 based on the population accommodated under the Project/scheme) and FAR on the remunerative component of land shall be as applicable for the relevant land use.*
 - vi. *The minimum residential component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%.*

3.0 Technical Committee Decisions

- 3.1 The matter of providing flexibility to decide remunerative use activity, as a modification under point (iii) of Para 4.2.3.4, was also deliberated earlier in Technical Committee dated 02.08.2018 vide Item No. 20/2018. In this regard, the modification could not be acceded to, the decision of the Technical Committee is as provided below:

"In view of the provisions existing under sub clause 8(2) in chapter 17 of MPD-2021, the modifications proposed in point (iii) of Para 4.2.3.4 in MPD-2021 be deleted."

4.0 Examination

- 4.1 Any project of social up liftment done through Public Private Participation (PPP) would require ensuring financial viability and feasibility of the project for the developer entity.
- 4.2 The land use plan, as per MPD-2021, was envisaged for a planned and balanced development of the city. However, the existence/upcoming of slums and JJ Clusters on various sites alter the characteristics of the site and also the sites around it.
- 4.3 Each site of Slum/JJ Cluster needs to be examined in light of its character, proposed land use of the site and the surrounding land use. In this regard, as per the provisions provided in MPD-2021, using the remunerative component of the site only as per the permitted land use may or may not prove to be viable for the Project/developer entity in the PPP model as envisaged for the In-situ rehabilitation.
- 4.4 An exercise was also carried out by providing 1.5 times FAR on remunerative component. It was noticed that the parking requirement shall also increase by 1.5 times. It was deliberated that utilization of FAR shall be subject to fulfillment of all the development controls/ norms as prescribed in MPD/UBBL.

In view of the above, it would be appropriate to provide flexibility to the developer to adopt any permissible land use or a mix of uses, with 1.5 time of the FAR of permissible use as mentioned in Master Plan subject to maximum of 300 FAR.

5.0 Proposal

Based on the above examination the following modification in MPD-2021 is proposed:

Provision in MPD - 2021	
Para 4.2.3.4 of Chapter 4.0 Shelter	
Existing Provisions	Proposed Amendments/Modifications
iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land [(including facilities i.e. Facility for the level as indicated in Table 3.3 of Chapter 3 based on the population accommodated under the Project/scheme)] and FAR on the remunerative component of land shall be as applicable for the relevant land use.	iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e. Facility for the level as indicated in Table 3.3. of Chapter-3 based on the population accommodated under the project/ scheme). <i>The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of the landuse.</i>

	<i>Any use/mix of uses shall be permitted as proposed by the developer entity within the overall FAR of 300, in the remunerative component as per MPD provisions.</i>
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6.0 Recommendation

The proposal contained in Para 5.0 above of the agenda is placed before the Technical Committee for its consideration and approval. Thereafter, the same shall be forwarded to the Authority for its approval for processing the same under Section 11-A of DD Act, 1957 and inviting objections / suggestions from the general public.


Asst. Director (Plg.) MP


Dy. Director (Plg.) MP


Addl. Comm (Plg.) I

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ITEM No. 18/TC/2020

F.3(01)/96-Dir.(SP)/Pt-III/Pt.file

Sub: Proposal regarding Change of Landuse of an area measuring 8094 sq.m from 'Commercial' to 'Utility' located at Pocket A, Integrated Freight Complex, Gazipur for 'allotment of land to set up a plant for converting plastic wastes into diesel, tiles, etc. to SDMC.

1.0 Background:

- i) Memorandum of Understanding was signed between DDA, MCDs and CSIR dated 02.10.2019. As per the signed MoU, DDA agreed to provide land for setting up plants for converting plastic wastes into diesel, tiles, etc to respective MCDs. (Refer Annexure-A)
- ii) Accordingly, vide letter dated 30.12.2019 SDMC had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)
- iii) Subsequently, the matter was discussed in the SOM dated 14.01.2020 and as per the minutes of SOM, it was directed that Engineering Wing in coordination with Planning Department may identify 3 (three) sites (approx. 5 acres each) in various locations like Rohini, Dwarka & East Delhi for installation of the plants. (Refer Annexure-C)
- iv) Further, a meeting was held under the Chairmanship of Vice Chairman DDA on 07.02.2020, in which the vacant site opposite Fish Market in IFC Gazipur was considered for the same and it was instructed to allot 2 (two) acres of land to concerned MCD for the same purpose. (Refer Annexure-D)

2.0 Examination:

- a. As per the Zonal Development Plan of Zone-E the Landuse of the proposed site under reference is as follows (Refer Annexure-'E').

Site	Area in Sq.m	Landuse as per ZDP of Zone E
Area at Pocket A, IFC Gazipur near Fruit Vegetable Market, DAMB	8094	Commercial (Wholesale)

- b. The site under reference is a part of Layout Plan titled "Modified Layout Plan of Integrated Freight Complex Gazipur" with use premise as 'Wholesale (Commercial C2)' and area of 1.55 Hectares i.e 15,500 sq.m (Refer Annexure-F).
- c. The site of 2 acres i.e 8094 sq.m (as per the requirement) is to be earmarked for Plastic Waste Plant and the rest will remain 'Commercial'.
- d. The terminology of 'Plastic Waste Recycle Plant' is unavailable in MPD-2021. So, the **Use Premise of Plastic waste Plant is being considered under Solid Waste Management Use Zone permitted in 'Utility' Landuse** (the same may be incorporated in the definition of 'Utility' in Master Plan).
- e. Accordingly, the Change of Landuse is proposed from 'Commercial' to 'Utility' for the site under reference at Pocket A, within Integrated Freight Complex, Gazipur as per Zonal Development Plan of Zone 'E'.
- f. To locate the proposed Plastic Waste Plant Site at IFC Gazipur on Zonal Development Plan of Zone E, it is pertinent to mention that due to crisis of Covid Pandemic the latest TSS is not received from Engineering Department. Accordingly, **accurate dimensions** are to be confirmed by Engineering Department, before placing the agenda in the Authority.
- g. Litigation, ownership & allotment status of the site is not received from Land Management and Land Disposal Department even after various requests. Therefore, **allotment, litigation and ownership status are to be confirmed by concerned Departments before placing the agenda in the Authority.**

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

Sr. No	Query	Answers
1	Whether the land is government or private and who is the land owning agency?	DDA Land
2	On whose request the change of land use case or modification to MPD-2021 has been initiated?	SDMC, Delhi
3	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Yes, officers from Planning Department DDA visited the site before the Lockdown in Corona Virus Pandemic
4	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	It will facilitate the Recycling of Plastic waste which is the huge part of Solid Waste in Delhi.
5	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged

6.	What will be proposal's impact/implications on general public e.g. Law & order etc.?	No Law & Order issue is anticipated.
7.	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	Matter pertains to Land Management Department, DDA
8.	Background note indicating the current situation/provisions.	<p>i) Memorandum of Understanding was signed between DDA, MCDs and CSIR dated 02.10.2019. As per the signed MoU, DDA agreed to provide land for setting up plants for converting plastic wastes into diesel, tiles, etc to respective MCDs. (Refer Annexure-A)</p> <p>ii) Accordingly, vide letter dated 30.12.2019 SDMC had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)</p>
9.	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how.	No
10.	What were the specific recommendations of the Authority with regard to the proposal	N/A
11.	How and why the proposal was initiated	<p>i) Memorandum of Understanding was signed between DDA, MCDs and CSIR dated 02.10.2019. As per the signed MoU, DDA agreed to provide land for setting up plants for converting plastic wastes into diesel, tiles, etc to respective MCDs. (Refer Annexure-A)</p> <p>ii) Accordingly, vide letter dated 30.12.2019 SDMC had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)</p> <p>iii) Further, a meeting was held under the Chairmanship of Vice Chairman DDA on 07.02.2020, in which the vacant site opposite Fish Market in IFC Gazipur was considered for the same and it was instructed to allot 2 (two) acres of land to concerned MCD for the same purpose. (Refer Annexure-D)</p>
12.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof	Yes, the proposal was examined carefully and there is no negative impact on the population. On the other hand recycling of Plastic waste will reduce the impact on environment
13.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented?	<p>Short term outcome - Plastic waste will be recycled and put to an alternative use.</p> <p>Long term outcome Pressure on the Landfill site at Gazipur will reduce eventually as the Solid Waste will be recycled.</p>

14.	How the proposal will benefit in the development and economic growth of the city.	Plants for converting plastic waste into diesel, tiles, etc will generate economy for the concerned MCD.
15.	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate of Delhi?	May be provisions is adopted in other metropolitan cities of the country.
16.	What will be the public purpose served by the proposed modification.	Solid Waste Management
17.	What is the number of people/families/households likely to be affected by the proposed policy.	Not Available at the current situation
18.	Whether the proposal is in consonance with the existing plans, laws, by-law, rules, etc.	The proposal shall be processed as per the procedure laid down as per DD Act, 1957.
19.	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes.	The proposal shall be processed as per the procedure laid down as per DD Act, 1957.
20.	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	SDMC has been consulted and agreed for the Gazipur site in East Delhi.
21.	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministry/Departments were taken into account while preparing and examining the proposal.	Not Applicable
22.	The name, designation and contact information of an officer of level of Director or above who will be the nodal officer to be contacted by the ministry regarding the proposal.	Addl. Commissioner (Plg.) -III 4 th Floor, DDA Vikas Minar, ITO, New Delhi-110002

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4.0 Proposal :

This proposal has been prepared on the basis of MoU signed between DDA, MCDs and CSIR and as instructed by senior officials. **Change of Landuse of an area measuring 8094 sq.m from 'Commercial' to 'Utility' located at Pocket A, Integrated Freight Complex, Gazipur falling in Planning Zone 'E' under Section 11A of DDA Act1957 (Refer Plan at Annexure-'G').**

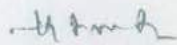
Location	Area (Sq.m)	Land use as per MPD-2021	Land use as per ZDP of Zone-E	Land use Changed to	Boundaries
Area at Pocket A, IFC Gazipur near Fruit Vegetable Market, DAMB falling in Planning Zone-'E'	8094	Commercial	Commercial	Utility	North: Proposed Truck Terminal/parking as per Layout Plan available in Zone-E. South: 30 m. ROW road as per ZDP of Zone-E. East: 45 m. ROW road as per Layout Plan available in Zone-E. West: Proposed Wholesale (Commercial) as per Layout Plan available in Zone-E.

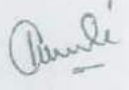
Footnote:


- The litigation, ownership and allotment status of the site, to be confirmed and verified by Land Management and Land Disposal Department, DDA respectively.
- The area and dimension of the site to be confirmed and verified by Engineering Department DDA.

5.0 Recommendation :

The proposal of para 4.0 shall be forwarded to the Authority for its approval and processing the same, under Section 11-A of DD Act 1957 for inviting objections/suggestions from the general public.


Addl. Commissioner
AP-III


Director (Plg.)
Zone E&O


Assistant Director
(Plg.) Zone-E

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MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MoU) is drawn on the 14th day of October, 1994, by and between:

THE SOUTH/NORTH/EAST DELHI DEVELOPMENT AUTHORITY (SDA) (hereinafter referred to as "SDA"), of the First Part, represented by Mr. J. Singh, Secretary (Land Disposal),

And

THE COMMISSIONER, SOUTH/NORTH/EAST DELHI Municipal Corporation & New Delhi Municipal Council, of the Second Part, represented by Mr. J. Singh, Chief Engineer, North DMCC, & Mr. J. Singh, Chief Engineer, East DMCC.

And

THE DIRECTOR, COUNCIL OF SCIENTIFIC AND INDUSTRIAL RESEARCH (CSIR) INDIAN INSTITUTE OF PETROLEUM, DEHRADUN, of the Third Part, represented by Dr. Ashim K. Das, Director-CSIR.

- I. The Indian Institute of Petroleum, CSIR, Dehradun, has developed technology to convert the plastic waste into diesel, kerosene, etc.
- II. The plastic waste is major source of pollution, and SDA, DMCC, NDACC, EDACC and New Delhi Municipal Council, so as to minimise the pollution, proposes to avail the technology in disposal of the plastic waste in Delhi.
- III. It is proposed to set up units/plants in Delhi based on this technology.

Wherefore, parties hereto agree to, collaborate for setting up these plants and the responsibilities shall be shared as follows:

- I. The SDA will make available the land for setting up the unit/plant.
- II. South/North/East Delhi Municipal Corporation & New Delhi Municipal Council will be responsible to provide the segregated plastic waste as a feed-stock to the plant.
- III. The Indian Institute of Petroleum, CSIR, Dehradun, will provide the technology and technical supervision on license basis.

Page 1 of 2
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10. Some PSUs will be requested to set up and run the plants in common lines.

The detailed terms and conditions will be finalized separately after mutual negotiations.

In witness whereof, the parties hereto, have carefully gone through the contents of the Memorandum of Understanding and have signed and put their seals on the aforesaid MOU and agreed to abide by the terms of the MOU, and have signed this as of the day and year, first above written.

Subir R. (Commissioner-LD, DDA)
(FIRST PARTY)

1. Sh. Ramesh Verma-Addl. Commr (Engg.) DMRC
2. Sh. Nand Lal Singh, Chief Engineer, North DMRC
3. Sh. P. K. Khandelwal-Chief Engineer-East DMRC
- 4.

(SECOND PARTY)

Dr. Anjan Ray, Director-CSIR
(THIRD PARTY)

Witness

- 1.
- 2.

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13-DA

2/1/2020



SOUTH DELHI MUNICIPAL CORPORATION

OFFICE OF DIRECTOR (DEMS)

Dr. Shyama Prasad Mukherjee Civic Centre, E-1 Block (8th Floor),
Jawahar Lal Nehru Marg, New Delhi-110002

Phone : 23227881 (Office)

दिनांक प्रमाणित दि. 02 जन. 2020 प्राप्ति एवं प्रेषण (मुख्य) ई-रिसीट दि. 02 JAN 2020 जारी सं.

दि. 30/12/2019

Commissioner (Land),
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi

Subject :- Setting up of the Plant for disposal/processing of Plastic Waste in SDMC

An MoU was signed on 02/10/19 in the presence of Hon'ble L.G., where senior officers from DDA, all three DMCs, CSIR, Indian Institute of Petroleum Dehradun were also present regarding setting up unit/plant in each DMC to convert the plastic waste into diesel, tiles etc.

As per this MoU, DDA will make available the land for setting up the unit/plant, South DMC will provide segregated plastic waste as a feed stock to the plant and Indian Institute of Petroleum, Dehradun will provide technology and technical supervision on license basis.

In continuation to above, the undersigned had discussion with Dr. Sanat Kumar from Indian Institute of Petroleum, Dehradun who informed that approx. two acres of land will be required for setting up of 10 TPD capacity plant.

It is, therefore, requested to allot suitable parcel of land so that further action could be taken up in the matter.

Encl:- Copy of MoU

Director (DEMS)

Copy for information to :-

1. VC, DDA
2. Commissioner, SDMC
3. Addl. Cmr. (DEMS)
4. E-in-C
5. SE(DEMS)/HQ -to pursue

[Signature]
Smeeta

SOM Dated 28.01.2020

S.No.	Department(s)	Related Issues	Discussion held on 14.01.2020
1	Landscape/Architecture	Linking the Greens Cycle Park.	Engagement of Consultant SA (DUHF) to take approval from all concerned depts. and put up the file for approval. A/A & E/S - part approval for the cycle-tracks at Grade. Estimates to be firmed up. Cycle Park - Director (LS) informed that the detailed project report has been prepared and submitted to EM office. Discussion to be held with VC/DDA.
2	PLANNING	Projects with NBCC (i) Karkardooma	Karkardooma - CE (EZ) informed that the observations on the estimates are being incorporated for processing it for A/A & E/S approval. STATUS. Sanjay Lake - CE (EZ) informed that there are certain gaps for which the NBCC has been asked to submit the revised DPR. Karkardooma - SA/EZ) to submit the Master Plan of the site to DUAC for conceptual approval. To be uploaded by 03.02.2020. CE(EZ) to process the case for EAC approval. STATUS. Sanjay Lake - STATUS on the DPR to be submitted by NBCC.
3	Land Disposal	Disposal of Housing Plots. (i) 50% EWS (ii) 15% EWS	(i) 50% EWS : Dir (RL) to submit the agenda for placing it in the next Authority meeting. (ii) 15% EWS : CLD informed that 07 plots have been put for auction. Regd Vasant Gaon housing plot it - AC (Plg.)-II to revisit the proposal and put up for SCM approval.
		MoU with CSIR on Plastic Waste.	It was discussed that Engineering in coordination with Planning and Engineering to identify the sites. STATUS. Plg. Dept to identify 03-sites (approx. 5 acres each) in Rolini, East and Divarka for installation of the plant.

ANNEX - (C)

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Dil

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Sanjay Lake - 07 plots
03.02.2020

Handwritten notes:
03.02.2020 - Status

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ANNEX (D)

DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL LAND BRANCH
A-216, 2nd Floor, Vikas Sadan, INA, New Delhi-110023

निदेशक (योजना)

जोन ई एंड ओ

डायरी संख्या

दिनांक

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6/02/2020

No. F.32(Misc.)19/IL/160

Dated: -05/02/2020

MEETING NOTICE

A meeting is scheduled on 07.02.2020 at 04:00 PM under the Chairmanship of worthy Vice Chairman, DDA, in the Conference room of Vice Chairman, DDA at 'B' Block, 1st Floor, Vikas Sadan, INA, New Delhi regarding memorandum of Understanding signed between DDA, MCDs and CSIR dated 02.10.2019 regarding allotment of land for setting up plants for converting plastic waste into diesel, tiles, etc to respective MCDs.

The following officers are requested to attend or depute the concerned officer to attend the meeting on the date and time given above.

1. Pr. Commissioner, (LD), DDA
2. Director, CSIR,
3. Commissioner, SDMC
4. Commissioner, North DMC
5. Commissioner EDMC
6. Commissioner (LM), DDA
7. Commissioner (LD), DDA
8. Commissioner (Plg.), DDA
9. Chief Architect, DDA
10. Addl. Commissioner (LS), DDA
11. Chief Engineer, (SZ), DDA
12. Chief Engineer, (EZ), DDA
13. Chief Engineer, (NZ), DDA
14. Director (IL), DDA
15. Director (Hort.)SE, DDA
16. Director (Hort.)NW, DDA

(Sada Shiv)
Dy. Director (IL)

Copy to:-

All concerned

Copy for information to:-

OSD to VC, DDA


Dy. Director (IL)

Designated accompanied by Dir (Plg.) Scanned by CamScanner
being under the Dir (Plg.) under FR 490/Zone 020. He
is site opposite Fish market in IFC Gasipur which can be considered
informed in the meeting. As the site was near

Mailbox of commplg@dda.org.in

आयुक्त (योजना) कार्यालय
 डायरी सं. M-16 S
 दिनांक S/2/2020

M424

Subject: Meeting Notice fixed on 07.02.2020 at 04:00 PM

From: Dy Director IL <dydirildda@gmail.com> on Wed, 05 Feb 2020 12:33:19

To: pcdada@dda.org.in, pcdald@dda.org.in, director@ilp.res.in, commissioner-sdmc@mcd.gov.in, commissioner-ndmc@gmail.com, commissioner-ndmc@mcd.gov.in, commissioner-edmc@mcd.gov.in, commrindmanag1@dda.org.in, commrinddisp@dda.org.in, commplg@dda.org.in, chiefarchitect@dda.org.in, poonamrubby@gmail.com, cesz@dda.org.in, cesz.dda@gmail.com, ceez@dda.org.in, cenorthdda@gmail.com, cenorthdda@gmail.com, cenorthdda@gmail.com, directorildda@gmail.com, dirhortsouth@dda.org.in, dirhortnorth@dda.org.in, dirhortnwdda@gmail.com

1 attachment(s) - Meeting Notice MCDs and CSIR_1.pdf (192.68KB)

Sir/Madam,

Please find attached Meeting Notice regarding memorandum of Understanding signed between DDA, MCDs and CSIR dated 0210.2019 regarding allotment of land for setting up plants for converting plastic waste into diesel, tiles etc. to respective MCDs.

Regards,

O/o Dy. Director (IL)/DDA

अति० आयुक्त (यो०)-II

डायरी सं० २२२

दिनांक 17/2/20

May See Please

Comm (Plg) in mrs.

Ac (Plg) II Chander Bhalu 6/2/2020

Ac (Plg) III

Ac (Plg) Projects

Dir (Plg) Zone E & O

Dir (Plg) Zone J & L

Link up with concerned.

Plg. Asth. I / Zone E

17/02/2020

existing dumpyard was considered fit by EDMC. Worthy V.C. DDA instructed to allot the land to MCD. Submitted for information

by Dir (Plg) holding add. chg of

Dir (Plg.) under FR49(i)/Zone E & O

Add Comm (Plg.) / II

Commissioner (Plg.)

https://webmail.rediffmailpro.com/ajaxprism/readmail?printable=1&block_images=1&file_name=1580886199.S.271810.2650.H.WUR5IERpcmVjdG9yl... 1/1

The site will require lease of land use.

Accordingly the matter will be placed

in Technical Committee for change of

land use. urgent pl

Director (Plg.)

17/02/2020

17/02/2020

17/02/2020

E-48-

ANNEX - E



ONAL DEVELOPMENT PLAN - ZONE - E

D D A दिल्ली विकास प्राधिकरण

PLANNING WING योजना विभाग
TRANS YAMUNA AREA UNIT यमुना पार क्षेत्र यूनिट

LAND USE (DRAFT) भूमि उपयोग (ड्राफ्ट)

RESIDENTIAL आवासीय
समूह आवासीय

COMMERCIAL व्यावसायिक
उप केन्द्रीय व्यावसायिक जिला केन्द्र
जिला केन्द्र
समुदाय केन्द्र
ग्रोक स्टोअर और मण्डारण
होटल
सेवा बाजार
अनौपचारिक बाजार
पेट्रोल पम्प / सी.एन.जी. / गैस गोदाम

INDUSTRIAL औद्योगिक
निर्माण
सर्विस केन्द्र

RECREATIONAL मनोरंजात्मक
क्षेत्रीय पार्क
जिला पार्क
समुदाय पार्क / पार्क बहुउद्देशीय भूतल
ऐतिहासिक इमारत

TRANSPORTATION यातायात
एकीकृत यात्री टर्मिनल
मेट्रो स्टेशन
एम.आर.टी.एस. कोरीडोर
बी.आर.टी.एस. कोरीडोर
रेल परिसंचरण
सड़क 90 मीटर मार्गचिह्न
सड़क 60 मीटर मार्गचिह्न
सड़क 45 मीटर मार्गचिह्न
सड़क 30 मीटर मार्गचिह्न
सड़क 24 मीटर मार्गचिह्न
बस आगार / बस परिसर / मोनो रेल
जंक्शन/बस परिसर
ग्रेड सेपरेशन / फ्लाईओवर (PROPOSED)
R.O.B. / R.U.B.
PARKING
MULTI LEVEL PARKING (INDICATIVE, WILL BE AS PER APPROVED LOP & STATUS OF LAND)
वाहन स्थान
बहुतल परिसर (संकेतिक चिह्न जो स्थिति के अनुसार निर्धारित होंगे)

UTILITY उपयोगिता
जल शोधन संयंत्र
मल शोधन संयंत्र
विद्युत सब-स्टेशन
कूड़ा कंकट (सिमेंटी सेंड फिल)
माला
मल और पम्पिंग स्टेशन

GOVERNMENT सरकारी
जिला क्षेत्र न्यायालय

PUBLIC AND SEMI-PUBLIC सार्वजनिक एवं अर्ध-सार्वजनिक
अस्पताल / क्षेत्रीय / क्षेत्रीय सी. / क्षेत्रीय सी.
शिक्षा एवं अनुसंधान
विश्वविद्यालय / कॉलेज
पुलिस / पुलिस लाइन / जिला कारागार
संचार स्थल
कब्रिस्तान / शमशान भूमि
अग्नि शमन केन्द्र
सुविधा केन्द्र
क्रीडा सुविधाएँ / परिसर / स्टेडियम / खेल कूद केन्द्र

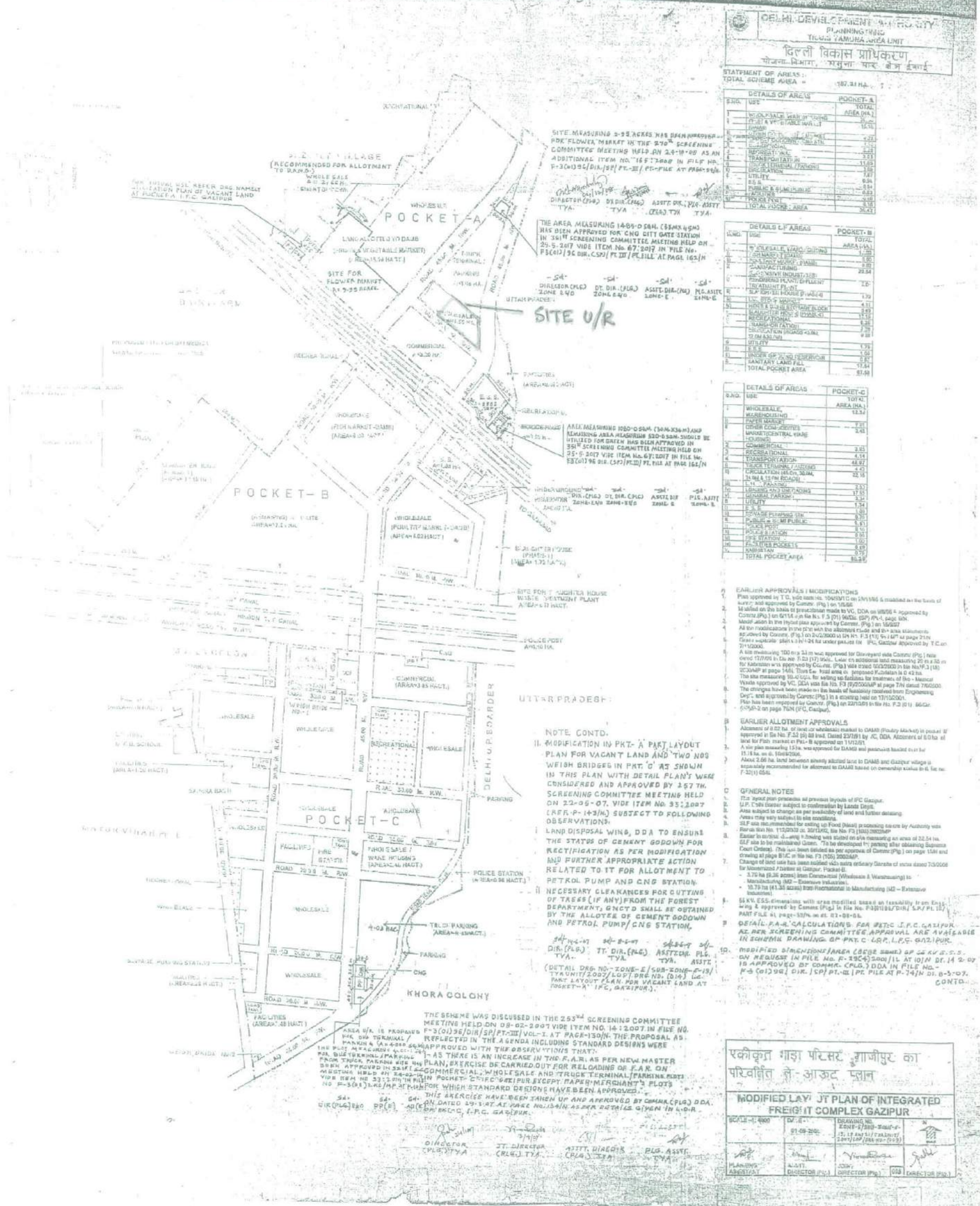
OTHERS FACILITIES IN RES., COMMERCIAL & PSP USE ZONE अन्य सुविधाएँ आवासीय में, व्यावसायिक एवं सार्वजनिक एवं अर्ध सार्वजनिक उपयोग जोन
नर्सिंग होम / पोली क्लीनिक
प्रसूति गृह
वृद्धावस्था गृह / कामकाजी महिला होस्टल
मनोरंजन क्लब / बहुउद्देशीय सुविधा होल
मुख्य डाकघर / पुरमाय केन्द्र
पुलिस स्टेशन

AGRICULTURE/GREEN BELT & WATER BODY कृषि / हरित पट्टी एवं जल निकाय
कृषि / हरित पट्टी
नदी एवं जल निकाय

NOTE :-
1. MODIFIED BASED ON THE APPROVAL OF MINISTRY OF URBAN DEVELOPMENT, GOVT. OF INDIA
VIDE LETTER NO. K-12011/23/2009-DOUB. DATED: 06.03.10

MAP 2

PLANNING MAN	PLANNING ASST.	PLANNING ASST.	PLANNING ASST.
ASST. DIRECTOR	ASST. DIRECTOR	JOINT DIRECTOR	DIRECTOR



SITE W/R PROP.
USED FOR
CHANGE OF
LANDUSE FROM
COMMERCIAL
TO
UTILITY. 2A
N.H. 2A

✓ 100 ANNEX (G)

SAZI PUR

Ⓐ

W

W

W

E

300

ROAD 45.0 M R/W

R/W

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

No. F01(03)2020/MP/

Date : 03.06.2020

MEETING NOTICE

The 3rd 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 **Friday, 05.06.2020 at 10:30 AM**. The ID and password for the same shall be informed separately by mail and/or message.

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

(Manju Paul)
Addl. Commissioner (Plg.)-I

To:

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

Special Invitee:

1. DIG (Engineer), CRPF (Sh Gur Gopal)
2. Commandant, 55 BN, CRPF (Sh Deepak Dhoundiyal)

INDEX

3rd Technical Committee Meeting to be held on 05.06.2020

Sl. No.	Item No.	Subject	Page No.
1.	14/2020	Confirmation of the Minutes of 2 nd Technical Committee meeting held on 24.02.2020 F1(02)/2020/MP	1-7
2.	15/2020	Proposed Change of Landuse of an area measuring 1.94 acre (7850.90 sqm) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi F.20(7)2017/MP	8-29
3.	16/2020	Relaxation of Parking Norms for State Bhawan/ State Guest Houses F.20(09)2015/MP	30-32
4.	17/2020	Proposed Modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum and JJ Clusters Development Regulations and Guidelines F.03(36)1996/MP	33-36
5.	18/2020	Proposal regarding Change of Landuse of an area measuring 8094 sqm from 'Commercial' to 'Utility' located at Pocket A, Integrated Freight Complex, Gazipur for ' allotment of land to set up a plant for converting plastic wastes into diesel, tiles, etc. to SDMC. F.03(01)96-Dir.(SP)/Pt-III/Pt. File	37-50
Other Issues			
6.	19/2020	Clarification regarding permission to run Path-lab/Diagnostic Laboratory Facilities from the Basement F.20(04)2005/MP	



ITEM No. 14/TC/2020

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

F.1 (2)/2020-MP/98

Date: 06.03.2020

Subject: Minutes of the 2nd Technical Committee meeting of DDA for the year 2020 held on 24.02.2020.

The 2nd Technical Committee meeting of DDA for the year 2020 was held under the Chairmanship of V.C. DDA on 24.02.2020. 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.

Rajesh Kumar Jain
6/3/2020

(Rajesh Kumar Jain)
Director (Plg.) Master Plan

To:

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

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
1.	07/2020	Confirmation of the minutes of 10 th Technical Committee meeting held on 13.01.2020. F.1(1)/2020/MP	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 13.01.2020 were confirmed as circulated.	
2.	08/2020	Proposal regarding change of land use of an area measuring 10.17 Acres 48 bighas, 17 biswas (Kh. No. 1579/474, 475, 465, 468 & 469) at village Bahapur situated along the MaaAnandimai Marg, Kalkaji from "Recreational (City Park District Park, Community Park) to 'Institutional' in Planning Zone-F. F.3(64)2003/MP	It was informed by AC (Plg)-III that it is a MCD's proposal but the concern officer is not present in the meeting to explain the proposal. The agenda was earlier deferred in the last T.C. Meeting held on 13.01.2020 due to non-presence of the officer of the concerned department. It was further pointed out that the ownership status as mentioned in agenda is not clear. It was finally decided that the agenda be returned to the concerned department of SDMC with the request to bring in forthcoming TC meeting with clear cut land status.	
3.	09/2020	Applicability of Development Control norms on Plot no. 3 and Plot no. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. Respectively in Layout Plan of Facility Corridor F.C.-1. F.26(8)2019-MP	The proposal was presented by Director (Plg) Zone J. Chief Town Planner (CTP), SDMC requested for clarification w.r.t. the Use Premise and Development Control to be provided to these plots. The following points were deliberated: 1. It was deliberated that the plots under reference forms part of facility corridor and Master Plan for Delhi - 2021 in para 5.7.1 stipulates that Sub-City Level Commercial Areas permits the provisioning of District Centre and community centre in a linear form with specific area provisions. Besides the District Centres and Community Centres, non - hierarchical Commercial Centres also permitted in para 5.5. The development Control Norms for all the above commercial centres are identified in Table 5.4 of Chapter 5.0 in MPD-2021. 2. CTP, SDMC informed superimposition of Khasraon the maps as mentioned in SOP, cannot be done by MCD. This may be dealt by DDA.	

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			<p>3. It was informed by Director, Master Plan that for fixing of conversion charges / other charges as mentioned in regulations for enabling the Planned Development of Privately Owned Land, matter has already been referred to Director (LC) on - 19.07.2018 and 18.02.2020.</p> <p>After deliberation, it was decided that:</p> <p>i. Since the area of the plots does not qualify in either of the category of District Centre and Community Centre, the development control norms of non-hierarchical commercial centre i.e. 50% Ground Coverage and 125 FAR be given to the plots under reference and the activities permitted shall be same as in community centres.</p> <p>ii. Further, it was decided that following to be added/ clarified in the approved guidelines for implementation of "Regulations for enabling planned development of privately owned lands" for further action by the concerned department:</p> <p>a. Super imposition of the individual plot shall be done by concerned local body / applicant in consultation with the revenue department, GNTCD before forwarding the application to DDA. However, Layout plan of the area on the khasra map shall be prepared by DDA if the land is contiguous. In such cases where DDA has to prepare Layout Plan for the area, DDA will do the super imposition on Khasra Map.</p> <p>b. Further, utilization of land in facility corridors on proportionate basis shall be worked out while preparing the layout plan, in order to cater to the City / Zonal</p>	

-4-

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			<p>requirement while preparing the Layout Plan.</p> <p>c. In case there are other general issues needing clarification, MCD's may identify and send to DDA and a discussion will be organized.</p>	
4.	10/2020	<p>Provision of additional land of 5.9 Acres to GNTCD for expansion of institute of Liver and Billiary Sciences (ILBS) Hospital, Vasant Kunj.</p> <p>F.20(2)2005/MP</p>	<p>The proposal was presented by Dir(plg) Zone J, it was informed that Chief Secretary vide letter dt. 24.01.2014 has requested to allot 6 acres of additional land to Health and Family Welfare Department for expansion of essential facilities at ILBS. A land measuring 9.3 hectares is already under possession of ILBS hospital till date.</p> <p>IL Department has informed in the file that Competent Authority has in principal agreed for allotment of this additional land. It has also been mentioned in the request received from ILBS that it is a deemed university and as per MPD_2021 land upto 20 Ha can be earmarked for university and education and research.</p> <p>After deliberation, Technical Committee agreed to the proposal for allotment of additional land to GNCTD for expansion of ILBS hospital subject to change of land use, as the land use of the land is residential as per Zonal Development Plan of Zone 'J'.</p> <p>It was also recommended that the provisions for National / City level health facilities should also be considered over and above the provisions given in MPD for health facilities so that specialized / super speciality medical facilities can be developed in the larger public interest. The norms should be framed and proposed in the next Master Plan for Delhi - 2041, which is under preparation.</p>	
5.	11/2020	<p>Proposed modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum & JJ Clusters redevelopment regulations and Guidelines.</p> <p>F.3(36)1996/MP/Pt.I</p>	<p>The Agenda item was withdrawn for want of more information.</p>	

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
6.	12/2020	Allowing FAR of 400 for Group Housing on Industrial Plots (Ajudhiya Mills / National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10 th May 1996 and MPD-2021 provisions of Table 7.3 para (xii). F.23(13)2005Bldg./Pt.	<p>The proposal was presented by Director(Building). It was informed that as per the decision of last Technical Committee meeting, the legal opinion has been obtained and forms part of the agenda wherein it is clearly mentioned that since the previous legal opinion is clear as such no further Legal opinion / vetting is required.</p> <p>After detail deliberation the proposal was approved. It was further decided that similar cases need not to bring in TCmeeting and concerned local body shall take necessary action as decided by the Technical Committee.</p>	
7.	13/2020 Laid on Table	Proposal of grant of NOC for CNG / EV charging station on Private Land Khasra No. 10/22 min, village - Singhola, Tehsil - Alipur, District North, Delhi in view of notified regulations dated 08.03.2019. F.3(11)2009-MP/	<p>The proposal was presented by AC (Plg.) Projects. It was informed that the applications after scrutiny from LD Wing have been forwarded to Planning Department and all such cases after examination are being placed before the Technical Committee for its consideration.</p> <p>It was further explained that the site under reference falls partly under Public and Semi-Public (PSP) Use and partly in Recreational land use and no layout plan of this area has been prepared yet. Since CNG station is permitted in all Use Zones including undeveloped recreational areas with the exception of Ridge and Regional Park as mentioned in para 12.13 of MPD-2021 and in para 1 of <i>regulations for setting up of fuel stations on privately owned lands</i>, the proposal is placed for approval.</p> <p>After detailed deliberations, the proposal was approved with the conditions that:</p> <p>(i) The approval shall be null and void if the said site is affected in any of the future infrastructure project.</p> <p>(ii) For EV Charging, till such time the D.C. norms for EV Station / EV charging point are framed, minimum 15 sqm per Car for EV charging will be earmarked which</p>	

- 6 -

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			shall conform to specifications and safety norms as per the PESO Act and obtain clearance from the concern Authority. (iii) The approved site of fuel station shall be incorporated in the area layout plan/ zonal development plan.	

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ANNEXURE-I

List of participants of 2nd meeting for the year 2020 of Technical Committee on 24.02.2020.

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
8. Addl. Commissioner (Plg.) - IV
9. Addl. Chief Architect, VC Sectt.
10. Director (Plg) MP
11. Director (Plg.) UC & J (In-Charge)
12. Dy. Director (Plg) MP & DC
13. Dy. Director (LM)

OTHER ORGANIZATIONS

1. Town Planner, T.P. Deptt., SDMC
2. Town & Country Planner, TCPO
3. Architect (Asstt.), DUAC
4. ACP / T/SD (Delhi Traffic Police)
5. DCP/T/Southern Range, Delhi Police
6. Chief Engineer, SDMC

1/3/20

Sub: Proposed change of land use of an area measuring 1.94 acre (7850.90 sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.

File No. F.20(7)2017/MP

1.0 Background

- i. CRPF vide letters No. B-V-1/2017-18-55(TC LAND) dated 26.05.2017 & 25.05.2017 requested DDA to change the land use of an area measuring 1.94 acre from 'District Park/Green' to 'Police Camp' allotted to Ministry of Home Affairs (MHA) on as is where is basis for construction of Transit Camp/Yatri Niwas for Central Reserve Police Force (CRPF) in the vicinity of New Delhi Railway Station, New Delhi. In response, DDA vide letter dated 12.06.2017 has requested CRPF to send the requisite information/documents, which were sent by CRPF vide letter dated 20.06.2017.
- ii. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'.
- iii. While examining the matter, it is observed that the requirements stated by CRPF are part of Police Camp which falls under 'Public & Semi-Public Facilities' land use. Further, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- iv. DDA has received the CRPF letter No. B-V-1/2017-19-55(TC LAND) dated 22.01.2019, enclosing therewith, L&DO Corrigendum F.No. L-IIA/11/ (747)/2015/31 dated 18.01.2019 wherein it has been that allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'.

2.0 Follow up action

- A. The proposal for change of land use of an area measuring 1.94 acre (7850.90 sqm.) from 'Recreational (District Park)' to 'Public & Semi Public Facilities' was considered by the 3rd Technical Committee of DDA in its meeting held on 26.02.2019 vide item No. 10/2019. The decision of the Technical Committee is reproduced as below:

"The proposal was presented by the Dy. Director (Plg) Zone-D. After detailed deliberations, the Technical Committee recommended that the matter may be submitted after examining the following:

- i. The impact of the traffic due to the proposed use of the land.*
- ii. Explore the possibility of limiting the ground coverage and the total built up area considering the site is having green cover."*

(The copy of Technical Committee Agenda alongwith decision is enclosed at Annexure-1)

- 9 -

B. In response to the decision of Technical Committee, CRPF vide letter dated 25.03.2019 has ensured the following:

- i. 4 to 5 vehicles will ply daily. So there will be no traffic impact outside of the camp. Also parking of vehicles will be inside the basement. Our Regimental Police (RP) will be available at main gate to ensure. No traffic congestion around the camp.
- ii. There will be only 30% Ground Coverage and FAR -300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by CRPF.

(The copy of CRPF letter dated 25.03.2019 decision is enclosed at **Annexure-2**)

C. Further, DDA vide letter dated 16.09.2019 had communicated to CRPF that Competent Authority has a view that CRPF may explore for an alternate site for construction of Transit Camp/Yatri Niwas.

D. In response to DDA letter dated 16.09.2019, CRPF vide letter dated 10.02.2020 has again requested to look into the matter and to accord permission for conversion of the land use from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' for construction of Transit Camp/ Yatri Niwas. (Refer **Annexure-3**)

3.0 Examination

- i. The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow Zone (LBZ).
- ii. The land use of the site under reference is 'Recreational (District Park)', as per MPD-2021 and approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
- iii. L&DO vide letter dated 30.03.2017 has allotted a plot of land measuring about 2.05 acre in the vicinity of New Delhi Railway Station to the Ministry of Home Affairs on as is where is basis for construction of Transit Camp/Yatri Niwas for CRPF.
- iv. CRPF vide letter dated 26.05.2017 has mentioned that after digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021 and only 1.94 acre land has been taken in possession by CRPF on paper on 25.05.2017.
- v. As per para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'. Subsequently, L&DO vide letter dated 16.06.2017 has sent 'No Objection Certificate' to DDA for change of land use.
- vi. Further, CRPF vide letter dated 03.08.2017 sent the requirements of the said plot which includes accommodation facilities, underground parking, Mess with dining halls and lounge, which were clarified by DDA officials that the requirements are part of Police Camp which comes under land use category of 'Public & Semi-Public Facilities' as per MPD-2021. In view of this, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.

- vii. As per the Table 13.10 under MPD-2021, the Planning Standards & Development Controls for Public Semi-Public (Government Use Premises) are as under:

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/100 Sq.m. Floor Area)
7	Police Training Institute /College, Fire Training Institute/ College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

Other Controls:

** The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans.

- Residential Use – Maximum up to 30% of permissible FAR can be utilized for residential activities. The activities permitted within residential component shall be as per Residential Plot - Group Housing.
 - Height – No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.
 - Other controls for setbacks, basement, services plans etc. as per Chapter 17.0 Development Code.
 - For intensive utilization of existing government buildings / land, as mentioned in para 8.2 following will be applicable in case of redevelopment:
 - Utilization of 10% of total permissible FAR for Commercial Uses to make the redevelopment process financially feasible.
 - Use premises such as National Security Establishments and Disaster Management Units shall be permitted within the categories mentioned in above Table.
- viii. Thereafter, CRPF vide letter dated 22.01.2019, enclosing therewith, L&DO Corrigendum dated 18.01.2019, stated that Land Allotment Screening Committee (LASC) in its meeting held on 27.11.2018 recommended that clause 2(ii) of the allotment later may be amended to change land use from 'District Park/Green' to 'Public & Semi- Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs vide letter dated 26.02.2018.
- ix. Further, Land & Development Office vide letter dated 11.02.2019 has given 'No Objection' for the change of land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land measuring 2.05 acres allotted to MHA in the vicinity of New Delhi Railway Station for construction for multi-storey transit Camp/Yatri for CRPF.

4.0 Information as per the MoUD (now MoHUA), GoI letters dated 07.04.2015 & 04.09.2015

MOUD, GoI vide letters dated 07.04.2015 & 04.09.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11-A of Delhi Development Act, 1957.

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The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD letter dated 07.04.2015 is as follows:

S. No.	Information asked by MoUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	It is a Government land and is with Land & Development Office (L&DO), MoHUA, GOI.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the request by CRPF letters dated 26.05.2017 & 25.05.2017 and Ministry of Home Affairs (MHA) D.O. letter dated 05.01.2017.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site under reference was inspected by the officers of Planning Department and following was observed: i. The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station. ii. There are tin sheds of CRPF camp existing within the site under reference and there are large number of grown up trees existing at the site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	CRPF vide letter dated 25.03.2019 has ensured that <i>there will be only 30% Ground Coverage and FAR -300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by CRPF.</i>
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	Law and order situation will be improved after establishment of Police Camp and public feel safety and security in around Minto road, Ajmeri gate side railway station.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case in respect of the site under reference.

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

S. No.	Information asked by MoUD vide letter dated 04.09.2015	Reply
1.	Background note indicating the current situation/ provisions	L&DO vide letter dated 30.03.2017 has allotted land to Ministry of Home Affairs (MHA) for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, Ajmeri Gate, New Delhi. The land falls under District Park Use Zone as per MPD-2021 and to be changed to Public & Semi-Public Facilities. Presently temporary tin sheds of CRPF camp existing within the site under reference.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	<ul style="list-style-type: none"> - Earlier, on the basis of the request received from the land owning agency (i.e. L&DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957. - This is a proposal of the Ministry of Home Affairs, Govt.
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul style="list-style-type: none"> - Central Reserve Police Force (CRPF) functions under the aegis of Ministry of Home Affairs (MHA) of the Government of India to enable the government to maintain Rule of Law, Public Order and Internal Security effectively and efficiently. - The proposal, if recommended by the Technical Committee is to be considered by the Authority as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	- The proposal has been initiated by Ministry of Home Affairs vide D.O. dated 05.01.2017, wherein, MoUD was requested to allot the said land permanently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwas with change of land use.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	- Yes, this piece of land is being utilized as Transit Camp to accommodate to CRPF personnel. The case examined in LASC meeting held at MoUD, then plot was allotted by MoUD to MHA vide letter No. F.No. L.IIA/11/474/2016/137 dated 30 March 2017 for construction of Transit camp / Yatri Niwas for CRPF.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	- This piece of land is being utilized as Transit Camp to accommodate to CRPF personnel and safe custody of Govt. equipment/materials.

		Besides, the transit of jawans, CRPF coys for election and urgent law & order duties are also accommodated at the transit Camp on requirement basis, in view of large scale movements in CRPF due to unpredictable changing internal scenario in the Nation.
7.	How the proposal will benefit in the development and economic growth of the city	- It will benefit regarding the development of New Delhi railway station since coy movement will be monitored by the camp location as per availability of train.
8.	What are the provisions corresponding to the proposed policy/change in other metropolitan cities in India and other countries & if those provisions differ from the proposal, then why are they not considered appropriate for Delhi	Not Applicable
9.	What will be the public purpose served by the proposed modification	- As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
10.	What is the number of people/families/ households likely to be affected by the proposed policy	- Not applicable. It will benefit the families/jawans of the CRPF.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	- The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D; therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes?	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been consulted and if yes what were	- Yes, Ministry of Home Affairs (MHA) & MoUD have been consulted and approved allotment of the land.

	their views and how they were disposed.	
14.	Whether the relevant guidelines/ orders of DOPT, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	The issue of change of land use is not related to any guidelines/orders of DOPT, Ministry of Finance and other nodal Ministries/ Departments.
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal	- Sh P.K. Naik, Deputy Inspector General - Sh Deepak Dhoundiyal, Commandant 55 Bn, CRPF, Contact No. 9868395001

5.0 Proposal

In view of the Technical Committee decision dated 26.02.2019 and subsequent request letters of CRPF dated 25.03.2019 & 10.02.2020, the proposal for change of land use of an area measuring 1.94 acre (7850.90 sq.m.) may be changed from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp). The details of the proposal are as under:

Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site for CRPF Transit Camp/Yatri Niwas is situated in the vicinity of New Delhi Railway Station.	1.94 acre (7850.90 sq.m.)	Recreational (District Park)	Public & Semi-Public Facilities (Police Camp)	North: Tagore Road & Multilevel parking South: Existing Railway colony East : Existing Railway colony West : Bhavbhuti Marg & New Delhi Railway Station

(The location plan of the site under reference is annexed as **Annexure-4**)

6.0 Recommendation

Proposal at para 5.0 above is submitted for the consideration of the Technical Committee for further processing under Section 11-A of DD Act, 1957.

Asst. Director (Plg.)
Zone-D

Director (Plg.), Zone-D

Addl. Commissioner
(Plg.)-II

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Laid on 26.05.2017
ANNEXURE-1 - 19 -

Committee Meeting 118/C
Laid On Table
ITEM No. 10/TC/2019

Sub: Proposed change of land use of an area measuring 1.94 acre (7850.90 sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.
File No. F 20(7)2017/MP

1.0 Background

- i. CRPF vide letters No. B-V-1/2017-18-55(TC LAND) dated 26.05.2017 & 25.05.2017 requested DDA to change the land use of an area measuring 1.94 acre from 'District Park/Green' to 'Police Camp' allotted to Ministry of Home Affairs (MHA) on as is where is basis for construction of Transit Camp/Yatri Niwas for Central Reserve Police Force (CRPF) in the vicinity of New Delhi Railway Station, New Delhi.
- ii. In response, DDA vide letter dated 12.06.2017 has requested CRPF to send the requisite information/documents, which were sent by CRPF vide letter dated 20.06.2017.
- iii. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'.
- iv. While examining the matter, it is observed that the requirements stated by CRPF are part of Police Camp which falls under 'Public & Semi-Public Facilities' land use. Further, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- v. Now, DDA has received the CRPF letter No. B-V-1/2017-19-55(TC LAND) dated 22.01.2019, enclosing therewith, L&DO Corrigendum F.No. L-IIA/11/ (747)/2015/31 dated 18.01.2019 wherein it has been that allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'. (Annexure-A)

1.1 Examination

- i. The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow Zone (LBZ).
- ii. The land use of the site under reference is 'Recreational (District Park)', as per MPD-2021 and approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
- iii. L&DO vide letter dated 30.03.2017 has allotted a plot of land measuring about 2.05 acre in the vicinity of New Delhi Railway Station to the Ministry of Home Affairs on as is where is basis for construction of Transit Camp/Yatri Niwas for CRPF.
- iv. As per CRPF letter dated 26.05.2017, after digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021 and only 1.94 acre land has been taken in possession by CRPF on paper on 25.05.2017.

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- v. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'. Subsequently, L&DO vide letter dated 16.06.2017 has sent 'No Objection Certificate' to DDA for change of land use.
 - vi. Further, CRPF vide letter dated 03.08.2017 sent the requirements of the said plot which includes accommodation facilities, underground parking, Mess with dining halls and lounge, which were clarified by DDA officials that the requirements are part of Police Camp which comes under land use category of 'Public & Semi-Public Facilities' as per MPD-2021. In view of this, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
 - vii. As per the Table 13.10 under MPD-2021, the Planning Standards & Development Controls for Public Semi-Public (Government Use Premises) are as under:

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/100 Sq.m. Floor Area)
7	Police Training Institute /College, Fire Training Institute/ College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

Other Controls:

** The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans.

- viii. Recently, CRPF letter dated 22.01.2019, enclosing therewith, L&DO Corrigendum dated 18.01.2019, stated that Land Allotment Screening Committee (LASC) in its meeting held on 27.11.2018 recommended that clause 2(ii) of the allotment later may be amended to change land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs vide letter dated 26.02.2018.
- ix. Further, Land & Development Office vide letter dated 11.02.2019 has given 'No Objection' for the change of land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land measuring 2.05 acres allotted to MHA in the vicinity of New Delhi Railway Station for construction for multi-storey transit Camp/Yatri for CRPF.

3.0 Information as per the MoUD (now MoHUA), GoI letters dated 07.04.2015 & 04.09.2015

MOUD, GoI vide letters dated 07.04.2015 & 04.09.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11A of Delhi Development Act, 1957.

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The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD letter dated 07.04.2015 is as follows:

S.No.	Information asked by MoUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	It is a Government land and is with Land & Development Office (L&DO), MoHUA, GOI.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the request by CRPF letters dated 26.05.2017 & 25.05.2017 and Ministry of Home Affairs (MHA) D.O. letter dated 05.01.2017.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site under reference was inspected by the officers of Planning Department and following was observed: i. The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station. ii. There are tin sheds of CRPF camp existing within the site under reference and there are large number of grown up trees existing at the site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	As such, no adverse impact on the ZDP/ MPD.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	Law and order situation will be improved after establishment of Police Camp and public feel safety and security in around Minto road, Ajmeri gate side railway station.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case in respect of the site under reference.

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

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S.No.	Information asked by MoUD vide letter dated 04.09.2015	Reply
1.	Background note indicating the current situation/ provisions	L&DO has allotted land to Ministry of Home Affairs (MHA) for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, Ajmeri Gate, New Delhi. The land falls under District Park Use Zone as per MPD-2021 and to be changed to Public & Semi-Public Facilities. Presently temporary tin sheds of CRPF camp existing within the site under reference.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	<ul style="list-style-type: none"> - Earlier also, on the basis of the request received from the land owning agency (i.e. L&DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957 - This is a proposal of the Ministry of Home Affairs, Govt.
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul style="list-style-type: none"> - Central Reserve Police Force (CRPF) functions under the aegis of Ministry of Home Affairs (MHA) of the Government of India to enable the government to maintain Rule of Law, Public Order and Internal Security effectively and efficiently. - The proposal is to be considered by the Authority as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	- The proposal has been initiated by Ministry of Home Affairs vide D.O. dated 05.01.2017, wherein, MoUD was requested to allot the said land permanently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwas with change of land use.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	Yes, this piece of land is being utilized as Transit Camp to accommodate to CRPF personnel. The case examined in LAS meeting held at MoUD then plot was allotted by MoUD letter No. F.No. L.IIA/11/474/2016/137 dated 30 March 2017.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	This piece of land is being utilized as Transit Camp to accommodate to CRPF personnel and safe custody of Govt. equipment/materials. Besides, the transit of

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		jawans, CRPF coys for election and urgent law & order duties are also accommodated at the transit Camp on requirement basis, in view of large scale movements in CRPF due to unpredictable changing internal scenario in the Nation.
7.	How the proposal will benefit in the development and economic growth of the city	It will benefit regarding the development of New Delhi railway station since coy movement will be monitored by the camp location as per availability of train.
8.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries and if those provisions differ from the proposal, then why are they not considered appropriate for Delhi	Not Applicable
9.	What will be the public purpose served by the proposed modification	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
10.	What is the number of people/ families/ households likely to be affected by the proposed policy	Not applicable. It will benefit the families/jawans of the CRPF.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D; therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes.	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been	- Yes, Ministry of Home Affairs (MHA) & MoUD have been consulted and approved allotment of the land.

	consulted and if yes what were their views and how they were disposed.	
14.	Whether the relevant guidelines/ orders of DOPT, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	The issue of change of land use is not related to any guidelines/orders of DOPT, ministry of finance and other nodal Ministries/ Departments.
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal	<ul style="list-style-type: none"> - Sh P.K. Nair, Deputy Inspector General - Sh Rakesh Kumar, Commandant 55 Bn, CRPF, Contact No. 9868395001 - Sh. Chandu Bhutla, Addl. Commissioner (Plg.)-II, Contact No. 011 23378085

4.0 Proposal

In view of the request of CRPF letter dated 22.01.2019, the proposal for change of land use of an area measuring 1.94 acre (7850.90 sq.m.) may be changed from 'Recreational (District Park)' to 'Public & Semi-Public Facilities'. The details of the proposal are as under:

Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site for CRPF Transit Camp/Yatri Niwas is situated in the vicinity of New Delhi Railway Station.	1.94 acre (7850.90 sq.m.)	Recreational (District Park)	Public & Semi-Public Facilities	North: Tagore Road & Multilevel parking South: Existing Railway colony East: Existing Railway colony West: Bhavbhuti Marg & New Delhi Railway Station

(The location plan of the site under reference is annexed as Annexure-'B')

5.0 Recommendation

Proposal at para 4.0 above is submitted for the consideration of the Technical Committee for further processing under Section 11-A of DD Act, 1957.

10/19	<p>Proposed change of land use of an area measuring 1.94 acrs (7850.90) sqm. from 'Recreational' (District Park) to 'Public & Semi Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp/ Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.</p>	<p>The proposal was presented by the Dy. Director(Plg) Zone-D. After detailed deliberations, the Technical Committee recommended that the matter may be submitted after examining the following:</p> <ol style="list-style-type: none"> The impact of the traffic due to the proposed use of the land. Explore the possibility of limiting the ground coverage and the total built 	<p>Dy. Director (Plg) Zone-D</p>
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OFFICE OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110059

No- B-V-1/2017-19-55(TC LAND)

Dated, the January, 2019

To,

The Commissioner (Plg.),
Delhi Development Authority,
Vikash Minar, New Delhi.

VC Office

Dy. No.

Dated

ANNEXURE - A

234-B
23-1-19

Subject :-

REGARDING CHANGE OF LAND USE FROM 'DISTRICT PARK/GREEN' TO 'PUBLIC & SEMI-PUBLIC' OF 2.05 ACRES LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW DELHI RAILWAY STATION, AJMERI GATE, NEW DELHI.

Sir,

It is to inform you that, a piece of land measuring 2.05 Acres allotted to CRPF in the vicinity of New Delhi Railway station for construction of multi storey transit Camp/Yatri Niwas vide Ministry of Urban Development letter No. L.II-A/11(747)2016/137 Dated 30/03/2017.

After digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021. Accordingly, only 1.94 acre land has been taken in possession by CRPF on 25/05/2017 as per Para 2 (ii) of allotment letter No. L.II-A/11(747)2016/137 Dated 30/03/2017.

3. Land use under category 'Residential' could not fulfill our requirements thus, this office took the case with MoHUA/L&DO regarding allotment of land from "District Park/Green" to "Public & Semi-Public Facilities-Police Camp". Accordingly, MoHUA/L&DO vide their office corrigendum F. No. L-IIA/11(747)/2015/31 dated 18th January, 2019 amended the Clause 2 (ii) of allotment letter dated 30/03/2017 and may be read as under :

Quote "The allottee will take up the matter with DDA or other agency to change of land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'..... Unquote.

4. It is therefore requested to kindly change the land use from "District Park/Green" to "Public & Semi-Public" please.

Regards.

Yours faithfully

Encl : (01 Leaf)

Commandant-55 Bn, CRPF
Dated, the 22 January, 2019

No- B-V-1/2017-19-55(TC LAND)

Copy forwarded to the following for information and necessary action please.

1. The IGP, Northern Sector, CRPF, R. K. Puram, New Delhi.
2. The DIGP (Works) Directorate, CRPF, R.K. Puram, New Delhi.
3. The DIGP, Range New Delhi, CRPF, R. K. Puram, New Delhi.
4. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
5. The Director (Plg.) Zone-D, 12th Floor, Vikash Minar, New Delhi w.r.t. his office letter No. F. 20(07)2017/MP/D-116 dated 04/08/2017.

Recd. Dir (Plg.) Zone D

23/1/19
23/1/19
Commandant-55 Bn, CRPF

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-22-

F.No. L-IIA/11(747)/2015/31
Government of India
Ministry of Housing & Urban Affairs (MoHUA)
Land & Development Office (L&DO)

Nirman Bhawan, New Delhi-110011
Dated 18th January, 2019

CORRIGENDUM

Subject: Allotment of 2.05 acres of land in the vicinity of New Delhi Railway Station to MHA on permanent basis for construction of Transit Camp/Yatri Niwas

The undersigned is directed to refer to this office's allotment letter No. L-IIA/ 11(747)/ 2015/137 dated 30.03.2017 on the above cited subject and to say that Land Allotment Screening Committee (LASC), in its meeting held on 27.11.2018, recommended that clause 2 (ii) of the allotment letter may be amended to change land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs, vide letter dated 26.02.2018.

2. Accordingly, Clause 2(ii) of allotment letter dated 30.03.2017, may be read as under:

"The allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/green' to 'Public & Semi-Public'."

3. The other terms and conditions of the Allotment letter dated 30.03.2017 will remain same with full force.

4. This issues with the approval of Hon'ble Minister (HUA).

Rajeev Kumar
(Rajeev Kumar)

Dy. Land and Development Officer
For & on behalf of the President of India

To

The Home Secretary,
Ministry of Home Affairs (MHA),
North Block, New Delhi - 11000.

Copy to:

1. The DG (CRPF), CGO Complex, Lodhi Road, New Delhi.
2. The Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
3. The Director General (Works), CPWD, Nirman Bhawan, New Delhi.
4. The Chief Architect (NDR), CPWD, Nirman Bhawan, New Delhi.
5. Engineer officer, L&DO
6. Drawing Section, L&DO
7. Accounts Section, L&DO

Copy for information to:

1. PS to JS (A, L&E)
2. PS to L&DO



DELHI
DEVELOPMENT
AUTHORITY

PROPOSED CHANGE OF LAND USE
OF AN AREA MEASURING 1.94 ACRE
(7850.90 SQ.M.) FROM
"RECREATIONAL (DISTRICT PARK) TO
"PUBLIC & SEMI-PUBLIC FACILITIES
ALLOTTED TO MINISTRY OF HOME
AFFAIRS FOR CONSTRUCTION OF
TRANSIT CAMPAUNI NIKAS FOR
ORBIT IN THE VICINITY OF NEW DELHI
RAILWAY STATION, NEW DELHI.

- 23 -

North: Tagore Road & Multilevel
Parking
South: Existing Railway colony
East: Existing Railway colony
West: Bhaybhuti Marg & New Delhi
Railway Station

FILE NO: F-207/2017/MP

LOCATION
MAP

SCALE: NOT TO SCALE



ZONE 'D'

KEY MAP



MINTO ROAD (30.48 M ROW)

TAGORE ROAD

Existing
Railway
Colony

ROAD

Existing
Railway Colony

Existing Multilevel
Parking

PLOT UNDER REFERENCE
AREA: 1.94 Acre
(7850.90 sq.m.)

BHAYBHUTI MARG (30.48 M ROW)

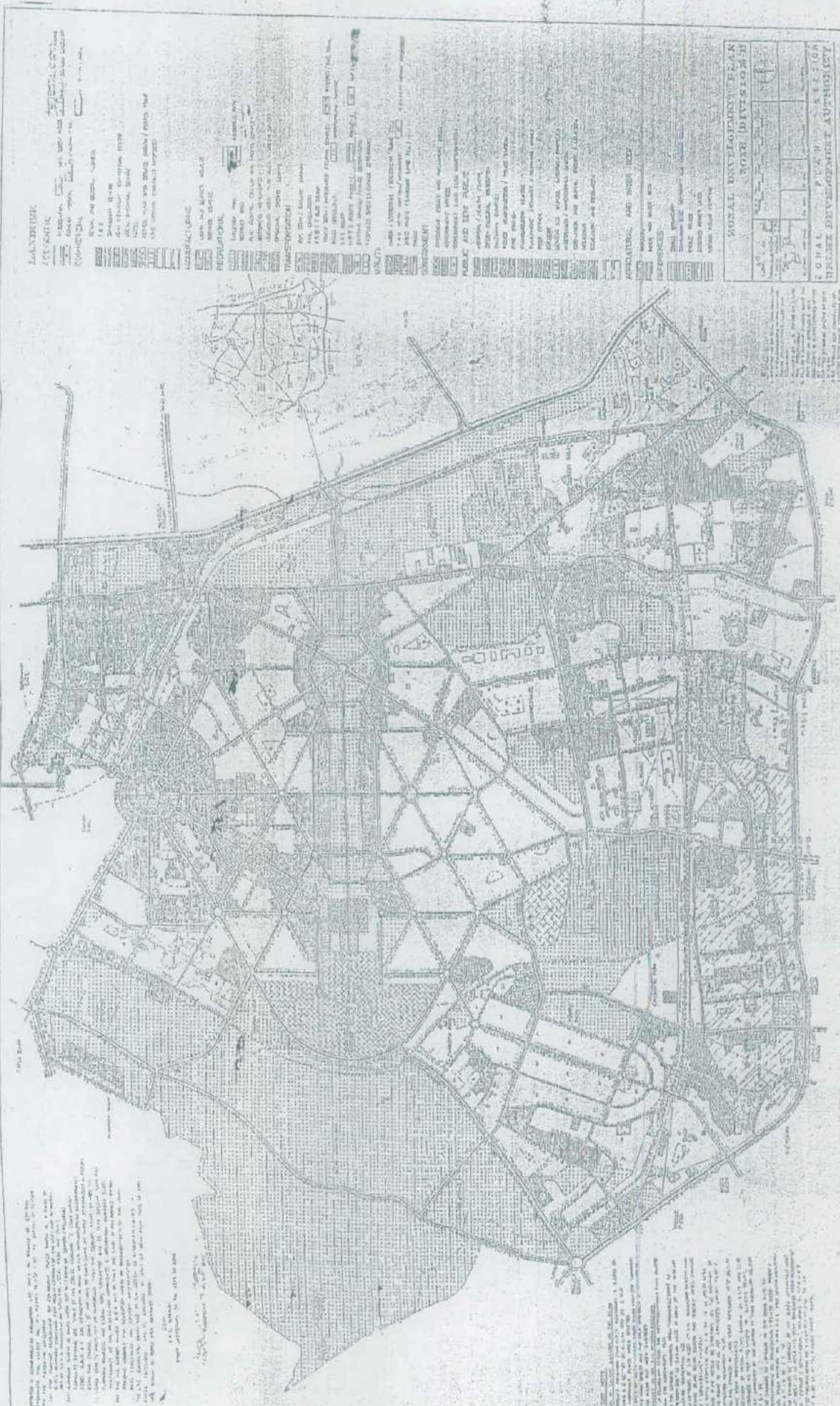
TO CONNAUGHT PLACE

TO KAMLA MARKET

New Delhi
Railway Station

5912

Site UR



OFFICE OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110039

No. B-V-1/2017-19-55(TC LAND)

Dated, the 25 March, 2019

The Commissioner (Plg.),
Delhi Development Authority,
Vikash Minar, New Delhi.

आयुक्त (योजना) कार्यालय
डाकरी सं. I-928
दिनांक 26/3/19

ANNEXURE-2 65/6
ANNEXURE-

Subject :-

REGARDING CHANGE OF LAND USE FROM 'DISTRICT PARK/GREEN' TO 'PUBLIC & SEMI-PUBLIC' OF 2.05 ACRES LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW DELHI RAILWAY STATION, AJMERI GATE, NEW DELHI.

In continuation to this office letter of even number dated 11/03/2019 and kindly refer to your office letter No. F.1 (05)/2019/MP/ dated --/02/2019 regarding minutes of the 3rd Technical Committee Meeting of DDA for the year 2019 held on 26/02/2019.

Reply of this office on paras raised by your office vide letter under reference are as under:-

- i) There will be only 30 % Ground coverage and FAR-300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by us.
- ii) 4 to 5 vehicles will ply daily. So there will be no traffic impact outside of the camp. Also parking of vehicles will be inside the basement. Our Regimental Police (RP) will be available at main gate to ensure. No traffic congestion around the camp.

It is therefore requested that kindly drop the paras raised by the 3rd Technical Committee Meeting of DDA and change the land use of the 1.94 acres allotted land from 'District Park/Green' to 'Public & Semi-Public facilities' for speedy progress of work please.

Regards.

Yours faithfully


Commandant-55 Bn, CRPF

Dated, the 24 March, 2019

No. B-V-1/2017-19-55(TC LAND)

Copy forwarded to the following for information please.

1. The SDG J&K Zone, CRPF, Jammu, J&K.
2. The IGP, Northern Sector, CRPF, R. K. Puram, New Delhi.
3. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
4. The DIGP (Works) Directorate, CRPF, R.K. Puram, New Delhi.
5. The DIGP Range New Delhi, CRPF, R. K. Puram, New Delhi.


Commandant-55 Bn, CRPF

अति० आयुक्त (बो०)-II
आयरी सं० 242
दिनांक 21-2-20

142
दिनांक 02-03-2020

ANNEXURE-3
By No 2947
Date 20/2/2020

By hand

**DIRECTORATE GENERAL,
C.R.P.F., BLOCK NO.7, LEVEL-III, SECTOR-I, R.K.PURAM, NEW
DELHI-110066**

(Ministry of Home Affairs/Grih Mantralaya)

No. A.II-2(I)/1991-Works-NZ-TC/Y.N R.Stn

Dated, the 10 January 2020.

To

The Vice Chairman
Delhi Development Authority,
Vikas Sadan, New Delhi-110023.

आयुक्त (योजना) बमबालि
आयरी सं 1-447
दिनांक 18/2/2020

Subject:- **REGARDING CHANGE OF LAND USE FROM 'DISTRICT
PARK/GREEN' TO 'PUBLIC & SEMI PUBLIC' OF 2.05 ACRES
LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW
DELHI RAILWAY STATION, AJMERI GATE NEW DELHI.**

Sir,

Please refer to your letter No. F.20(07)2017/MP/D-57 dated 16/09/2019 addressed to the Commandant-55 Bn, CRPF, Bawana, New Delhi on the subject and this Directorate letter of even No. dated 18/12/2019.

02) In this regard, it is submitted that, 2.05 Acres of land allotted to CRPF in the vicinity of New Delhi Railway Station, Ajmeri gate for establishment of Transit Camp for the officers and personnel of CRPF deployed in far flung areas of Jammu and Kashmir, North Eastern region and Naxal affected area to maintain the law & order of state and to ensure the internal security from anti national elements. Establishment of Transit Camp is purely for the welfare of Force personnel to reach their place of deployment smoothly by train from New Delhi and other nearby Railway Stations after a long and tired duty scheduled in highly sensitive areas. Transit camp also used to facilitate the family members of Force personnel during their visit of Delhi and nearby vicinity.

03) The said land is with CRPF on lease basis since 2005. Now, considering the recent orders of Government of India regarding declaration of Delhi as base point for deployment of CRPF troops in Kashmir valley, North Eastern Region and Naxal affected areas facilities available in Temporary Transit Camp, Ajmeri Gate are not adequate and it is essential to construct multi storey Transit Camp to accommodate required number of transients, so that congestion at platforms on New Delhi Railway Station could be checked. Troops are coming from all over India for deployment in valley and they halt at Transit Camp till further arrangements made for further movement to Kashmir valley, North Eastern Region or Naxalite affected areas. On one side subject land of Transit Camp at Ajmeri Gate is most suitable for Transit Camp and on the other side location of this camp is such that its entry and

Contd..p/2.

YRE
20/2/2020

- 27 -

exit is not having any impact on the traffic of New Delhi Railway Station because it is from Tagore Road. The matter is in correspondence with your office since March 2019. Further, 2-3 coys of CRPF are also camp at this location to provide security to the campus as well as to meet any exigency at the time of any requirement, as a result of which adequate accommodation for their barracks, office and M.T. will also be managed in the subject camp itself. This Directorate vide letter dated 18/12/2019 requested for conversion of land use of said land from 'District Park/Green' to 'Public & Semi Public' under category Security Police (Para 13.5 of MPD-2021 corrected upto 31/03/2017). Though a considerable time has been passed but necessary confirmation regarding change of land use as requested not yet received so far resulting the construction work is delaying inordinately.

04) Therefore, you are requested to kindly look into the matter and necessary permission for conversion of land use of said land from 'District Park/Green' to 'Public & Semi Public' under category Security Police (Para 13.5 of MPD-2021 corrected upto 31/03/2017) may be accorded so that required transit accommodation could be constructed.

05) Your kind co-operation in this regard will be highly appreciated.

Yours faithfully

(Bhupendra Kumar)
DIGP(Works), CRPF

No. A.III-2(1)/1991-Works-NZ-TC/Y.N R.Stn

Dated, the 10th Feb January 2020.

Copy for information and necessary action forwarded to:-

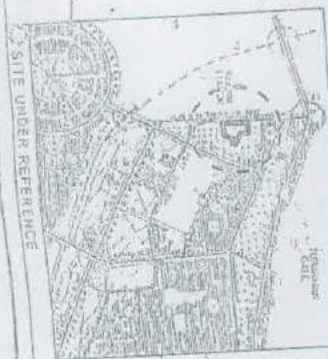
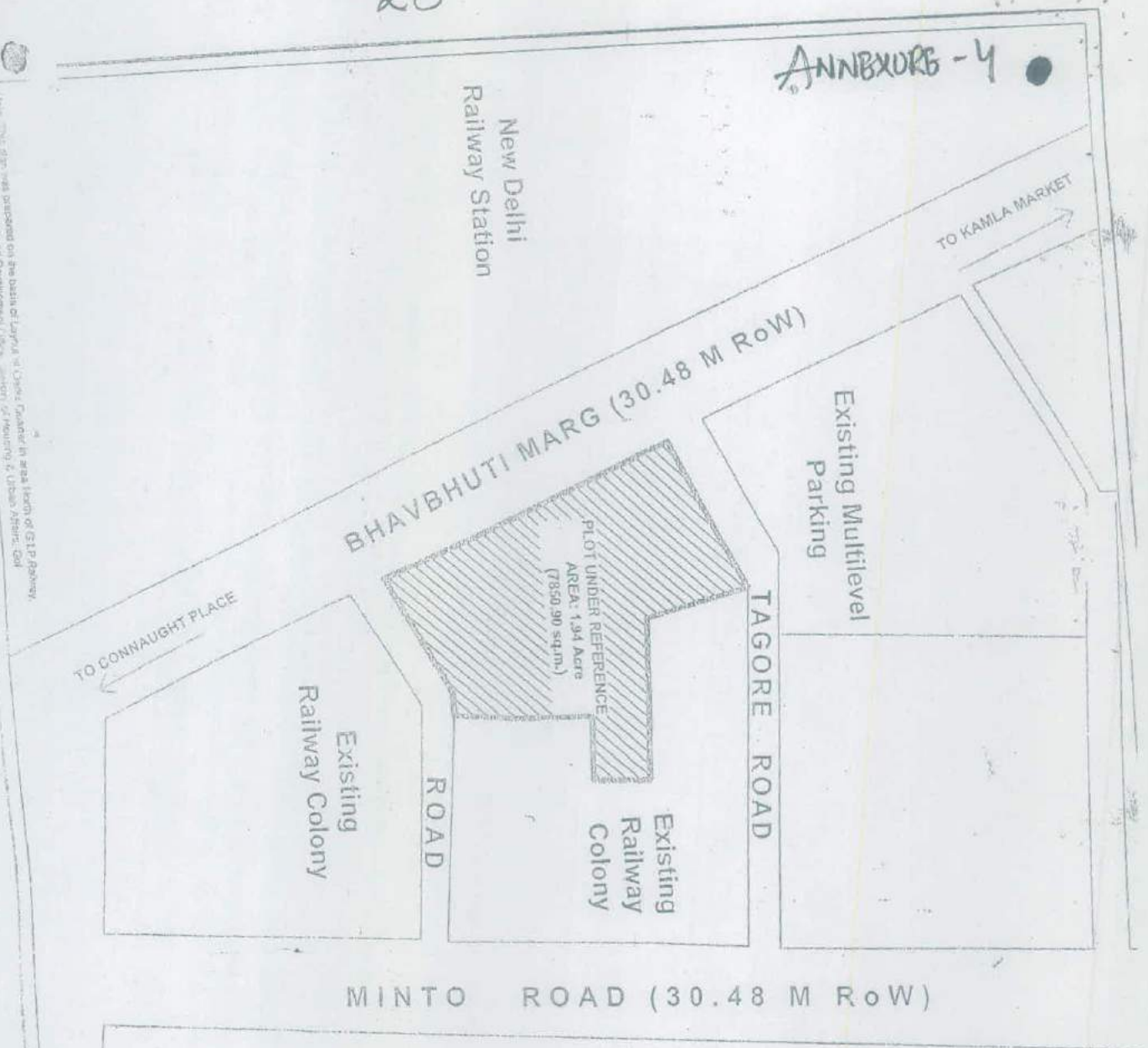
1. The Commissioner (Planning) Delhi Development Authority, 2nd Floor, Vikas Minar, New Delhi. (31)
2. The Inspector General of Police, Northern Sector, CRPF, New Delhi. It is requested that necessary liaison be made with the authorities of DDA for change of land use of the land allotted to CRPF at Ajmeri Gate, New Delhi for establishment of Transit Camp from 'District Park/Green' to 'Public & Semi Public'.
3. The Commandant 55 Bn, CRPF, Bawana, New Delhi.

(Bhupendra Kumar)
DIGP(Works), CRPF

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ANNEXURE - 4

1008. The plan was prepared on the basis of Layout & Control Number in area North of G.P. Railway Station, New Delhi and Development of the area of the Railway Station, New Delhi.



KEY MAP

FILE NO. F-2072017/1977

LOCATION MAP

SCALE: NOT TO SCALE

ZONE 'D'



DELHI
DEVELOPMENT
AUTHORITY

PROPOSED CHANGE OF LAND USE
OF AN AREA MEASURING 1.94 ACRE
(7850.90 SQ.M.) FROM
RECREATIONAL (DISTRICT PARK) TO
PUBLIC & SEMI-PUBLIC FACILITIES
ALLOTTED TO MINISTRY OF HOME
AFFAIRS FOR CONSTRUCTION OF
TRANSIT CAMP/VAN IN NEW DELHI
RAILWAY STATION, NEW DELHI.

North: Tagore Road & Multilevel
Parking
South: Existing Railway colony
East: Bhavbhuti Marg & New Delhi
Railway Station

Site UR

-29-



Sub: Relaxation of Parking Norms for State Bhawan/ State Guest Houses
File No.: F.20(09)/2015-MP

1.0 Background:

- i. Under Secretary DD-I, MoHUA, GoI vide letter dt. 05.03.2020 has forwarded the request of Resident Commissioner, Government of Karnataka and Principal Resident Commissioner, Government of Tamil Nadu addressed to Secretary, MoHUA, GoI regarding the relaxation of parking norms for State Bhawans.
- ii. In the letter of Resident Commissioner Karnataka, it is mentioned that State Bhawans are meant for VVIPs, VIPs, state government officers and mostly official guests visiting from respective states. Private visitors are limited by way of invitation or with prior appointments. In most cases parking of private vehicles inside the premises is restricted due to security reasons. Moreover, vehicles provided by the office of Resident Commissioner for visitors from the concerned states are very limited. Some of those vehicles belongs to the State Government while some are out sourced. The occupancy of rate in most Bhawans varies from 50 - 80 % with the latter being a rare exception. Even considering 100 % occupancy, the parking norms are very high. To comply with the norms state government have to undertake substantial additional expenditure in creating this space and later in maintaining it. Construction of basement is resulting in environment issues since in some cases the basement depth is at the level of or below the water table.
Further, in the letter it has been requested to amend the parking provisions @ 1 ECS per 100 sqm of built up area.
Principal Resident Commissioner Tamil Nadu has also viewed similarly as mentioned by Resident Commissioner Karnataka. Besides above, in the another Guest House of Tamil Nadu Government, the parking provisions @ 1.33 ECS per 100 sqm has been made but the parking space is more than the actual requirement. It will require 3 basement and expenditure of Rs 20 crores to comply the norms. Three basement floors may create environmental impact including impact on the ground water flow and water level. It is finally requested for amendment of parking provisions @.5 ECS per 100 sqm.
- iii. As per the Gazette Notification dt. 23.03.2016 a new use premise has been introduced in MPD-2021 i.e. State Bhawan/ State Guest Houses

- v. The restrictions of not allowing private vehicles inside the premise result in less demand of parking inside and spill over of parking on the road / street.

In view of above, it is suggested that the parking spaces in state guest houses may be segregated for VVIPs, VIPs and other uses by giving separate entry / exit or other enforcement measures and also the parking requirement be reduced to 1.33 ECS for 100 sqm built-up areas which is the minimum standard of parking mentioned in MPD-2021 for any landuse category.

4.0 Proposal

Based on the above, following Modifications are proposed in MPD-2021

Modification in MPD-2021:

Para/ S.No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
	Chapter 4.0 Shelter	
1.	Para 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES I. STATE BHAWAN/STATE GUEST HOUSES	
	Other Controls: Parking to be provided @ 2 ECS per 100 sq.m. of built up area	Other Controls: Parking to be provided @ 1.33 ECS per 100 sq.m. of built up area

5.0 Recommendation:

The examination in Para 3.0 and proposal in Para 4.0 above is put up for consideration and approval of the Technical Committee for processing the same under Section 11-A of DD Act, 1957. Once approved, the same shall be submitted to the Authority for its consideration.


 Asst. Director (Plg.)
 MP & DC


 Dy. Director (Plg.)
 MP & DC


 Addl. Comm. (Plg.) I

SUB: PROPOSED MODIFICATION IN MPD - 2021, PARA 4.2.3.4 OF CHAPTER 4.0, W.R.T. SLUM AND JJ CLUSTERS REDEVELOPMENT REGULATIONS AND GUIDELINES

F3(36)1996/MP/Pt I

1.0 Background

- 1.1 Director (Housing) DDA has sent a note dated 14.11.2019 with the approval of VC, DDA informing that a meeting was held on 14.10.2019 under the chairmanship of Secretary (HUA) (Minutes of the Meeting enclosed) in which the following was decided w.r.t. **Remunerative uses for In-situ Slum Rehabilitation/ Redevelopment Projects:**

"However, to make these projects viable and attractive and to avoid any future ambiguity it was agreed that DDA may consider providing suitable provisions in MPD-2021, giving flexibility to developer entities to decide remunerative use activities in various use zones. DDA may also consider the issue of change in land use of the entire land (residential and remunerative), if required."

- 1.2 In the above note it is also stated that "A presentation for finalization of DPRs and RFPs of In-situ development projects at Dilshad Garden, Kalkaji Ext. and Kusumpur Pahari, Vasant Vihar was held on 08/11/2019 under the chairmanship of VC, DDA. Inter alia, it was decided that to make the In-situ development viable on PPP mode, the FAR for the remunerative portion is required to be enhanced to 1.5 times the current permissible FAR."
- 1.3 Director (Housing) DDA in another note dated 15.01.2020 stated that the issue is being deliberated in Senior Officers Meeting of DDA time and again and further requested to initiate the proposal to provide enabling provisions in Master Plan for giving flexibility of use of remunerative component and enhance FAR of the remunerative component to 1.5 times for In-situ Rehabilitation Projects to make the projects viable and feasible.
- 1.4 A discussion was also held in the chamber of VC DDA on 13.02.2020 in presence of PC(Housing), Engineering Member, Finance Member, Commissioner (Planning), Commissioner (Housing), Director (Plg.) MP, Director (Housing) w.r.t. flexibility of use to remunerative component and enhancing the FAR of the remunerative component wherein it was decided that the modification be proposed in MPD-2021 to give flexibility of use to remunerative component and enhance FAR to 1.5 times in the remunerative component.

2.0 Provisions of MPD-2021

- 2.1 Master Plan for Delhi - 2021 recognizes the In-situ up gradation of the land pockets of Slum and JJ clusters, which are required for public/priority use, as the first option for provision of affordable housing for rehabilitation of squatters.

- 2.2 MPD-2021 stipulates that one of the focal point w.r.t. Housing for poor is In-situ slum rehabilitation, using land as a resource for private sector participation.
- 2.3 With respect to remunerative uses, the following is provided in Notes of SUB / CLAUSE 8(2) PERMISSION OF USE PREMISES IN USE ZONES of Chapter-17 in MPD-2021:
 - ii) *"Limited remunerative uses may be permitted for making environmental upgradation of social upliftment project such as covering of drains, in-situ rehabilitation schemes etc. financially viable. The activities and extent of the use permitted to be decided by DDA."*
- 2.4 Para 4.2.3.4 of Chapter-4 in MPD-2021 provides guidelines with site specific relaxation / incentives for the planning and implementation of Slum & JJ Rehabilitation Scheme, Schemes for Rehabilitation of Project Affected Persons and for Unsafe Building and EWS Public Houses Scheme.
- 2.5 Under point (i),(iii) and (vi) of Para 4.2.3.4 in MPD-2021, the following has been stipulated:
 - i. *Minimum plot size 2000 sqm (on a min. ROW of 9m). In case of Public Housing, the Technical Committee of DDA may relax minimum plot size by 10 %.*
 - iii. *The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e. Facility for the level as indicated in Table 3.3 of Chapter 3 based on the population accommodated under the Project/scheme) and FAR on the remunerative component of land shall be as applicable for the relevant land use.*
 - vi. *The minimum residential component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%.*

3.0 Technical Committee Decisions

- 3.1 The matter of providing flexibility to decide remunerative use activity, as a modification under point (iii) of Para 4.2.3.4, was also deliberated earlier in Technical Committee dated 02.08.2018 vide Item No. 20/2018. In this regard, the modification could not be acceded to, the decision of the Technical Committee is as provided below:

"In view of the provisions existing under sub clause 8(2) in chapter 17 of MPD-2021, the modifications proposed in point (iii) of Para 4.2.3.4 in MPD-2021 be deleted."

4.0 Examination

- 4.1 Any project of social up liftment done through Public Private Participation (PPP) would require ensuring financial viability and feasibility of the project for the developer entity.
- 4.2 The land use plan, as per MPD-2021, was envisaged for a planned and balanced development of the city. However, the existence/upcoming of slums and JJ Clusters on various sites alter the characteristics of the site and also the sites around it.
- 4.3 Each site of Slum/JJ Cluster needs to be examined in light of its character, proposed land use of the site and the surrounding land use. In this regard, as per the provisions provided in MPD-2021, using the remunerative component of the site only as per the permitted land use may or may not prove to be viable for the Project/developer entity in the PPP model as envisaged for the In-situ rehabilitation.
- 4.4 An exercise was also carried out by providing 1.5 times FAR on remunerative component. It was noticed that the parking requirement shall also increase by 1.5 times. It was deliberated that utilization of FAR shall be subject to fulfillment of all the development controls/ norms as prescribed in MPD/UBBL.

In view of the above, it would be appropriate to provide flexibility to the developer to adopt any permissible land use or a mix of uses, with 1.5 time of the FAR of permissible use as mentioned in Master Plan subject to maximum of 300 FAR.

5.0 Proposal

Based on the above examination the following modification in MPD-2021 is proposed:

Provision in MPD - 2021	
Para 4.2.3.4 of Chapter 4.0 Shelter	
Existing Provisions	Proposed Amendments/Modifications
iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land [(including facilities i.e. Facility for the level as indicated in Table 3.3 of Chapter 3 based on the population accommodated under the Project/scheme)] and FAR on the remunerative component of land shall be as applicable for the relevant land use.	<p>iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e. Facility for the level as indicated in Table 3.3. of Chapter-3 based on the population accommodated under the project/ scheme).</p> <p><i>The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of the landuse.</i></p>

	<i>Any use/ mix of uses shall be permitted as proposed by the developer entity within the overall FAR of 300, in the remunerative component as per MPD provisions.</i>
--	--

6.0 Recommendation

The proposal contained in Para 5.0 above of the agenda is placed before the Technical Committee for its consideration and approval. Thereafter, the same shall be forwarded to the Authority for its approval for processing the same under Section 11-A of DD Act, 1957 and inviting objections / suggestions from the general public.


Asst. Director (Plg.) MP


Dy. Director (Plg.) MP


Addl. Comm (Plg.) I

-37-

ITEM No. 18/TC/2020

F.3(01)/96-Dir.(SP)/Pt-III/Pt.file

Sub: Proposal regarding Change of Landuse of an area measuring 8094 sq.m from 'Commercial' to 'Utility' located at Pocket A, Integrated Freight Complex, Gazipur for 'allotment of land to set up a plant for converting plastic wastes into diesel, tiles, etc. to SDMC.

1.0 Background:

- i) Memorandum of Understanding was signed between DDA, MCDs and CSIR dated 02.10.2019. As per the signed MoU, DDA agreed to provide land for setting up plants for converting plastic wastes into diesel, tiles, etc to respective MCDs. (Refer Annexure-A)
- ii) Accordingly, vide letter dated 30.12.2019 SDMC had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)
- iii) Subsequently, the matter was discussed in the SOM dated 14.01.2020 and as per the minutes of SOM, it was directed that Engineering Wing in coordination with Planning Department may identify 3 (three) sites (approx. 5 acres each) in various locations like Rohini, Dwarka & East Delhi for installation of the plants. (Refer Annexure-C)
- iv) Further, a meeting was held under the Chairmanship of Vice Chairman DDA on 07.02.2020, in which the vacant site opposite Fish Market in IFC Gazipur was considered for the same and it was instructed to allot 2 (two) acres of land to concerned MCD for the same purpose. (Refer Annexure-D)

2.0 Examination:

- a. As per the Zonal Development Plan of Zone-E the Landuse of the proposed site under reference is as follows (Refer Annexure-'E').

Site	Area in Sq.m	Landuse as per ZDP of Zone E
Area at Pocket A, IFC Gazipur near Fruit Vegetable Market, DAMB	8094	Commercial (Wholesale)

- b. The site under reference is a part of Layout Plan titled "Modified Layout Plan of Integrated Freight Complex Gazipur" with use premise as 'Wholesale (Commercial C2)' and area of 1.55 Hectares i.e 15,500 sq.m (Refer Annexure-F).
- c. The site of 2 acres i.e 8094 sq.m (as per the requirement) is to be earmarked for Plastic Waste Plant and the rest will remain 'Commercial'.
- d. The terminology of 'Plastic Waste Recycle Plant' is unavailable in MPD-2021. So, the **Use Premise of Plastic waste Plant is being considered under Solid Waste Management Use Zone permitted in 'Utility' Landuse** (the same may be incorporated in the definition of 'Utility' in Master Plan).
- e. Accordingly, the Change of Landuse is proposed from 'Commercial' to 'Utility' for the site under reference at Pocket A, **within Integrated Freight Complex, Gazipur** as per Zonal Development Plan of Zone 'E'.
- f. To locate the proposed Plastic Waste Plant Site at IFC Gazipur on Zonal Development Plan of Zone E, it is pertinent to mention that due to crisis of Covid Pandemic the latest TSS is not received from Engineering Department. Accordingly, **accurate dimensions** are to be confirmed by Engineering Department, before placing the agenda in the Authority.
- g. Litigation, ownership & allotment status of the site is not received from Land Management and Land Disposal Department even after various requests. **Therefore, allotment, litigation and ownership status are to be confirmed by concerned Departments before placing the agenda in the Authority.**

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

Sr. No	Query	Answers
1.	Whether the land is government or private and who is the land owning agency?	DDA Land
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	SDMC, Delhi
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Yes, officers from Planning Department DDA visited the site before the Lockdown in Corona Virus Pandemic.
4.	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	It will facilitate the Recycling of Plastic waste which is the huge part of Solid Waste in Delhi.
5.	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged

6.	What will be proposal's impact/implications on general public e.g. Law & order etc.?	No Law & Order issue is anticipated.
7.	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	Matter pertains to Land Management Department, DDA.
8.	Background note indicating the current situation/provisions.	<p>i) Memorandum of Understanding was signed between DDA, MCDs and CSIR dated 02.10.2019. As per the signed MoU, DDA agreed to provide land for setting up plants for converting plastic wastes into diesel, tiles, etc to respective MCDs. (Refer Annexure-A)</p> <p>ii) Accordingly, vide letter dated 30.12.2019 SDMC had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)</p>
9.	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how.	No
10.	What were the specific recommendations of the Authority with regard to the proposal	N/A
11.	How and why the proposal was initiated	<p>i) Memorandum of Understanding was signed between DDA, MCDs and CSIR dated 02.10.2019. As per the signed MoU, DDA agreed to provide land for setting up plants for converting plastic wastes into diesel, tiles, etc to respective MCDs. (Refer Annexure-A)</p> <p>ii) Accordingly, vide letter dated 30.12.2019 SDMC had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)</p> <p>iii) Further, a meeting was held under the Chairmanship of Vice Chairman DDA on 07.02.2020, in which the vacant site opposite Fish Market in IFC Gazipur was considered for the same and it was instructed to allot 2 (two) acres of land to concerned MCD for the same purpose. (Refer Annexure-D)</p>
12.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof	Yes, the proposal was examined carefully and there is no negative impact on the population. On the other hand recycling of Plastic waste will reduce the impact on environment
13.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented?	<p>Short term outcome - Plastic waste will be recycled and put to an alternative use.</p> <p>Long term outcome Pressure on the Landfill site at Gazipur will reduce eventually as the Solid Waste will be recycled.</p>

14.	How the proposal will benefit in the development and economic growth of the city.	Plants for converting plastic waste into diesel, tiles, etc will generate economy for the concerned MCD.
15.	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate of Delhi.	May be provisions is adopted in other metropolitan cities of the country.
16.	What will be the public purpose served by the proposed modification.	Solid Waste Management
17.	What is the number of people/families/households likely to be affected by the proposed policy.	Not Available at the current situation
18.	Whether the proposal is in consonance with the existing plans, laws, by-law, rules, etc.	The proposal shall be processed as per the procedure laid down as per DD Act, 1957.
19.	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes.	The proposal shall be processed as per the procedure laid down as per DD Act, 1957.
20.	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	SDMC has been consulted and agreed for the Gazipur site in East Delhi.
21.	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministry/Departments were taken into account while preparing and examining the proposal.	Not Applicable
22.	The name, designation and contact information of an officer of level of Director or above who will be the nodal officer to be contacted by the ministry regarding the proposal.	Addl. Commissioner (Plg.) -III 4 th Floor, DDA VikasMinar, ITO, New Delhi-110002

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4.0 Proposal :

This proposal has been prepared on the basis of MoU signed between DDA, MCDs and CSIR and as instructed by senior officials. Change of Landuse of an area measuring 8094 sq.m from 'Commercial' to 'Utility' located at Pocket A, Integrated Freight Complex, Gazipur falling in Planning Zone 'E' under Section 11A of DDA Act 1957 (Refer Plan at Annexure-'G').

Location	Area (Sq.m)	Land use as per MPD-2021	Land use as per ZDP of Zone-E	Land use Changed to	Boundaries
Area at Pocket A, IFC Gazipur near Fruit Vegetable Market, DAMB falling in Planning Zone-'E'	8094	Commercial	Commercial	Utility	North: Proposed Truck Terminal/parking as per Layout Plan available in Zone-E. South: 30 m. ROW road as per ZDP of Zone-E. East: 45 m. ROW road as per Layout Plan available in Zone-E. West: Proposed Wholesale (Commercial) as per Layout Plan available in Zone-E.

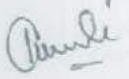
Footnote:


- The litigation, ownership and allotment status of the site, to be confirmed and verified by Land Management and Land Disposal Department, DDA respectively.
- The area and dimension of the site to be confirmed and verified by Engineering Department DDA.

5.0 Recommendation :

The proposal of para 4.0 shall be forwarded to the Authority for its approval and processing the same, under Section 11-A of DD Act 1957 for inviting objections/suggestions from the general public.


Addl. Commissioner
AP-III


Director (Plg.)
Zone E&O


Assistant Director
(Plg.) Zone-E

-42-

MEMORANDUM OF UNDERSTANDING

Memorandum of Understanding (MoU) is drawn on the following terms, between:

THE JAY CHAKRA PATE DELHI DEVELOPMENT AUTHORITY (JDA) (hereinafter referred to as "JDA") of the East Part, represented by the Secretary, JDA (Land Disposal).

And

MR. COMMISSIONER, SOUTH/NORTHEAST DELHI MUNICIPAL CORPORATION & NEW DELHI MUNICIPAL COUNCIL, of the West Part, represented by Mr. A. K. Verma, Joint Commissioner (Engineering) & Mr. S. K. Singh, Chief Engineer, North DMC & P & S. Joint Chief Engineer-East DMC & P.

And

THE DIRECTOR, COUNCIL OF SCIENTIFIC AND INDUSTRIAL RESEARCH (CSIR) INSTITUTION OF PETROLEUM, DELHI, of the East Part, represented by Dr. Rajan K. S. Director-CSIR.

WHEREAS

- i. The Indian Institute of Petroleum, CSIR, Dehradun, has developed technology to convert the plastic waste into diesel, kerosene, etc.
- ii. The plastic waste is major source of pollution, and DDA, DMC, NDMC, EDMC and New Delhi Municipal Council, so as to minimise the pollution, proposes to avail the technology in disposal of the plastic waste in Delhi.
- iii. It is proposed to set up units/plants in Delhi based on this technology.

Therefore, parties hereto agree to, collaborate for setting up these plants and the responsibilities shall be shared as follows:

- i. The DDA will make available the land for setting up the unit/plant.
- ii. South/Northeast Delhi Municipal Corporation & New Delhi Municipal Council will be responsible to provide the segregated plastic waste as a feed-stock to the plant.
- iii. The Indian Institute of Petroleum, CSIR, Dehradun, will provide the technology and technical supervision on license basis.

[Signatures and stamps of the parties]

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iv. Some PSUs will be requested to set up and run the plants in composite lines.

The detailed terms and conditions will be finalized separately after mutual negotiations.

In witness whereof, the parties hereto, have carefully gone through the contents of the Memorandum of Understanding and have signed and put their seals on the aforesaid MOU and agreed to abide by the terms of the MOU, and have signed this as of the day and year, first above written.

02 March 2019
Sabu R. (Commissioner-ED, DDA)
(FIRST PARTY)

1. Sh. Ramesh Verma-Adm. Commr. (Engg.), SONE
2. Sh. Nand Lal Singh, Chief Engineer, North DMC
3. Sh. P. K. Khondelval-Chief Engineer-East DMC
- 4.

(SECOND PARTY)

Dr. Anjan Ray, Director-CSIR
(THIRD PARTY)

Witness

1. _____

2. _____

-44-

13-DA

2/1/2020

विद्युत निरीक्षण
कर्मचारी एवं प्रमुख (मुख्य)
02 JAN 2020
58

SOUTH DELHI MUNICIPAL CORPORATION

OFFICE OF DIRECTOR (DEMS)

Dr. Shyama Prasad Mukherjee Civic Centre, E-1 Block (8th Floor),
Jawahar Lal Nehru Marg, New Delhi-110002

Phone : 2322 0001 (Office)

विद्युत निरीक्षण
कर्मचारी एवं प्रमुख (मुख्य) ई-रिसीट
18 JAN 2020
आपको से.....

दि. 30/12/2019

Commissioner (Land),
Delhi Development Authority,
Vikas Sadan, INA,
New DelhiSubject :- Setting up of the Plant for disposal/processing of Plastic Waste in
SDMC

An MoU was signed on 02/10/19 in the presence of Hon'ble L.G., where senior officers from DDA, all three DMCs, CSIR, Indian Institute of Petroleum Dehradun were also present regarding setting up unit/plant in each DMC to convert the plastic waste into diesel, tiles etc.

As per this MoU, DDA will make available the land for setting up the unit/plant, South DMC will provide segregated plastic waste as a feed stock to the plant and Indian Institute of Petroleum, Dehradun will provide technology and technical supervision on license basis.

In continuation to above, the undersigned had discussion with Dr. Sanat Kumar from Indian Institute of Petroleum, Dehradun who informed that approx. two acres of land will be required for setting up of 10 TPD capacity plant.

It is, therefore, requested to allot suitable parcel of land so that further action could be taken up in the matter.

Sl-
Director (DEMS)

Encl:- Copy of MoU

Copy for information to :-

1. VC, DDA
2. Commissioner, SDMC
3. Addl. Cmr. (DEMS)
4. E-in-C
5. SE(EMS)/HQ -to pursue

2/1/2020

ANNEX - ©

SOM Dated 28.01.2020			
S.No.	Department(s)	Related Issues	Discussion held on 14.01.2020
1	Landscape/Architecture	Linking the Greens Cycle Park.	Engagement of Consultant SA (DUHF) to take SA (DUHF) informed that inputs have been received from approval from all concerned depts. and put up the file all the concerned departments and the same is being for approval. A/A & E/S - part approval for the cycle-tracks at Grade. Estimates to be firmed up. Cycle Park - Director (LS) informed that the detailed project report has been prepared and submitted to EM office. Discussion to be held with VC/DDA.
2	PLANNING	Projects with NBCC (i) Karkardooma	Karkardooma - CE (EZ) informed that the observations on the estimates are being incorporated for processing it for A/A & E/S approval. STATUS. Sanjay Lake -CE (EZ) informed that there are certain gaps for which the NBCC has been asked to submit the revised DPR.
3	Land Disposal	Disposal of Group Housing Plots. (i) 50% EWS (ii) 15% EWS	(i) 50% EWS : Dir (RL) to submit the agenda for placing it in the next Authority meeting. (ii) 15% EWS : CLD informed that 07 plots have been put for auction. Regd Vasant Gaon housing plot it - AC (Plg.)-II to revisit the proposal and put up for SCM approval.
	MOL with CSIR on Plastic Waste.	It was discussed that Engineering in coordination with Plg. Dept to identify 03-sites (approx. 5 acres each) in Rohini, East and Dwarka for installation of the plant.	Planning and Engineering to identify the sites. STATUS.

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ANNEX (D)

DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL LAND BRANCH
A-216, 2nd Floor, Vikas Sadan, INA, New Delhi-110023

निदेशक (योजना)
जोन ई एंड ओ 121
डायरी संख्या...
दिनांक... 02/02/2020

No. F.32(Misc.)19/11/160

Dated: -05/02/2020

MEETING NOTICE

A meeting is scheduled on 07.02.2020 at 04:00 PM under the Chairmanship of worthy Vice Chairman, DDA, in the Conference room of Vice Chairman, DDA at 'B' Block, 1st Floor, Vikas Sadan, INA, New Delhi regarding memorandum of Understanding signed between DDA, MCDs and CSIR dated 02.10.2019 regarding allotment of land for setting up plants for converting plastic waste into diesel, tiles, etc to respective MCDs.

The following officers are requested to attend or depute the concerned officer to attend the meeting on the date and time given above.

1. Pr. Commissioner, (LD), DDA
2. Director, CSIR,
3. Commissioner, SDMC
4. Commissioner, North DMC
5. Commissioner EDMC
6. Commissioner (LM), DDA
7. Commissioner (LD), DDA
8. Commissioner (Plg.), DDA
9. Chief Architect, DDA
10. Addl. Commissioner (LS), DDA
11. Chief Engineer, (SZ), DDA
12. Chief Engineer, (EZ), DDA
13. Chief Engineer, (NZ), DDA
14. Director (IL), DDA
15. Director (Hort.)SE, DDA
16. Director (Hort.)NW, DDA

Copy to:-

(Sada Shiv)
Dy. Director (IL)

All concerned

Copy for information to:-

OSD to VC, DDA

Dy. Director (IL)

Handwritten note: The original accompanied by Dir (Plg.) Scanned by CamScanner
...ing. under Dir (Plg.) under FR 4961/Zone E20. He
... site opposite Fish market in IFC Gasipur can be considered
... informed in the meeting. As the site was near

Mailbox of commplg@dda.org.in

आयुक्त (योजना) कार्यालय
 डायरी सं. M-165
 दिनांक 5/2/2020

M4PL

Subject: Meeting Notice fixed on 07.02.2020 at 04:00 PM

From: Dy Director IL <dydinidda@gmail.com> on Wed, 05 Feb 2020 12:33:19

To: pcdda@dda.org.in, pcddald@dda.org.in, director@iip.res.in, commissioner-sdmc@mcd.gov.in, commissioner-ndmc@gmail.com, commissioner-ndmc@mcd.gov.in, commissioner-edmc@mcd.gov.in, commrIndmanag1@dda.org.in, commrInddisp@dda.org.in, commplg@dda.org.in, chiefarchitect@dda.org.in, poonamruby@gmail.com, cesz@dda.org.in, cesz.dda@gmail.com, ceez@dda.org.in, cenorthdda@gmail.com, cenorth@yahoo.com, directorlidda@gmail.com, dirhortsouth@dda.org.in, dirhortnorth@dda.org.in, dirhortnwdda@gmail.com

1 attachment(s) - Meeting Notice MCDs and CSIR_1.pdf (192.68KB)

Sir/Madam,

Please find attached Meeting Notice regarding memorandum of Understanding signed between DDA, MCDs and CSIR dated 0210.2019 regarding allotment of land for setting up plants for converting plastic waste into diesel, tiles etc. to respective MCDs.

Regards,

अति० आयुक्त (यो०)-II

डायरी सं० १११

दिनांक 17/2/20

O/o Dy. Director (IL)/DDA

May See Please

Comm (Pls) in mrs.

Ac (Pls) II Chander Bhabha 6/2/2020

Ac (Pls) III

Ac (Pls) Projects

Dir (Pls) Zone E 40

Dir (Pls) Zone J & VC

existing dumpyard was considered fit by EDMC. Worthy V.C. DDA instructed to allot the land to MCD. Submitted for information

by Dir (Pls) holding add. chg of

Dir (Pls) under PR49(i)/Zone E & O

Hd. Comm (Pls) I II

Commissioner (Pls)

https://webmail.rediffmailpro.com/ajaxprism/readmail?printable=1&block_images=1&file_name=1580886199.S.271810.2650.H.WUR5IERpcmVjdG9yl... 1/1

The site will require lease of land use.

Accordingly the matter will be placed

in technical committee for lease of

land use. urgent pl

Ad-Comm (Pls) 20/2/2020

Director (Pls)

Director (Pls)

Director (Pls)

Director (Pls)

Director (Pls)



D D A दिल्ली विकास प्राधिकरण	
PLANNING WING	योजना विभाग
TRANS YAMUNA AREA UNIT	यमुना पार क्षेत्र यूनिट
LAND USE (DRAFT)	भूमि उपयोग (ड्राफ्ट)
RESIDENTIAL	आवासीय समूह आवासीय
COMMERCIAL	व्यावसायिक उप केन्द्रीय व्यावसायिक जिला केन्द्र जिला केन्द्र समुदाय केन्द्र शोक व्यापार और मण्डारण होटल सेवा बाजार अनौपचारिक बाजार पेट्रोल पम्प / सी.एन.जी. / गैस गोदाम
INDUSTRIAL	औद्योगिक निर्माण सर्विस केन्द्र
RECREATIONAL	मनोरजनात्मक क्षेत्रीय पार्क जिला पार्क समुदाय पार्क / पार्क बहुउद्देशीय मूलतः ऐतिहासिक स्मारक
TRANSPORTATION	यातायात एकीकृत यात्री टर्मिनल मेट्रो स्टेशन एम.आर.टी.एल. कारीडोर बी.आर.टी.एम. कारीडोर रेल परिसंचरण सड़क 90 मीटर मार्गधिकार सड़क 80 मीटर मार्गधिकार सड़क 45 मीटर मार्गधिकार सड़क 30 मीटर मार्गधिकार सड़क 24 मीटर मार्गधिकार बस आगार / बस परिसर / मोनो रेल अल्ट्रा हाईवे बस परिसर ग्रेड सेपरटर्स / फ्लायओवर (PROPOSED) R.O.S. / R. U. S. PARKING MULTI LEVEL PARKING (INDICATIVE WILL BE AS PER APPROVED L.O.P. & STATUS OF LAND)
UTILITY	उपयोगिता जल प्रोद्योग संयंत्र मल शोधन संयंत्र विद्युत सब-स्टेशन कूड़ा कचरा (सैनिटरी/लैंडफिल) ड्रेन SEWAGE & PUMPING STATION
GOVERNMENT	सरकारी जिला क्षेत्र न्यायालय
PUBLIC AND SEMI-PUBLIC	सार्वजनिक एवं अर्ध-सार्वजनिक अस्पताल / क्षेत्रीय ए. / क्षेत्रीय बी. / क्षेत्रीय सी. / क्षेत्रीय टी. शिक्षा एवं अनुसंधान विश्वविद्यालय / कालेज पुलिस / पुलिस लाइन / जिला कारागार संचार स्थल कब्रिस्तान / शमशान भूमि अग्नि शमन केन्द्र सुविधा केन्द्र क्रीडा सुविधाएँ / परिसर / स्टेडियम / खेल कूद केन्द्र
OTHERS FACILITIES IN RES., COMMERCIAL & PSP USE ZONE	अन्य सुविधाएँ आवासीय में, व्यावसायिक एवं सार्वजनिक एवं अर्ध सार्वजनिक उपयोग जोन नर्सिंग होम / पाली क्लीनिक प्रसूति गृह वृद्धावस्था गृह / कामकाजी महिला होस्टल मनोरंजन क्लब / बहुउद्देशीय सुविधा हॉल मुख्य डाकघर / दूरभाष केन्द्र पुलिस स्टेशन
AGRICULTURE/GREEN BELT & WATER BODY	कृषि / हरित पट्टी एवं जल निकाय कृषि / हरित पट्टी नदी एवं जल निकाय
NOTE :- 1. MODIFIED BASED ON THE APPROVAL OF MINISTRY OF URBAN DEVELOPMENT, GOVT. OF INDIA. VIDE LETTER NO. K-12011/23/2009-DOB, DATED: 06.03.10	
MAP 2	
<div>0.25 0.5 1.0 KM</div> <div>0.25 0.5 1.0 KM</div> <div>0.25 0.5 1.0 KM</div> <div>0.25 0.5 1.0 KM</div>	
PLANNING DIVAN	PLANNING ASSTT.
ASSTT. DIRECTOR	ASSTT. DIRECTOR
JOINT DIRECTOR	DIRECTOR



ANNEX (G)

DELHI UP BOUND

SITE 1/2 PROP.
USED FOR
CHANGE OF
LANDUSE FROM
COMMERCIAL
TO
"UTILITY" 24 (

N.H. 24

ROAD 45.0 M R/W

ROAD 30.0

R/W

SAZI PUR

P

W

E

E

E

ITEM No. 19/7C/2020

अतिरिक्त आयुक्त (योजना)-1

डायरी सं. 4144

दिनांक 26/05/2020

- 51 -



SOUTH DELHI MUNICIPAL CORPORATION
OFFICE OF THE SUPERINTENDING ENGINEER (BUILDING)-HQ
 9TH FLOOR : DR. S.P.M. CIVIC CENTRE
 J.L. NEHRU MARG : NEW DELHI-110002

No. South DMC/SE(B)HQ/2020/42

Dated : 29.05.2020

To

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

आयुक्त (योजना) कार्यालय
 डायरी सं. I-766
 दिनांक 26/05/2020

Subject : Clarification reg. permission to run Path-Lab / Diagnostic Laboratory Facilities from the Basement.

Sir / Madam,

A representation has been received from Prof.(Dr.)Navin Dang stating therein that 'Dr. Dangs Lab' situated at C-2/1, Safdarjung Development Area, New Delhi has been authorized by the Indian Council of Medical Research as Private Laboratory to test COVID-19 and requested to grant permission for using the basement for Path-Lab / Diagnostic use in the present pandemic situation.

The property under reference abuts on Aurobindo Marg i.e. Master Plan / Zonal Plan Road in Category-B. The building plans w.r.t. property No.C-2/1, Safdarjung Development Area, New Delhi were sanctioned vide dated 14.05.2012 for residential use (basement, stilt, ground, first & second floor). Presently, ground to second floor is being used for Pathological Lab / Diagnostic Centre after getting registration and payment of conversion charges under self-assessment scheme under Mixed Use Regulations.

Provision to run Path-Lab / Diagnostic Centre from basement has not been given in MPD-2021. However, keeping in view the pandemic of Corona Virus (Covid-19), DDA is requested to provide clarification / guide whether the request of the applicant can be considered to use basement for Path-Lab / Diagnostic Centre, as a special case, for a period of six months or till the pandemic lasts, whichever is earlier.

Yours faithfully,

[Signature]
 S.E. (Building)-HQ
 South DMC

*Recd
 31/6/2020
 (g) I*

*Let us discuss the issue in the
 T.C. where officers of SDMC will
 also be participating. Before that, the
 issue needs to be discussed with Commr (g).*

*MM
 4/6/2020*

*- DD (g)
 Discussed with Commr (g)
 We may discuss the issue during T.C
 as other items. SDMC may be informed
 accordingly.*

*MM
 4/6/2020*

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

No. F01(03)2020/MP/

Date : 03.06.2020

MEETING NOTICE

The 3rd 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 **Friday, 05.06.2020 at 10:30 AM**. The ID and password for the same shall be informed separately by mail and/or message.

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

(Manju Paul)
Addl. Commissioner (Plg.)-I

To:

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

Special Invitee:

1. DIG (Engineer), CRPF (Sh Gur Gopal)
2. Commandant, 55 BN, CRPF (Sh Deepak Dhoundiyal)

INDEX

3rd Technical Committee Meeting to be held on 05.06.2020

Sl. No.	Item No.	Subject	Page No.
1.	14/2020	Confirmation of the Minutes of 2 nd Technical Committee meeting held on 24.02.2020 F1(02)/2020/MP	1-7
2.	15/2020	Proposed Change of Landuse of an area measuring 1.94 acre (7850.90 sqm) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi F.20(7)2017/MP	8-29
3.	16/2020	Relaxation of Parking Norms for State Bhawan/ State Guest Houses F.20(09)2015/MP	30-32
4.	17/2020	Proposed Modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum and JJ Clusters Development Regulations and Guidelines F.03(36)1996/MP	33-36
5.	18/2020	Proposal regarding Change of Landuse of an area measuring 8094 sqm from 'Commercial' to 'Utility' located at Pocket A, Integrated Freight Complex, Gazipur for ' allotment of land to set up a plant for converting plastic wastes into diesel, tiles, etc. to SDMC. F.03(01)96-Dir.(SP)/Pt-III/Pt. File	37-50
Other Issues			
6.	19/2020	Clarification regarding permission to run Path-lab/Diagnostic Laboratory Facilities from the Basement F.20(04)2005/MP	



ITEM No. 14/TC/2020

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

F.1 (2)/2020-MP/98

Date: 06.03.2020

Subject: Minutes of the 2nd Technical Committee meeting of DDA for the year 2020 held on 24.02.2020.

The 2nd Technical Committee meeting of DDA for the year 2020 was held under the Chairmanship of V.C. DDA on 24.02.2020. 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.


(Rajesh Kumar Jain)
Director (Plg.) Master Plan

To:

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

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
1.	07/2020	Confirmation of the minutes of 10 th Technical Committee meeting held on 13.01.2020. F.1(1)/2020/MP	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 13.01.2020 were confirmed as circulated.	
2.	08/2020	Proposal regarding change of land use of an area measuring 10.17 Acres 48 bighas, 17 biswas (Kh. No. 1579/474, 475, 465, 468 & 469) at village Bahapur situated along the MaaAnandimai Marg, Kalkaji from "Recreational (City Park District Park, Community Park) to 'Institutional' in Planning Zone-F. F.3(64)2003/MP	It was informed by AC (Plg)-III that it is a MCD's proposal but the concern officer is not present in the meeting to explain the proposal. The agenda was earlier deferred in the last T.C. Meeting held on 13.01.2020 due to non-presence of the officer of the concerned department. It was further pointed out that the ownership status as mentioned in agenda is not clear. It was finally decided that the agenda be returned to the concerned department of SDMC with the request to bring in forthcoming TC meeting with clear cut land status.	
3.	09/2020	Applicability of Development Control norms on Plot no. 3 and Plot no. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. Respectively in Layout Plan of Facility Corridor F.C.-1. F.26(8)2019-MP	<p>The proposal was presented by Director (Plg) Zone J. Chief Town Planner (CTP), SDMC requested for clarification w.r.t. the Use Premise and Development Control to be provided to these plots. The following points were deliberated:</p> <ol style="list-style-type: none"> 1. It was deliberated that the plots under reference forms part of facility corridor and Master Plan for Delhi - 2021 in para 5.7.1 stipulates that Sub-City Level Commercial Areas permits the provisioning of District Centre and community centre in a linear form with specific area provisions. Besides the District Centres and Community Centres, non - hierarchical Commercial Centres also permitted in para 5.5. The development Control Norms for all the above commercial centres are identified in Table 5.4 of Chapter 5.0 in MPD-2021. 2. CTP, SDMC informed superimposition of Khasraon the maps as mentioned in SOP, cannot be done by MCD. This may be dealt by DDA. 	

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			<p>3. It was informed by Director, Master Plan that for fixing of conversion charges / other charges as mentioned in regulations for enabling the Planned Development of Privately Owned Land, matter has already been referred to Director (LC) on - 19.07.2018 and 18.02.2020.</p> <p>After deliberation, it was decided that:</p> <p>i. Since the area of the plots does not qualify in either of the category of District Centre and Community Centre, the development control norms of non-hierarchical commercial centre i.e. 50% Ground Coverage and 125 FAR be given to the plots under reference and the activities permitted shall be same as in community centres.</p> <p>ii. Further, it was decided that following to be added/ clarified in the approved guidelines for implementation of "Regulations for enabling planned development of privately owned lands" for further action by the concerned department:</p> <p>a. Super imposition of the individual plot shall be done by concerned local body / applicant in consultation with the revenue department, GNTCD before forwarding the application to DDA. However, Layout plan of the area on the khasra map shall be prepared by DDA if the land is contiguous. In such cases where DDA has to prepare Layout Plan for the area, DDA will do the super imposition on Khasra Map.</p> <p>b. Further, utilization of land in facility corridors on proportionate basis shall be worked out while preparing the layout plan, in order to cater to the City / Zonal</p>	

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			<p>requirement while preparing the Layout Plan.</p> <p>c. In case there are other general issues needing clarification, MCD's may identify and send to DDA and a discussion will be organized.</p>	
4.	10/2020	<p>Provision of additional land of 5.9 Acres to GNTCD for expansion of institute of Liver and Billiary Sciences (ILBS) Hospital, Vasant Kunj.</p> <p>F.20(2)2005/MP</p>	<p>The proposal was presented by Dir(plg) Zone J, it was informed that Chief Secretary vide letter dt. 24.01.2014 has requested to allot 6 acres of additional land to Health and Family Welfare Department for expansion of essential facilities at ILBS. A land measuring 9.3 hectares is already under possession of ILBS hospital till date.</p> <p>IL Department has informed in the file that Competent Authority has in principal agreed for allotment of this additional land. It has also been mentioned in the request received from ILBS that it is a deemed university and as per MPD_2021 land upto 20 Ha can be earmarked for university and education and research.</p> <p>After deliberation, Technical Committee agreed to the proposal for allotment of additional land to GNCTD for expansion of ILBS hospital subject to change of land use, as the land use of the land is residential as per Zonal Development Plan of Zone 'J'.</p> <p>It was also recommended that the provisions for National / City level health facilities should also be considered over and above the provisions given in MPD for health facilities so that specialized / super speciality medical facilities can be developed in the larger public interest. The norms should be framed and proposed in the next Master Plan for Delhi - 2041, which is under preparation.</p>	
5.	11/2020	<p>Proposed modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum & JJ Clusters redevelopment regulations and Guidelines.</p> <p>F.3(36)1996/MP/Pl.I</p>	<p>The Agenda item was withdrawn for want of more information.</p>	

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
6.	12/2020	Allowing FAR of 400 for Group Housing on Industrial Plots (Ajudhiya Mills / National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10 th May 1996 and MPD-2021 provisions of Table 7.3 para (xii). F.23(13)2005Bldg./Pl.	<p>The proposal was presented by Director(Building). It was informed that as per the decision of last Technical Committee meeting, the legal opinion has been obtained and forms part of the agenda wherein it is clearly mentioned that since the previous legal opinion is clear as such no further Legal opinion / vetting is required.</p> <p>After detail deliberation the proposal was approved. It was further decided that similar cases need not to bring in TCmeeting and concerned local body shall take necessary action as decided by the Technical Committee.</p>	
7.	13/2020 Laid on Table	Proposal of grant of NOC for CNG / EV charging station on Private Land Khasra No. 10/22 min. village - Singhola, Tehsil - Alipur, District North, Delhi in view of notified regulations dated 08.03.2019. F.3(11)2009-MP/	<p>The proposal was presented by AC (Plg.) Projects. It was informed that the applications after scrutiny from LD Wing have been forwarded to Planning Department and all such cases after examination are being placed before the Technical Committee for its consideration.</p> <p>It was further explained that the site under reference falls partly under Public and Semi-Public (PSP) Use and partly in Recreational land use and no layout plan of this area has been prepared yet. Since CNG station is permitted in all Use Zones including undeveloped recreational areas with the exception of Ridge and Regional Park as mentioned in para 12.13 of MPD-2021 and in para 1 of <i>regulations for setting up of fuel stations on privately owned lands</i>, the proposal is placed for approval.</p> <p>After detailed deliberations, the proposal was approved with the conditions that:</p> <p>(i) The approval shall be null and void if the said site is affected in any of the future infrastructure project.</p> <p>(ii) For EV Charging, till such time the D.C. norms for EV Station / EV charging point are framed, minimum 15 sqm per Car for EV charging will be earmarked which</p>	

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Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			<p>shall conform to specifications and safety norms as per the PESO Act and obtain clearance from the concern Authority.</p> <p>(iii) The approved site of fuel station shall be incorporated in the area layout plan/ zonal development plan.</p>	

7-

ANNEXURE-I

List of participants of 2nd meeting for the year 2020 of Technical Committee on 24.02.2020.

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
8. Addl. Commissioner (Plg.) - IV
9. Addl. Chief Architect, VC Sectt.
10. Director (Plg) MP
11. Director (Plg.) UC & J (In-Charge)
12. Dy. Director (Plg) MP & DC
13. Dy. Director (LM)

OTHER ORGANIZATIONS

1. Town Planner, T.P. Deptt., SDMC
2. Town & Country Planner, TCPO
3. Architect (Asstt.), DUAC
4. ACP / T/SD (Delhi Traffic Police)
5. DCP/T/Southern Range, Delhi Police
6. Chief Engineer, SDMC

1/11

Sub: Proposed change of land use of an area measuring 1.94 acre (7850.90 sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.

File No. F.20(7)2017/MP

1.0 Background

- i. CRPF vide letters No. B-V-1/2017-18-55(TC LAND) dated 26.05.2017 & 25.05.2017 requested DDA to change the land use of an area measuring 1.94 acre from 'District Park/Green' to 'Police Camp' allotted to Ministry of Home Affairs (MHA) on as is where is basis for construction of Transit Camp/Yatri Niwas for Central Reserve Police Force (CRPF) in the vicinity of New Delhi Railway Station, New Delhi. In response, DDA vide letter dated 12.06.2017 has requested CRPF to send the requisite information/documents, which were sent by CRPF vide letter dated 20.06.2017.
- ii. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'.
- iii. While examining the matter, it is observed that the requirements stated by CRPF are part of Police Camp which falls under 'Public & Semi-Public Facilities' land use. Further, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- iv. DDA has received the CRPF letter No. B-V-1/2017-19-55(TC LAND) dated 22.01.2019, enclosing therewith, L&DO Corrigendum F.No. L-IIA/11/ (747)/2015/31 dated 18.01.2019 wherein it has been that allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'.

2.0 Follow up action

- A. The proposal for change of land use of an area measuring 1.94 acre (7850.90 sqm.) from 'Recreational (District Park)' to 'Public & Semi Public Facilities' was considered by the 3rd Technical Committee of DDA in its meeting held on 26.02.2019 vide item No. 10/2019. The decision of the Technical Committee is reproduced as below:

"The proposal was presented by the Dy. Director (Plg) Zone-D. After detailed deliberations, the Technical Committee recommended that the matter may be submitted after examining the following:

- i. The impact of the traffic due to the proposed use of the land.*
- ii. Explore the possibility of limiting the ground coverage and the total built up area considering the site is having green cover."*

(The copy of Technical Committee Agenda alongwith decision is enclosed at Annexure-1)

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B. In response to the decision of Technical Committee, CRPF vide letter dated 25.03.2019 has ensured the following:

- i. 4 to 5 vehicles will ply daily. So there will be no traffic impact outside of the camp. Also parking of vehicles will be inside the basement. Our Regimental Police (RP) will be available at main gate to ensure. No traffic congestion around the camp.
- ii. There will be only 30% Ground Coverage and FAR -300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by CRPF.

(The copy of CRPF letter dated 25.03.2019 decision is enclosed at **Annexure-2**)

C. Further, DDA vide letter dated 16.09.2019 had communicated to CRPF that Competent Authority has a view that CRPF may explore for an alternate site for construction of Transit Camp/Yatri Niwas.

D. In response to DDA letter dated 16.09.2019, CRPF vide letter dated 10.02.2020 has again requested to look into the matter and to accord permission for conversion of the land use from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' for construction of Transit Camp/ Yatri Niwas. (Refer **Annexure-3**)

3.0 Examination

- i. The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow Zone (LBZ).
- ii. The land use of the site under reference is 'Recreational (District Park)', as per MPD-2021 and approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
- iii. L&DO vide letter dated 30.03.2017 has allotted a plot of land measuring about 2.05 acre in the vicinity of New Delhi Railway Station to the Ministry of Home Affairs on as is where is basis for construction of Transit Camp/Yatri Niwas for CRPF.
- iv. CRPF vide letter dated 26.05.2017 has mentioned that after digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021 and only 1.94 acre land has been taken in possession by CRPF on paper on 25.05.2017.
- v. As per para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'. Subsequently, L&DO vide letter dated 16.06.2017 has sent 'No Objection Certificate' to DDA for change of land use.
- vi. Further, CRPF vide letter dated 03.08.2017 sent the requirements of the said plot which includes accommodation facilities, underground parking, Mess with dining halls and lounge. which were clarified by DDA officials that the requirements are part of Police Camp which comes under land use category of 'Public & Semi-Public Facilities' as per MPD-2021. In view of this, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.

- vii. As per the Table 13.10 under MPD-2021, the Planning Standards & Development Controls for Public Semi-Public (Government Use Premises) are as under:

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/100 Sq.m. Floor Area)
7	Police Training Institute /College, Fire Training Institute/ College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

Other Controls:

** The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans.

- i. Residential Use – Maximum up to 30% of permissible FAR can be utilized for residential activities. The activities permitted within residential component shall be as per Residential Plot - Group Housing.
 - ii. Height – No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.
 - iii. Other controls for setbacks, basement, services plans etc. as per Chapter 17.0 Development Code.
 - iv. For intensive utilization of existing government buildings / land, as mentioned in para 8.2 following will be applicable in case of redevelopment:
 - Utilization of 10% of total permissible FAR for Commercial Uses to make the redevelopment process financially feasible.
 - v. Use premises such as National Security Establishments and Disaster Management Units shall be permitted within the categories mentioned in above Table.
- viii. Thereafter, CRPF vide letter dated 22.01.2019, enclosing therewith, L&DO Corrigendum dated 18.01.2019, stated that Land Allotment Screening Committee (LASC) in its meeting held on 27.11.2018 recommended that clause 2(ii) of the allotment later may be amended to change land use from 'District Park/Green' to 'Public & Semi- Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs vide letter dated 26.02.2018.
- ix. Further, Land & Development Office vide letter dated 11.02.2019 has given 'No Objection' for the change of land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land measuring 2.05 acres allotted to MHA in the vicinity of New Delhi Railway Station for construction for multi-storey transit Camp/Yatri for CRPF.

4.0 Information as per the MoUD (now MoHUA), GoI letters dated 07.04.2015 & 04.09.2015

MOUD, GoI vide letters dated 07.04.2015 & 04.09.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11-A of Delhi Development Act, 1957.

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD letter dated 07.04.2015 is as follows:

S. No.	Information asked by MoUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	It is a Government land and is with Land & Development Office (L&DO), MoHUA, GOI.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the request by CRPF letters dated 26.05.2017 & 25.05.2017 and Ministry of Home Affairs (MHA) D.O. letter dated 05.01.2017.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site under reference was inspected by the officers of Planning Department and following was observed: i. The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station. ii. There are tin sheds of CRPF camp existing within the site under reference and there are large number of grown up trees existing at the site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	CRPF vide letter dated 25.03.2019 has ensured that <i>there will be only 30% Ground Coverage and FAR -300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by CRPF.</i>
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	Law and order situation will be improved after establishment of Police Camp and public feel safety and security in around Minto road, Ajmeri gate side railway station.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case in respect of the site under reference.

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

S. No.	Information asked by MoUD vide letter dated 04.09.2015	Reply
1.	Background note indicating the current situation/ provisions	L&DO vide letter dated 30.03.2017 has allotted land to Ministry of Home Affairs (MHA) for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, Ajmeri Gate, New Delhi. The land falls under District Park Use Zone as per MPD-2021 and to be changed to Public & Semi-Public Facilities. Presently temporary tin sheds of CRPF camp existing within the site under reference.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	<ul style="list-style-type: none"> - Earlier, on the basis of the request received from the land owning agency (i.e. L&DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957. - This is a proposal of the Ministry of Home Affairs, Govt.
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul style="list-style-type: none"> - Central Reserve Police Force (CRPF) functions under the aegis of Ministry of Home Affairs (MHA) of the Government of India to enable the government to maintain Rule of Law, Public Order and Internal Security effectively and efficiently. - The proposal, if recommended by the Technical Committee is to be considered by the Authority as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	- The proposal has been initiated by Ministry of Home Affairs vide D.O. dated 05.01.2017, wherein, MoUD was requested to allot the said land permanently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwas with change of land use.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	- Yes, this piece of land is being utilized as Transit Camp to accommodate to CRPF personnel. The case examined in LASC meeting held at MoUD, then plot was allotted by MoUD to MHA vide letter No. F.No. L.IIA/11/474/2016/137 dated 30 March 2017 for construction of Transit camp / Yatri Niwas for CRPF.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	- This piece of land is being utilized as Transit Camp to accommodate to CRPF personnel and safe custody of Govt. equipment/materials.

		Besides, the transit of jawans, CRPF coys for election and urgent law & order duties are also accommodated at the transit Camp on requirement basis, in view of large scale movements in CRPF due to unpredictable changing internal scenario in the Nation.
7.	How the proposal will benefit in the development and economic growth of the city	- It will benefit regarding the development of New Delhi railway station since coy movement will be monitored by the camp location as per availability of train.
8.	What are the provisions corresponding to the proposed policy/change in other metropolitan cities in India and other countries & if those provisions differ from the proposal, then why are they not considered appropriate for Delhi	Not Applicable
9.	What will be the public purpose served by the proposed modification	- As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
10.	What is the number of people/families/ households likely to be affected by the proposed policy	- Not applicable. It will benefit the families/jawans of the CRPF.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	- The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D; therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes?	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been consulted and if yes what were	- Yes, Ministry of Home Affairs (MHA) & MoUD have been consulted and approved allotment of the land.

	their views and how they were disposed.	
14.	Whether the relevant guidelines/ orders of DOPT, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	The issue of change of land use is not related to any guidelines/orders of DOPT, Ministry of Finance and other nodal Ministries/ Departments.
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal	- Sh P.K. Naik, Deputy Inspector General - Sh Deepak Dhoundiyal, Commandant 55 Bn, CRPF, Contact No. 9868395001

5.0 Proposal

In view of the Technical Committee decision dated 26.02.2019 and subsequent request letters of CRPF dated 25.03.2019 & 10.02.2020, the proposal for change of land use of an area measuring 1.94 acre (7850.90 sq.m.) may be changed from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp). The details of the proposal are as under:

Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site for CRPF Transit Camp/Yatri Niwas is situated in the vicinity of New Delhi Railway Station.	1.94 acre (7850.90 sq.m.)	Recreational (District Park)	Public & Semi-Public Facilities (Police Camp)	North: Tagore Road & Multilevel parking South: Existing Railway colony East : Existing Railway colony West : Bhavbhuti Marg & New Delhi Railway Station

(The location plan of the site under reference is annexed as Annexure-4)

6.0 Recommendation

Proposal at para 5.0 above is submitted for the consideration of the Technical Committee for further processing under Section 11-A of DD Act, 1957.

Asstt. Director (Plg.)
Zone-D

Director (Plg.), Zone-D

Addl. Commissioner
(Plg.)-II

-15- Local Committee Meeting 118/C
Laid On Table
ANNEXURE-1 - 19 - ITEM No. 10/TC/2019

Sub: Proposed change of land use of an area measuring 1.94 acre (7850.90 sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.
File No. F 20(7)2017/MP

1.0 Background

- i. CRPF vide letters No. B-V-1/2017-18-55(TC LAND) dated 26.05.2017 & 26.05.2017 requested DDA to change the land use of an area measuring 1.94 acre from 'District Park/Green' to 'Police Camp' allotted to Ministry of Home Affairs (MHA) on as is where is basis for construction of Transit Camp/Yatri Niwas for Central Reserve Police Force (CRPF) in the vicinity of New Delhi Railway Station, New Delhi.
- ii. In response, DDA vide letter dated 12.06.2017 has requested CRPF to send the requisite information/documents, which were sent by CRPF vide letter dated 20.06.2017.
- iii. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'.
- iv. While examining the matter, it is observed that the requirements stated by CRPF are part of Police Camp which falls under 'Public & Semi-Public Facilities' land use. Further, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- v. Now, DDA has received the CRPF letter No. B-V-1/2017-19-55(TC LAND) dated 22.01.2019, enclosing therewith, L&DO Corrigendum F.No. L-IIA/11/(747)/2015/31 dated 18.01.2019 wherein it has been that allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'. (Annexure-A)

1.6 Examination

- i. The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow Zone (LBZ).
- ii. The land use of the site under reference is 'Recreational (District Park)', as per MPD-2021 and approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
- iii. L&DO vide letter dated 30.03.2017 has allotted a plot of land measuring about 2.05 acre in the vicinity of New Delhi Railway Station to the Ministry of Home Affairs on as is where is basis for construction of Transit Camp/Yatri Niwas for CRPF.
- iv. As per CRPF letter dated 26.05.2017, after digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021 and only 1.94 acre land has been taken in possession by CRPF on paper on 26.05.2017.

- 16-
- 20-
- v. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'. Subsequently, L&DO vide letter dated 16.06.2017 has sent 'No Objection Certificate' to DDA for change of land use.
 - vi. Further, CRPF vide letter dated 03.08.2017 sent the requirements of the said plot which includes accommodation facilities, underground parking, Mess with dining halls and lounge, which were clarified by DDA officials that the requirements are part of Police Camp which comes under land use category of 'Public & Semi-Public Facilities' as per MPD-2021. In view of this, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
 - vii. As per the Table 13.10 under MPD-2021, the Planning Standards & Development Controls for Public Semi-Public (Government Use Premises) are as under:

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/100 Sq.m. Floor Area)
7	Police Training Institute /College, Fire Training Institute/ College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

Other Controls:

** The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans.

- viii. Recently, CRPF letter dated 22.01.2019, enclosing therewith, L&DO Corrigendum dated 18.01.2019, stated that Land Allotment Screening Committee (LASC) in its meeting held on 27.11.2018 recommended that clause 2(ii) of the allotment later may be amended to change land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs vide letter dated 26.02.2018.
- ix. Further, Land & Development Office vide letter dated 11.02.2019 has given 'No Objection' for the change of land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land measuring 2.05 acres allotted to MHA in the vicinity of New Delhi Railway Station for construction for multi-storey transit Camp/Yatri for CRPF.

3.0 Information as per the MoUD (now MoHUA), GoI letters dated 07.04.2015 & 04.09.2015

MOUD, GoI vide letters dated 07.04.2015 & 04.09.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11A of Delhi Development Act, 1957.

1

-2-17-

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD letter dated 07.04.2015 is as follows:

S.No.	Information asked by MoUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	It is a Government land and is with Land & Development Office (L&DO), MoHUA, GOI.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the request by CRPF letters dated 26.05.2017 & 25.05.2017 and Ministry of Home Affairs (MHA) D.O. letter dated 05.01.2017.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site under reference was inspected by the officers of Planning Department and following was observed: i. The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station. ii. There are tin sheds of CRPF camp existing within the site under reference and there are large number of grown up trees existing at the site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/Injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	As such, no adverse impact on the ZDP/ MPD.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	Law and order situation will be improved after establishment of Police Camp and public feel safety and security in around Minto road, Ajmeri gate side railway station.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case in respect of the site under reference.

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

-18-

-22-

S.No.	Information asked by MoUD vide letter dated 04.09.2015	Reply
1.	Background note indicating the current situation/ provisions	L&DO has allotted land to Ministry of Home Affairs (MHA) for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, Ajmeri Gate, New Delhi. The land falls under District Park Use Zone as per MPD-2021 and to be changed to Public & Semi-Public Facilities. Presently temporary tin sheds of CRPF camp existing within the site under reference.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	<ul style="list-style-type: none"> - Earlier also, on the basis of the request received from the land owning agency (i.e. L&DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957 - This is a proposal of the Ministry of Home Affairs, Gov.
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul style="list-style-type: none"> - Central Reserve Police Force (CRPF) functions under the aegis of Ministry of Home Affairs (MHA) of the Government of India to enable the government to maintain Rule of Law, Public Order and Internal Security effectively and efficiently. - The proposal is to be considered by the Authority as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	- The proposal has been initiated by Ministry of Home Affairs vide D.O. dated 05.01.2017, wherein, MoUD was requested to allot the said land permanently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwas with change of land use.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	Yes, this piece of land is being utilized as Transit Camp to accommodate to CRPF personnel. The case examined in LASO meeting held at MoUD then plot was allotted by MoUD letter No. F.No. L.IIA/11/474/2016/137 dated 30 March 2017.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	This piece of land is being utilized as Transit Camp to accommodate to CRPF personnel and safe custody of Govt. equipment/materials. Besides, the transit of

-19-

-23-

		jawans, CRPF coys for election and urgent law & order duties are also accommodated at the transit Camp on requirement basis, in view of large scale movements in CRPF due to unpredictable changing internal scenario in the Nation.
7.	How the proposal will benefit in the development and economic growth of the city	It will benefit regarding the development of New Delhi railway station since coy movement will be monitored by the camp location as per availability of train.
8.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries and if those provisions differ from the proposal, then why are they not considered appropriate for Delhi	Not Applicable
9.	What will be the public purpose served by the proposed modification	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/Injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
10.	What is the number of people/ families/ households likely to be affected by the proposed policy	Not applicable. It will benefit the families/jawans of the CRPF.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D; therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes.	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been	- Yes, Ministry of Home Affairs (MHA) & MoUD have been consulted and approved allotment of the land.

- 20 -

- 24 -

	consulted and if yes what were their views and how they were disposed.	
14.	Whether the relevant guidelines/ orders of DOPT, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	The issue of change of land use is not related to any guidelines/orders of DOPT, ministry of finance and other nodal Ministries/ Departments.
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal	- Sh P.K. Nair, Deputy Inspector General - Sh Rakesh Kumar, Commandant 55 Bn, CRPF, Contact No. 9868395001 - Sh. Chandu Bhutia, Addl. Commissioner (Plg.)-II, Contact No. 011 23378085

4.0 Proposal

In view of the request of CRPF letter dated 22.01.2019, the proposal for change of land use of an area measuring 1.94 acre (7850.90 sq.m.) may be changed from 'Recreational (District Park)' to 'Public & Semi-Public Facilities'. The details of the proposal are as under:

Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site for CRPF Transit Camp/Yatri Niwas is situated in the vicinity of New Delhi Railway Station.	1.94 acre (7850.90 sq.m.)	Recreational (District Park)	Public & Semi-Public Facilities	North: Tagore Road & Multilevel parking South: Existing Railway colony East : Existing Railway colony West : Bhavbhuti Marg & New Delhi Railway Station

(The location plan of the site under reference is annexed as Annexure-'B')

5.0 Recommendation

Proposal at para 4.0 above is submitted for the consideration of the Technical Committee for further processing under Section 11-A of DD Act, 1957.

DECISION

10/19

Proposed change of land use of an area measuring 1.94 acrs (7850.90) sqm. from 'Recreational' (District Park) to 'Public & Semi Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp/ Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New

The proposal was presented by the Dy. Director(Plg)Zone-D. After detailed deliberations, the Technical Committee recommended that the matter may be submitted after examining the following:

- The impact of the traffic due to the proposed use of the land.
- Explore the possibility of limiting the ground coverage and the total built

Dy. Director (Plg) Zone-D)

DEVELOPMENT
MASTER PLAN
APPROVED
3rd
Meeting held on
26.2.2019
Vide Item No. 10/19

- 25 - - 21 -

OFFICE OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110059

No- B-V-1/2017-19-55(TC LAND)

Dated, the January, 2019

To,

The Commissioner (Plg.),
Delhi Development Authority,
Vikash Minar, New Delhi.

VC Office

Dy. No.

Dated

ANNEXURE-A

234-15
23.1.19

Subject :-

REGARDING CHANGE OF LAND USE FROM 'DISTRICT PARK/GREEN' TO 'PUBLIC & SEMI-PUBLIC' OF 2.05 ACRES LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW DELHI RAILWAY STATION, AJMERI GATE, NEW DELHI.

Sir,

It is to inform you that, a piece of land measuring 2.05 Acres allotted to CRPF in the vicinity of New Delhi Railway station for construction of multi storey transit Camp/Yatri Niwas vide Ministry of Urban Development letter No. L.II-A/11(747)2016/137 Dated 30/03/2017.

After digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021. Accordingly, only 1.94 acre land has been taken in possession by CRPF on 25/05/2017 as per Para 2 (ii) of allotment letter No. L.II-A/11(747)2016/137 Dated 30/03/2017.

3. Land use under category 'Residential' could not fulfill our requirements thus, this office took the case with MoHUA/L&DO regarding allotment of land from "District Park/Green" to "Public & Semi-Public Facilities-Police Camp". Accordingly, MoHUA/L&DO vide their office corrigendum F. No. L-IIA/11(747)/2015/31 dated 18th January, 2019 amended the Clause 2 (ii) of allotment letter dated 30/03/2017 and may be read as under :

Quote "The allottee will take up the matter with DDA or other agency to change of land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'.....
Unquote.

4. It is therefore requested to kindly change the land use from "District Park/Green" to "Public & Semi-Public" please.

Regards.

Yours faithfully

Encl : (01 Leaf)

No- B-V-1/2017-19-55(TC LAND)

Commandant-55 Bn, CRPF
Dated, the 22 January, 2019

Copy forwarded to the following for information and necessary action please.

1. The IGP, Northern Sector, CRPF, R. K. Puram, New Delhi.
2. The DIGP (Works) Directorate, CRPF, R.K. Puram, New Delhi.
3. The DIGP, Range New Delhi, CRPF, R. K. Puram, New Delhi.
4. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
5. The Director (Plg.) Zone-D, 12th Floor, Vikash Minar, New Delhi w.r.t. his office letter No. F. 20(07)2017/MP/D-116 dated 04/08/2017.

Asst Dir (Pg) Zone D

23/1/19
25/1/19

Commandant-55 Bn, CRPF

2

-26-

-22-

F.No. L-IIA/11(747)/2015/31
Government of India
Ministry of Housing & Urban Affairs (MoHUA)
Land & Development Office (L&DO)

Nirman Bhawan, New Delhi-110011
Dated 18th January, 2019

CORRIGENDUM

Subject: Allotment of 2.05 acres of land in the vicinity of New Delhi Railway Station to MHA on permanent basis for construction of Transit Camp/Yatri Niwas.

The undersigned is directed to refer to this office's allotment letter No. L-IIA/ 11(747)/ 2015/137 dated 30.03.2017 on the above cited subject and to say that Land Allotment Screening Committee (LASC), in its meeting held on 27.11.2018, recommended that clause 2 (ii) of the allotment letter may be amended to change land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs, vide letter dated 26.02.2018.

2. Accordingly, Clause 2(ii) of allotment letter dated 30.03.2017, may be read as under:

"The allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/green' to 'Public & Semi-Public'."

3. The other terms and conditions of the Allotment letter dated 30.03.2017 will remain same with full force.

4. This issues with the approval of Hon'ble Minister (HUA).

Rajeev Kumar
(Rajeev Kumar)

Dy. Land and Development Officer
For & on behalf of the President of India

To

The Home Secretary,
Ministry of Home Affairs (MHA),
North Block, New Delhi - 11000.

Copy to:

1. The DG (CRPF), CGO Complex, Lodhi Road, New Delhi.
2. The Vice-Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
3. The Director General (Works), CPWD, Nirman Bhawan, New Delhi.
4. The Chief Architect (NDR), CPWD, Nirman Bhawan, New Delhi.
5. Engineer officer, L&DO
6. Drawing Section, L&DO
7. Accounts Section, L&DO

Copy for information to:

1. PS to JS (A, L&E)
2. PS to L&DO

-24-



DELHI
DEVELOPMENT
AUTHORITY

PROPOSED CHANGE OF LAND USE
OF AN AREA MEASURING 1.94 ACRE
(7850.90 SQ. M.) FROM
"RECREATIONAL (DISTRICT PARK) TO
PUBLIC & SEMI-PUBLIC FACILITIES
ALLOTTED TO MINISTRY OF HOME
AFFAIRS FOR CONSTRUCTION OF
TRANSIT CAMPUS IN THE VICINITY OF NEW DELHI
RAILWAY STATION, NEW DELHI.

- 23 -

North: Tagore Road & Multilevel
Parking
South: Existing Railway colony
East: Existing Railway colony
West: Bhaybhuti Marg & New Delhi
Railway Station

FILE NO. F-207/2017/MP

LOCATION
MAP

SCALE: NOT TO SCALE



ZONE 'D'

KEY MAP



MINTO ROAD (30.48 M ROW)

Existing Multilevel
Parking

TAGORE ROAD

Existing
Railway
Colony

PLOT UNDER REFERENCE
AREA: 1.94 Acre
(7850.90 sq.m.)

ROAD

Existing
Railway Colony

BHAVBHUTI MARG (30.48 M ROW)

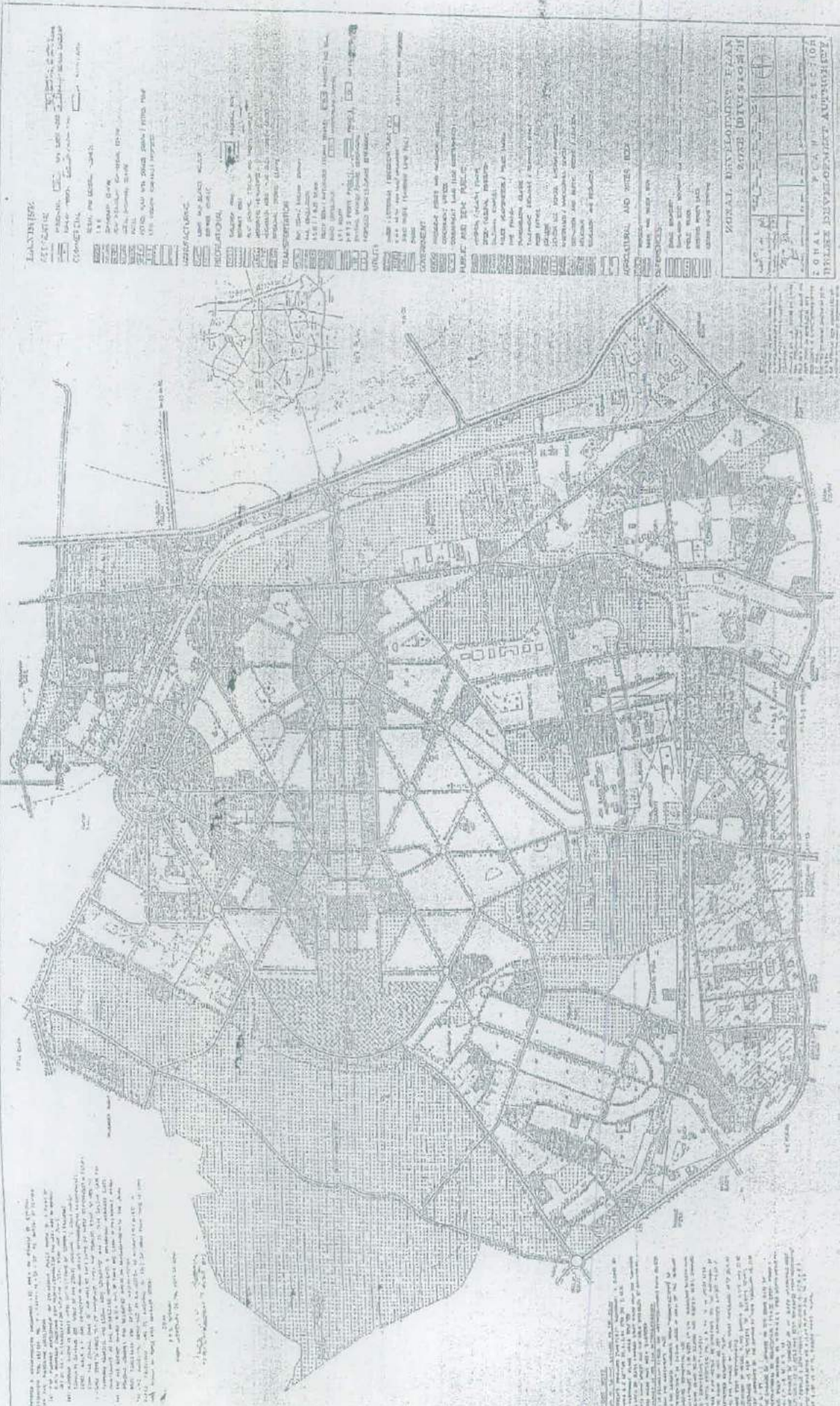
TO COMNAUGHT PLACE

TO KAMLA MARKET

New Delhi
Railway Station

5412

Site UR



OFFICE OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110039

No. B-V-1/2017-19-55(TC LAND)

Dated, the 25 March, 2019

The Commissioner (Plg.),
Delhi Development Authority,
Vikash Minar, New Delhi.

आयुक्त (भोजना) कार्यालय
डाकरी सं. I-928
दिनांक 26/3/19

ANNEXURE-2

6516

ANNEXURE-

Subject :-

REGARDING CHANGE OF LAND USE FROM 'DISTRICT PARK/GREEN' TO 'PUBLIC & SEMI-PUBLIC' OF 2.05 ACRES LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW DELHI RAILWAY STATION, AJMERI GATE, NEW DELHI.

In continuation to this office letter of even number dated 11/03/2019 and kindly refer to your office letter No. F.1 (05)/2019/MP/ dated --/02/2019 regarding minutes of the 3rd Technical Committee Meeting of DDA for the year 2019 held on 26/02/2019.

Reply of this office on paras raised by your office vide letter under reference is as under:-

- i) There will be only 30% Ground coverage and FAR-300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by us.
- ii) 4 to 5 vehicles will ply daily. So there will be no traffic impact outside of the camp. Also parking of vehicles will be inside the basement. Our Regimental Police (RP) will be available at main gate to ensure. No traffic congestion around the camp.

It is therefore requested that kindly drop the paras raised by the 3rd Technical Committee Meeting of DDA and change the land use of the 1.94 acres allotted land from 'District Park/Green' to 'Public & Semi-Public facilities' for speedy progress of work please.

Regards.

Yours faithfully


Commandant-55 Bn, CRPF

No. B-V-1/2017-19-55(TC LAND)

Dated, the 26 March, 2019

Copy forwarded to the following for information please.

1. The SDG J&K Zone, CRPF, Jammu, J&K.
2. The IGP, Northern Sector, CRPF, R. K. Puram, New Delhi.
3. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
4. The DIGP (Works) Directorate, CRPF, R.K. Puram, New Delhi.
5. The DIGP Range New Delhi, CRPF, R. K. Puram, New Delhi.

Commandant-55 Bn, CRPF

अति० आयुक्त (बो०)-II
डायरी सं० 242
दिनांक 21-2-20

26-2000-D 142
दिनांक 02-03-2020

ANNEXURE-3
By No. 2947
Date 20/2/2020

By hand

**DIRECTORATE GENERAL,
C.R.P.F., BLOCK NO.7, LEVEL-III, SECTOR-I, R.K.PURAM, NEW
DELHI-110066**

(Ministry of Home Affairs/Grih Mantralaya)

No. A.III-2(1)/1991-Works-NZ-TC/Y.N.R.Stn

Dated, the 10 January 2020.

To

The Vice Chairman
Delhi Development Authority,
Vikas Sadan, New Delhi-110023.

आयुक्त (योजना) कार्यालय
डायरी सं० 1-449
दिनांक 18/2/2020

Subject:- **REGARDING CHANGE OF LAND USE FROM 'DISTRICT
PARK/GREEN' TO 'PUBLIC & SEMI PUBLIC' OF 2.05 ACRES
LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW
DELHI RAILWAY STATION, AJMERI GATE NEW DELHI.**

Sir,

Please refer to your letter No. F.20(07)2017/MP/D-57 dated 16/09/2019 addressed to the Commandant-55 Bn, CRPF, Bawana, New Delhi on the subject and this Directorate letter of even No. dated 18/12/2019.

02) In this regard, it is submitted that, 2.05 Acres of land allotted to CRPF in the vicinity of New Delhi Railway Station, Ajmeri gate for establishment of Transit Camp for the officers and personnel of CRPF deployed in far flung areas of Jammu and Kashmir, North Eastern region and Naxal affected area to maintain the law & order of state and to ensure the internal security from anti national elements. Establishment of Transit Camp is purely for the welfare of Force personnel to reach their place of deployment smoothly by train from New Delhi and other nearby Railway Stations after a long and tired duty scheduled in highly sensitive areas. Transit camp also used to facilitate the family members of Force personnel during their visit of Delhi and nearby vicinity.

03) The said land is with CRPF on lease basis since 2005. Now, considering the recent orders of Government of India regarding declaration of Delhi as base point for deployment of CRPF troops in Kashmir valley, North Eastern Region and Naxal affected areas facilities available in Temporary Transit Camp, Ajmeri Gate are not adequate and it is essential to construct multi storey Transit Camp to accommodate required number of transients, so that congestion at platforms on New Delhi Railway Station could be checked. Troops are coming from all over India for deployment in valley and they halt at Transit Camp till further arrangements made for further movement to Kashmir valley, North Eastern Region or Naxalite affected areas. On one side subject land of Transit Camp at Ajmeri Gate is most suitable for Transit Camp and on the other side location of this camp is such that its entry and

Contd..p/2.

Sh. H. M. T. K. I.
A. S. C. G.
Zone V

20/2/2020

Academy - II

20/2/2020

20/2/2020

JRE.

- 27 -

exit is not having any impact on the traffic of New Delhi Railway Station because it is from Tagore Road. The matter is in correspondence with your office since March 2019. Further, 2-3 coys of CRPF are also camp at this location to provide security to the campus as well as to meet any exigency at the time of any requirement, as a result of which adequate accommodation for their barracks, office and M.T. will also be managed in the subject camp itself. This Directorate vide letter dated 18/12/2019 requested for conversion of land use of said land from 'District Park/Green' to 'Public & Semi Public' under category Security Police (Para 13.5 of MPD-2021 corrected upto 31/03/2017). Though a considerable time has been passed but necessary confirmation regarding change of land use as requested not yet received so far resulting the construction work is delaying inordinately.

04) Therefore, you are requested to kindly look into the matter and necessary permission for conversion of land use of said land from 'District Park/Green' to 'Public & Semi Public' under category Security Police (Para 13.5 of MPD-2021 corrected upto 31/03/2017) may be accorded so that required transit accommodation could be constructed.

05) Your kind co-operation in this regard will be highly appreciated.

Yours faithfully

(Bhupendra Kumar)
DIGP(Works), CRPF

No. A.III-2(1)/1991-Works-NZ-TC/Y.N R.Stn

Dated, the 10th Feb
January 2020.

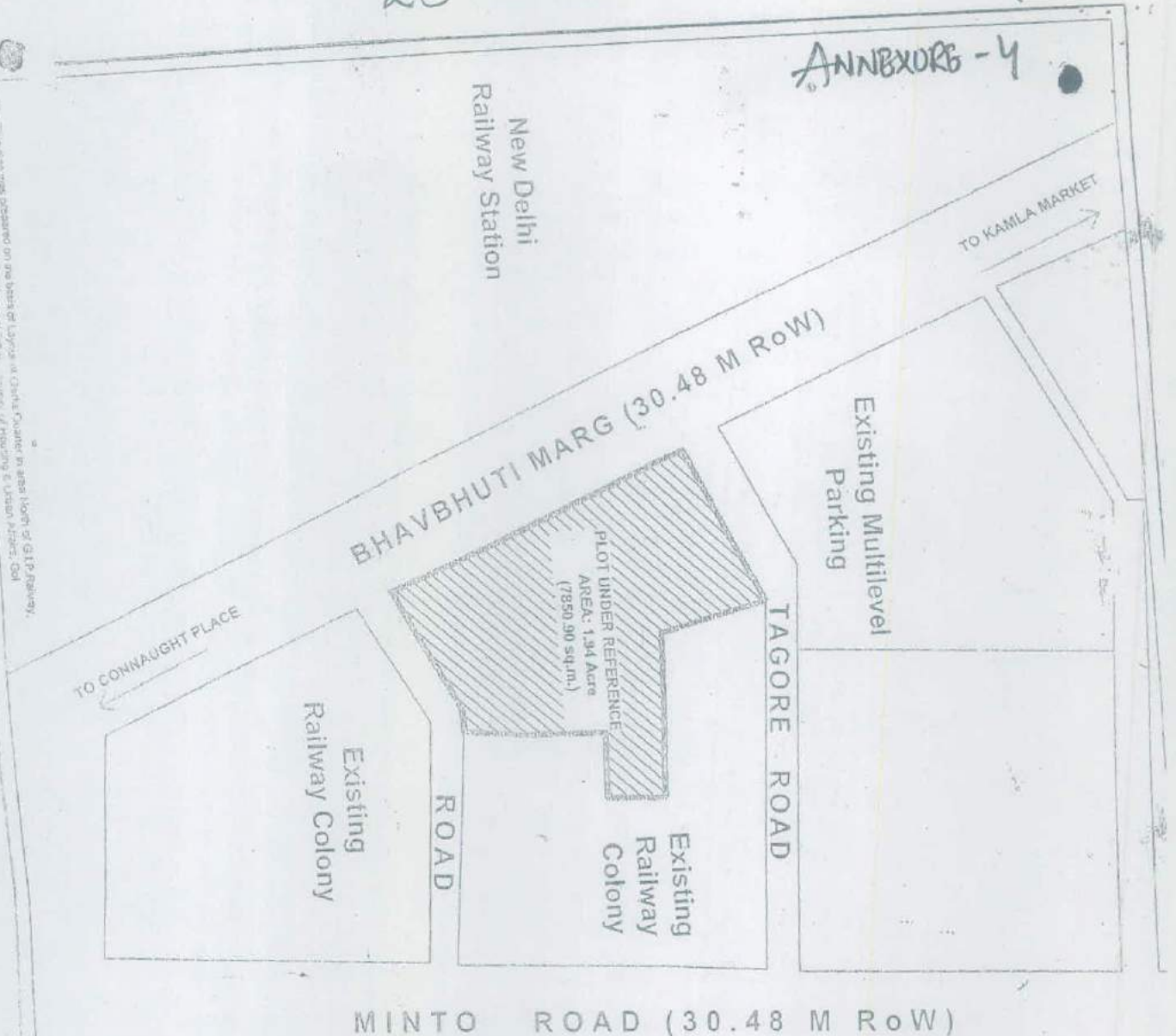
Copy for information and necessary action forwarded to:-

1. The Commissioner (Planning) Delhi Development Authority, 2nd Floor, Vikas Minar, New Delhi. (31)
2. The Inspector General of Police, Northern Sector, CRPF, New Delhi. It is requested that necessary liaison be made with the authorities of DDA for change of land use of the land allotted to CRPF at Ajmeri Gate, New Delhi for establishment of Transit Camp from 'District Park/Green' to 'Public & Semi Public'.
3. The Commandant 55 Bn, CRPF, Bawana, New Delhi.

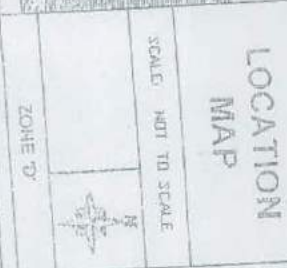
(Bhupendra Kumar)
DIGP(Works), CRPF

-28-

ANNEXURE - 4



KEY MAP



LOCATION MAP

FILE NO. F-20/1207/1987

North: Tagore Road & Multilevel Parking
South: Existing Railway colony
East: Bhavbhuti Marg & New Delhi Railway Station
West:

DELHI
DEVELOPMENT
AUTHORITY

PROPOSED CHANGE OF LAND USE OF AN AREA MEASURING 1.94 ACRE (7850.90 SQ.M.) FROM RECREATIONAL DISTRICT PAVY TO PUBLIC & SEMI-PUBLIC FACILITIES ALLOTTED TO MINISTRY OF HOME AFFAIRS FOR CONSTRUCTION OF TRANSIT CAMP (ATP) NIMAS FOR CRPF IN THE VICINITY OF NEW DELHI RAILWAY STATION, NEW DELHI.

Note: This plan was prepared on the basis of Layout of Civil Engineer in area North of G.I.P. Railway, Delhi. The plan was prepared on the basis of Layout of Civil Engineer in area North of G.I.P. Railway, Delhi.

Site U/R



Sub: Relaxation of Parking Norms for State Bhawan/ State Guest Houses
File No.: F.20(09)/2015-MP

1.0 Background:

- i. Under Secretary DD-I, MoHUA, GoI vide letter dt. 05.03.2020 has forwarded the request of Resident Commissioner, Government of Karnataka and Principal Resident Commissioner, Government of Tamil Nadu addressed to Secretary, MoHUA, GoI regarding the relaxation of parking norms for State Bhawans.
- ii. In the letter of Resident Commissioner Karnataka, it is mentioned that State Bhawans are meant for VVIPs, VIPs, state government officers and mostly official guests visiting from respective states. Private visitors are limited by way of invitation or with prior appointments. In most cases parking of private vehicles inside the premises is restricted due to security reasons. Moreover, vehicles provided by the office of Resident Commissioner for visitors from the concerned states are very limited. Some of those vehicles belongs to the State Government while some are out sourced. The occupancy of rate in most Bhawans varies from 50 - 80 % with the latter being a rare exception. Even considering 100 % occupancy, the parking norms are very high. To comply with the norms state government have to undertake substantial additional expenditure in creating this space and later in maintaining it. Construction of basement is resulting in environment issues since in some cases the basement depth is at the level of or below the water table.
Further, in the letter it has been requested to amend the parking provisions @ 1 ECS per 100 sqm of built up area.
Principal Resident Commissioner Tamil Nadu has also viewed similarly as mentioned by Resident Commissioner Karnataka. Besides above, in the another Guest House of Tamil Nadu Government, the parking provisions @ 1.33 ECS per 100 sqm has been made but the parking space is more than the actual requirement. It will require 3 basement and expenditure of Rs 20 crores to comply the norms. Three basement floors may create environmental impact including impact on the ground water flow and water level. It is finally requested for amendment of parking provisions @.5 ECS per 100 sqm.
- iii. As per the Gazette Notification dt. 23.03.2016 a new use premise has been introduced in MPD-2021 i.e. State Bhawan/ State Guest Houses

- v. The restrictions of not allowing private vehicles inside the premise result in less demand of parking inside and spill over of parking on the road / street.

In view of above, it is suggested that the parking spaces in state guest houses may be segregated for VVIPs, VIPs and other uses by giving separate entry / exit or other enforcement measures and also the parking requirement be reduced to 1.33 ECS for 100 sqm built-up areas which is the minimum standard of parking mentioned in MPD-2021 for any landuse category.

4.0 Proposal

Based on the above, following Modifications are proposed in MPD-2021

Modification in MPD-2021:

Para/ S.No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
	Chapter 4.0 Shelter	
1.	Para 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES I. STATE BHAWAN/ STATE GUEST HOUSES	
	<i>Other Controls:</i> Parking to be provided @ 2 ECS per 100 sq.m. of built up area	<i>Other Controls:</i> Parking to be provided @ 1.33 ECS per 100 sq.m. of built up area

5.0 Recommendation:

The examination in Para 3.0 and proposal in Para 4.0 above is put up for consideration and approval of the Technical Committee for processing the same under Section 11-A of DD Act, 1957. Once approved, the same shall be submitted to the Authority for its consideration.


Asst. Director (Plg.)
MP & DC


Dy. Director (Plg.)
MP & DC


Addl. Comm. (Plg.) I

SUB: PROPOSED MODIFICATION IN MPD - 2021, PARA 4.2.3.4 OF CHAPTER 4.0, W.R.T. SLUM AND JJ CLUSTERS REDEVELOPMENT REGULATIONS AND GUIDELINES

F3(36)1996/MP/Pt I

1.0 Background

- 1.1 Director (Housing) DDA has sent a note dated 14.11.2019 with the approval of VC, DDA informing that a meeting was held on 14.10.2019 under the chairmanship of Secretary (HUA) (Minutes of the Meeting enclosed) in which the following was decided w.r.t. Remunerative uses for In-situ Slum Rehabilitation/ Redevelopment Projects:

"However, to make these projects viable and attractive and to avoid any future ambiguity it was agreed that DDA may consider providing suitable provisions in MPD-2021, giving flexibility to developer entities to decide remunerative use activities in various use zones. DDA may also consider the issue of change in land use of the entire land (residential and remunerative), if required."

- 1.2 In the above note it is also stated that "A presentation for finalization of DPRs and RFPs of In-situ development projects at Dilshad Garden, Kalkaji Ext. and Kusumpur Pahari, Vasant Vihar was held on 08/11/2019 under the chairmanship of VC, DDA. Inter alia, it was decided that to make the In-situ development viable on PPP mode, the FAR for the remunerative portion is required to be enhanced to 1.5 times the current permissible FAR."
- 1.3 Director (Housing) DDA in another note dated 15.01.2020 stated that the issue is being deliberated in Senior Officers Meeting of DDA time and again and further requested to initiate the proposal to provide enabling provisions in Master Plan for giving flexibility of use of remunerative component and enhance FAR of the remunerative component to 1.5 times for In-situ Rehabilitation Projects to make the projects viable and feasible.
- 1.4 A discussion was also held in the chamber of VC DDA on 13.02.2020 in presence of PC(Housing), Engineering Member, Finance Member, Commissioner (Planning), Commissioner (Housing), Director (Plg.) MP, Director (Housing) w.r.t. flexibility of use to remunerative component and enhancing the FAR of the remunerative component wherein it was decided that the modification be proposed in MPD-2021 to give flexibility of use to remunerative component and enhance FAR to 1.5 times in the remunerative component.

2.0 Provisions of MPD-2021

- 2.1 Master Plan for Delhi - 2021 recognizes the In-situ up gradation of the land pockets of Slum and JJ clusters, which are required for public/priority use, as the first option for provision of affordable housing for rehabilitation of squatters.

- 2.2 MPD-2021 stipulates that one of the focal point w.r.t. Housing for poor is In-situ slum rehabilitation, using land as a resource for private sector participation.
- 2.3 With respect to remunerative uses, the following is provided in Notes of SUB / CLAUSE 8(2) PERMISSION OF USE PREMISES IN USE ZONES of Chapter-17 in MPD-2021:
 - ii) *"Limited remunerative uses may be permitted for making environmental upgradation of social upliftment project such as covering of drains, in-situ rehabilitation schemes etc. financially viable. The activities and extent of the use permitted to be decided by DDA."*
- 2.4 Para 4.2.3.4 of Chapter-4 in MPD-2021 provides guidelines with site specific relaxation / incentives for the planning and implementation of Slum & JJ Rehabilitation Scheme, Schemes for Rehabilitation of Project Affected Persons and for Unsafe Building and EWS Public Houses Scheme.
- 2.5 Under point (i),(iii) and (vi) of Para 4.2.3.4 in MPD-2021, the following has been stipulated:
 - i. *Minimum plot size 2000 sqm (on a min. ROW of 9m). In case of Public Housing, the Technical Committee of DDA may relax minimum plot size by 10 %.*
 - iii. *The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e. Facility for the level as indicated in Table 3.3 of Chapter 3 based on the population accommodated under the Project/scheme) and FAR on the remunerative component of land shall be as applicable for the relevant land use.*
 - vi. *The minimum residential component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%.*

3.0 Technical Committee Decisions

- 3.1 The matter of providing flexibility to decide remunerative use activity, as a modification under point (iii) of Para 4.2.3.4, was also deliberated earlier in Technical Committee dated 02.08.2018 vide Item No. 20/2018. In this regard, the modification could not be acceded to, the decision of the Technical Committee is as provided below:

"In view of the provisions existing under sub clause 8(2) in chapter 17 of MPD-2021, the modifications proposed in point (iii) of Para 4.2.3.4 in MPD-2021 be deleted."

4.0 Examination

- 4.1 Any project of social upliftment done through Public Private Participation (PPP) would require ensuring financial viability and feasibility of the project for the developer entity.
- 4.2 The land use plan, as per MPD-2021, was envisaged for a planned and balanced development of the city. However, the existence/upcoming of slums and JJ Clusters on various sites alter the characteristics of the site and also the sites around it.
- 4.3 Each site of Slum/JJ Cluster needs to be examined in light of its character, proposed land use of the site and the surrounding land use. In this regard, as per the provisions provided in MPD-2021, using the remunerative component of the site only as per the permitted land use may or may not prove to be viable for the Project/developer entity in the PPP model as envisaged for the In-situ rehabilitation.
- 4.4 An exercise was also carried out by providing 1.5 times FAR on remunerative component. It was noticed that the parking requirement shall also increase by 1.5 times. It was deliberated that utilization of FAR shall be subject to fulfillment of all the development controls/ norms as prescribed in MPD/UBBL.

In view of the above, it would be appropriate to provide flexibility to the developer to adopt any permissible land use or a mix of uses, with 1.5 time of the FAR of permissible use as mentioned in Master Plan subject to maximum of 300 FAR.

5.0 Proposal

Based on the above examination the following modification in MPD-2021 is proposed:

Provision in MPD - 2021	
Para 4.2.3.4 of Chapter 4.0 Shelter	
Existing Provisions	Proposed Amendments/Modifications
iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land [(including facilities i.e. Facility for the level as indicated in Table 3.3 of Chapter 3 based on the population accommodated under the Project/scheme)] and FAR on the remunerative component of land shall be as applicable for the relevant land use.	<p>iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e. Facility for the level as indicated in Table 3.3. of Chapter-3 based on the population accommodated under the project/ scheme).</p> <p><i>The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of the land use.</i></p>

	<i>Any use/ mix of uses shall be permitted as proposed by the developer entity within the overall FAR of 300, in the remunerative component as per MPD provisions.</i>
--	--

6.0 Recommendation

The proposal contained in Para 5.0 above of the agenda is placed before the Technical Committee for its consideration and approval. Thereafter, the same shall be forwarded to the Authority for its approval for processing the same under Section 11-A of DD Act, 1957 and inviting objections / suggestions from the general public.


Asst. Director (Plg.) MP


Dy. Director (Plg.) MP


Addl. Comm (Plg.) I

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ITEM No. 18/TC/2020

F.3(01)/96-Dir.(SP)/Pt-III/Pt.file

Sub: Proposal regarding Change of Landuse of an area measuring 8094 sq.m from 'Commercial' to 'Utility' located at Pocket A, Integrated Freight Complex, Gazipur for 'allotment of land to set up a plant for converting plastic wastes into diesel, tiles, etc. to SDMC.

1.0 Background:

- i) Memorandum of Understanding was signed between DDA, MCDs and CSIR dated 02.10.2019. As per the signed MoU, DDA agreed to provide land for setting up plants for converting plastic wastes into diesel, tiles, etc to respective MCDs. (Refer Annexure-A)
- ii) Accordingly, vide letter dated 30.12.2019 SDMC had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)
- iii) Subsequently, the matter was discussed in the SOM dated 14.01.2020 and as per the minutes of SOM, it was directed that Engineering Wing in coordination with Planning Department may identify 3 (three) sites (approx. 5 acres each) in various locations like Rohini, Dwarka & East Delhi for installation of the plants. (Refer Annexure-C)
- iv) Further, a meeting was held under the Chairmanship of Vice Chairman DDA on 07.02.2020, in which the vacant site opposite Fish Market in IFC Gazipur was considered for the same and it was instructed to allot 2 (two) acres of land to concerned MCD for the same purpose. (Refer Annexure-D)

2.0 Examination:

- a. As per the Zonal Development Plan of Zone-E the Landuse of the proposed site under reference is as follows (Refer Annexure-'E').

Site	Area in Sq.m	Landuse as per ZDP of Zone E
Area at Pocket A, IFC Gazipur near Fruit Vegetable Market, DAMB	8094	Commercial (Wholesale)

- b. The site under reference is a part of Layout Plan titled "Modified Layout Plan of Integrated Freight Complex Gazipur" with use premise as 'Wholesale (Commercial C2)' and area of 1.55 Hectares i.e 15,500 sq.m (Refer Annexure-F).
- c. The site of 2 acres i.e 8094 sq.m (as per the requirement) is to be earmarked for Plastic Waste Plant and the rest will remain 'Commercial'.
- d. The terminology of 'Plastic Waste Recycle Plant' is unavailable in MPD-2021. So, the **Use Premise of Plastic waste Plant is being considered under Solid Waste Management Use Zone permitted in 'Utility' Landuse** (the same may be incorporated in the definition of 'Utility' in Master Plan).
- e. Accordingly, the Change of Landuse is proposed from 'Commercial' to 'Utility' for the site under reference at Pocket A, within Integrated Freight Complex, Gazipur as per Zonal Development Plan of Zone 'E'.
- f. To locate the proposed Plastic Waste Plant Site at IFC Gazipur on Zonal Development Plan of Zone E, it is pertinent to mention that due to crisis of Covid Pandemic the latest TSS is not received from Engineering Department. Accordingly, **accurate dimensions are to be confirmed by Engineering Department, before placing the agenda in the Authority.**
- g. Litigation, ownership & allotment status of the site is not received from Land Management and Land Disposal Department even after various requests. **Therefore, allotment, litigation and ownership status are to be confirmed by concerned Departments before placing the agenda in the Authority.**

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

Sr. No	Query	Answers
1.	Whether the land is government or private and who is the land owning agency?	DDA Land
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	SDMC, Delhi
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Yes, officers from Planning Department DDA visited the site before the Lockdown in Corona Virus Pandemic
4.	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	It will facilitate the Recycling of Plastic waste which is the huge part of Solid Waste in Delhi.
5.	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged

6.	What will be proposal's impact/implications on general public e.g. Law & order etc ?	No Law & Order issue is anticipated.
7.	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	Matter pertains to Land Management Department, DDA
8.	Background note indicating the current situation/provisions.	<p>i) Memorandum of Understanding was signed between DDA, MCDs and CSIR dated 02.10.2019. As per the signed MoU, DDA agreed to provide land for setting up plants for converting plastic wastes into diesel, tiles, etc to respective MCDs. (Refer Annexure-A)</p> <p>ii) Accordingly, vide letter dated 30.12.2019 SDMC had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)</p>
9.	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how.	No
10.	What were the specific recommendations of the Authority with regard to the proposal	N/A
11.	How and why the proposal was initiated	<p>i) Memorandum of Understanding was signed between DDA, MCDs and CSIR dated 02.10.2019. As per the signed MoU, DDA agreed to provide land for setting up plants for converting plastic wastes into diesel, tiles, etc to respective MCDs. (Refer Annexure-A)</p> <p>ii) Accordingly, vide letter dated 30.12.2019 SDMC had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)</p> <p>iii) Further, a meeting was held under the Chairmanship of Vice Chairman DDA on 07.02.2020, in which the vacant site opposite Fish Market in IFC Gazipur was considered for the same and it was instructed to allot 2 (two) acres of land to concerned MCD for the same purpose. (Refer Annexure-D)</p>
12.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof	*Yes, the proposal was examined carefully and there is no negative impact on the population. On the other hand recycling of Plastic waste will reduce the impact on environment
13.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented ?	<p>Short term outcome - Plastic waste will be recycled and put to an alternative use.</p> <p>Long term outcome Pressure on the Landfill site at Gazipur will reduce eventually as the Solid Waste will be recycled.</p>

14.	How the proposal will benefit in the development and economic growth of the city.	Plants for converting plastic waste into diesel, tiles, etc will generate economy for the concerned MCD.
15.	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate of Delhi.	May be provisions is adopted in other metropolitan cities of the country.
16.	What will be the public purpose served by the proposed modification.	Solid Waste Management
17.	What is the number of people/families/households likely to be affected by the proposed policy.	Not Available at the current situation
18.	Whether the proposal is in consonance with the existing plans, laws, by-law, rules, etc.	The proposal shall be processed as per the procedure laid down as per DD Act, 1957.
19.	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes.	The proposal shall be processed as per the procedure laid down as per DD Act, 1957.
20.	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	SDMC has been consulted and agreed for the Gazipur site in East Delhi.
21.	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministry/Departments were taken into account while preparing and examining the proposal.	Not Applicable
22.	The name, designation and contact information of an officer of level of Director or above who will be the nodal officer to be contacted by the ministry regarding the proposal.	Addl. Commissioner (Plg.) -III 4 th Floor, DDA VikasMinar, ITO, New Delhi-110002

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4.0 Proposal :

This proposal has been prepared on the basis of MoU signed between DDA, MCDs and CSIR and as instructed by senior officials. Change of Landuse of an area measuring 8094 sq.m from 'Commercial' to 'Utility' located at Pocket A, Integrated Freight Complex, Gazipur falling in Planning Zone 'E' under Section 11A of DDA Act 1957 (Refer Plan at Annexure-'G').

Location	Area (Sq.m)	Land use as per MPD-2021	Land use as per ZDP of Zone-E	Land use Changed to	Boundaries
Area at Pocket A, IFC Gazipur near Fruit Vegetable Market, DAMB falling in Planning Zone-'E'	8094	Commercial	Commercial	Utility	North: Proposed Truck Terminal/parking as per Layout Plan available in Zone-E. South: 30 m. ROW road as per ZDP of Zone-E. East: 45 m. ROW road as per Layout Plan available in Zone-E. West: Proposed Wholesale (Commercial) as per Layout Plan available in Zone-E.

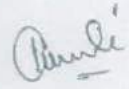
Footnote:


- The litigation, ownership and allotment status of the site, to be confirmed and verified by Land Management and Land Disposal Department, DDA respectively.
- The area and dimension of the site to be confirmed and verified by Engineering Department DDA.

5.0 Recommendation :

The proposal of para 4.0 shall be forwarded to the Authority for its approval and processing the same, under Section 11-A of DD Act 1957 for inviting objections/suggestions from the general public.


Addl. Commissioner
AP-III


Director (Plg.)
Zone E&O


Assistant Director
(Plg.) Zone-E

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MEMORANDUM OF UNDERSTANDING

Memorandum of Understanding (MoU) drawn on the _____ at _____

THE CHAIRMAN, DELHI DEVELOPMENT AUTHORITY (DDA) (P.O. No. 10023, of the First Part, represented by _____)

AND
THE COMMISSIONER, SOUTH/NORTHEAST DELHI MUNICIPAL CORPORATION & NEW DELHI MUNICIPAL COUNCIL, of the Second Part, represented by _____

AND
THE DIRECTOR, COUNCIL OF SCIENTIFIC AND INDUSTRIAL RESEARCH (CSIR), INDIAN INSTITUTE OF PETROLEUM, DEHRADUN, of the Third Part, represented by Dr. Anjan K. S. Director-CSIR.

- i. The Indian Institute of Petroleum, CSIR, Dehradun, has developed technology to convert the plastic waste into diesel, tiles, etc.
- ii. The plastic waste is major source of pollution, and DDA, DDAC, NDMC, EDMC and New Delhi Municipal Council, so as to minimise the pollution, propose to avail the technology in disposal of the plastic waste in Delhi.
- iii. It is proposed to set up units/plants in Delhi based on this technology and, therefore, parties hereto agree to, collaborate for setting up these plants and the responsibilities shall be shared as follows:
 1. The DDA will make available the land for setting up the unit/plant.
 2. South/Northeast Delhi Municipal Corporation & New Delhi Municipal Council will be responsible to provide the segregated plastic waste as a feed-stock to the plant.
 3. The Indian Institute of Petroleum, CSIR, Dehradun, will provide the technology and technical supervision on license basis.

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IX. Some PSUs will be requested to set up and run the plants in common lines.

The detailed terms and conditions will be finalized separately after mutual negotiations.

In witness whereof, the parties hereto, have carefully gone through the contents of the Memorandum of Understanding and have signed and put their seals on the aforesaid MOU and agreed to abide by the terms of the MOU, and have signed this as of the day and year, first above written.

Subu R. (Commissioner-LD, DDA)
(FIRST PARTY)

1. Sh. Ramesh Verma-Adm. Comm. (Engg.) SDRSC
2. Sh. Navrang Singh, Chief Engineer, North DMIC
3. Sh. P. K. Khandewal-Chief Engineer-East DMIC
- 4.

(SECOND PARTY)

Dr. Anjan Ray, Director-CSIR
(THIRD PARTY)

Witness

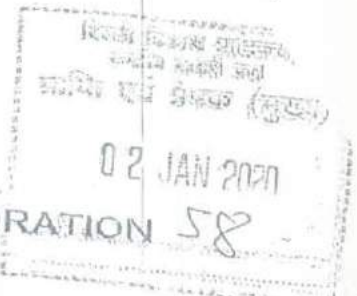
1.

2.

-44-

13-DA

2/1/2020



SOUTH DELHI MUNICIPAL CORPORATION

OFFICE OF DIRECTOR (DEMS)

Dr. Shivama Prasad Mukherjee Civic Centre, E-1 Block (8th Floor),
Jawahar Lal Nehru Marg, New Delhi-110002

Phone : 2322 8871 (Office)

दिनांक प्रमाणित के द्वारा जारी कर प्राप्ति एवं प्रेषण (मुख्य) ई-रिसीट 08 JAN 2020 जारी सं.....
--

दि. 30/12/2019

Commissioner (Land),
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi

Subject :- Setting up of the Plant for disposal/processing of Plastic Waste in SDMC

An MoU was signed on 02/10/19 in the presence of Hon'ble L.G., where senior officers from DDA, all three DMCs, CSIR, Indian Institute of Petroleum Dehradun were also present regarding setting up unit/plant in each DMC to convert the plastic waste into diesel, tiles etc.

As per this MoU, DDA will make available the land for setting up the unit/plant, South DMC will provide segregated plastic waste as a feed stock to the plant and Indian Institute of Petroleum, Dehradun will provide technology and technical supervision on license basis.

In continuation to above, the undersigned had discussion with Dr. Sanat Kumar from Indian Institute of Petroleum, Dehradun who informed that approx. two acres of land will be required for setting up of 10 TPD capacity plant.

It is, therefore, requested to allot suitable parcel of land so that further action could be taken up in the matter.

Encl:- Copy of MoU

Sl-
Director (DEMS)

Copy for information to :-

1. VC, DDA
2. Commissioner, SDMC
3. Addl. Cmr. (DEMS)
4. E-in C
5. SE(EMS)/HQ -to pursue

SOM Dated 28.01.2020

S.No.	Department(s)	Related Issues	Discussion held on 14.01.2020	
1	Landscape/Architectu re	Linking the Greens Cycle Park.	Engagement of Consultant :SA (DUHF) to take approval from all concerned depts. and put up the file for approval. A/A & E/S - part approval for the cycle-tracks at Grade. Estimates to be firmed up. Cycle Park - Director (LS) informed that the detailed project report has been prepared and submitted to EML office. Discussion to be held with VC/DDA.	SA (DUHF) informed that inputs have been received from all the concerned departments and the same is being compiled which shall be sent to Legal Deptt. VC directed to expedite and to invite the bids from the empanelled consultant within a week. CE(SZ) to finalize the estimates for part stretch of the proposed cycle track at Grade and obtain approval from EAC. It was also discussed that the said proposal be also put up for approval of the Screening Committee. Cycle Park - As per the meeting held under VC/DDA, the RFP document to be finalized in consultation with Advisor. To be put up for approval by end of Jan.
2	PLANNING	Projects with NBCC (i) Kartardooma	Kartardooma - CE (EZ) informed that the observations on the estimates are being incorporated for processing it for A/A & E/S approval. STATUS. Sanjay Lake - CE (EZ) informed that there are certain gaps for which the NBCC has been asked to submit the revised DPR.	Kartardooma -SA(EZ) to submit the Master Plan of the site to DUAC for conceptual approval. To be uploaded by 03.02.2020. CE(EZ) to process the case for EAC approval. STATUS. Sanjay Lake -STATUS on the DPR to be submitted by NBCC.
3	Land Disposal	Disposal of Housing Plots. (i) 50% EWS (ii) 15% EWS	(i) 50% EWS : Dir (RL) to submit the agenda for placing it in the next Authority meeting. (ii) 15% EWS : CLD informed that 07 plots have been put for auction. Regd Vasant Gaon housing plot it - AC (Plg.)-II to revisit the proposal and put up for SCM approval.	(i) 50% EWS : It was informed that the Finance has sent the file to LD deptt with some observations. (ii) 15% EWS : 07 plots put for auction. T&C of auction needs to be deliberated. Regd Vasant Gaon housing plot it - AC (Plg.)-II informed that the proposal shall be put up in the next SCM.
		MOU with CSIR on Plastic Waste.	It was discussed that Engineering in coordination with Plg. Deptt to identify 03-sites (approx. 5 acres each) in Rohini, East and Dwarka for installation of the plant.	Planning and Engineering to identify the sites. STATUS.

ANNEX - (C)

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Handwritten notes in the bottom left margin, including "The project is for the..." and "The project is for the..."

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ANNEX (D)

DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL LAND BRANCH
A-216, 2nd Floor, Vikas Sadan, INA, New Delhi-110023

निदेशक (योजना)

जोन ई एंड ओ

डापरी संख्या

दिनांक

121

02/02/2020

No. P.32(Misc.)19/IL/160

Dated: -05/02/2020

MEETING NOTICE

A meeting is scheduled on 07.02.2020 at 04:00 PM under the Chairmanship of worthy Vice Chairman, DDA, in the Conference room of Vice Chairman, DDA at 'B' Block, 1st Floor, Vikas Sadan, INA, New Delhi regarding memorandum of Understanding signed between DDA, MCDs and CSIR dated 02.10.2019 regarding allotment of land for setting up plants for converting plastic waste into diesel, tiles, etc to respective MCDs.

The following officers are requested to attend or depute the concerned officer to attend the meeting on the date and time given above.

1. Pr. Commissioner, (LD), DDA
2. Director, CSIR,
3. Commissioner, SDMC
4. Commissioner, North DMC
5. Commissioner EDMC
6. Commissioner (LM), DDA
7. Commissioner (LD), DDA
8. Commissioner (Plg.), DDA
9. Chief Architect, DDA
10. Addl. Commissioner (LS), DDA
11. Chief Engineer, (SZ), DDA
12. Chief Engineer, (EZ), DDA
13. Chief Engineer, (NZ), DDA
14. Director (IL), DDA
15. Director (Hort.)SE, DDA
16. Director (Hort.)NW, DDA


Copy to:-

(Sada Shiv)
Dy. Director (IL)

All concerned

Copy for information to:-

OSD to VC, DDA


Dy. Director (IL)

Handwritten note: *Handwritten note: accompanied Dy Dir (Plg.) Scanned by CamScanner
in the meeting. under of Dir (Plg.) under FR 49(1)/Zone 020. He
was informed in the meeting. As the site was near*

Mailbox of commplg@dda.org.in

आयुक्त (योजना) कार्यालय
 डायरी सं. M-165
 दिनांक 5/2/2020

M4PL

Subject: Meeting Notice fixed on 07.02.2020 at 04:00 PM

From: Dy Director IL <dydirildda@gmail.com> on Wed, 05 Feb 2020 12:33:19

To: pcdda@dda.org.in, pcddald@dda.org.in, director@iip.res.in, commissioner-sdmc@mcd.gov.in, commissioner-ndmc@gmail.com, commissioner-ndmc@mcd.gov.in, commissioner-edmc@mcd.gov.in, commrindmanag1@dda.org.in, commrinddisp@dda.org.in, commplg@dda.org.in, chiefarchitect@dda.org.in, poonamrubi@gmail.com, cesz@dda.org.in, cesz.dda@gmail.com, ceez@dda.org.in, cenorthdda@gmail.com, cenorth@yahoo.com, directorildda@gmail.com, dirhortsouth@dda.org.in, dirhortnorth@dda.org.in, dirhortnwdda@gmail.com

1 attachment(s) - Meeting Notice MCDs and CSIR_1.pdf (192.68KB)

Sir/Madam,

Please find attached Meeting Notice regarding memorandum of Understanding signed between DDA, MCDs and CSIR dated 0210.2019 regarding allotment of land for setting up plants for converting plastic waste into diesel, tiles etc. to respective MCDs.

Regards,

अति० आयुक्त (यो०)-II

डायरी सं. 299

दिनांक 7/2/20

O/o Dy. Director (IL)/DDA

May Sec Please

Comm Plg in mrs.

Ac(Prg)-II Chandra Bhabha 6/2/2020

Ac(Prg) III

Ac(Prg) Projects

Dir(Prg) Zone E & O

Dir(Prg) Zone J & VC

existing dumpyard was considered fit by SDMC. Worthy V.C. DDA instructed to allot the land to MCD. Submitted for information

by Dir(Prg) holding add. chg of
 Dir(Prg) under FR49(i)/Zone E & O

Add. Comm (Prg) / II

Commissioner (Prg)

https://webmail.rediffmailpro.com/ajaxprism/readmail?printable=1&block_images=1&file_name=1580886199.S.271810.2650.H.WUR5IERpcmVjdG9yl... 1/1

The site will require change of land use.

Accordingly the matter will be placed

in technical committee for change of

land use. Urgent Pl

Director (Prg)

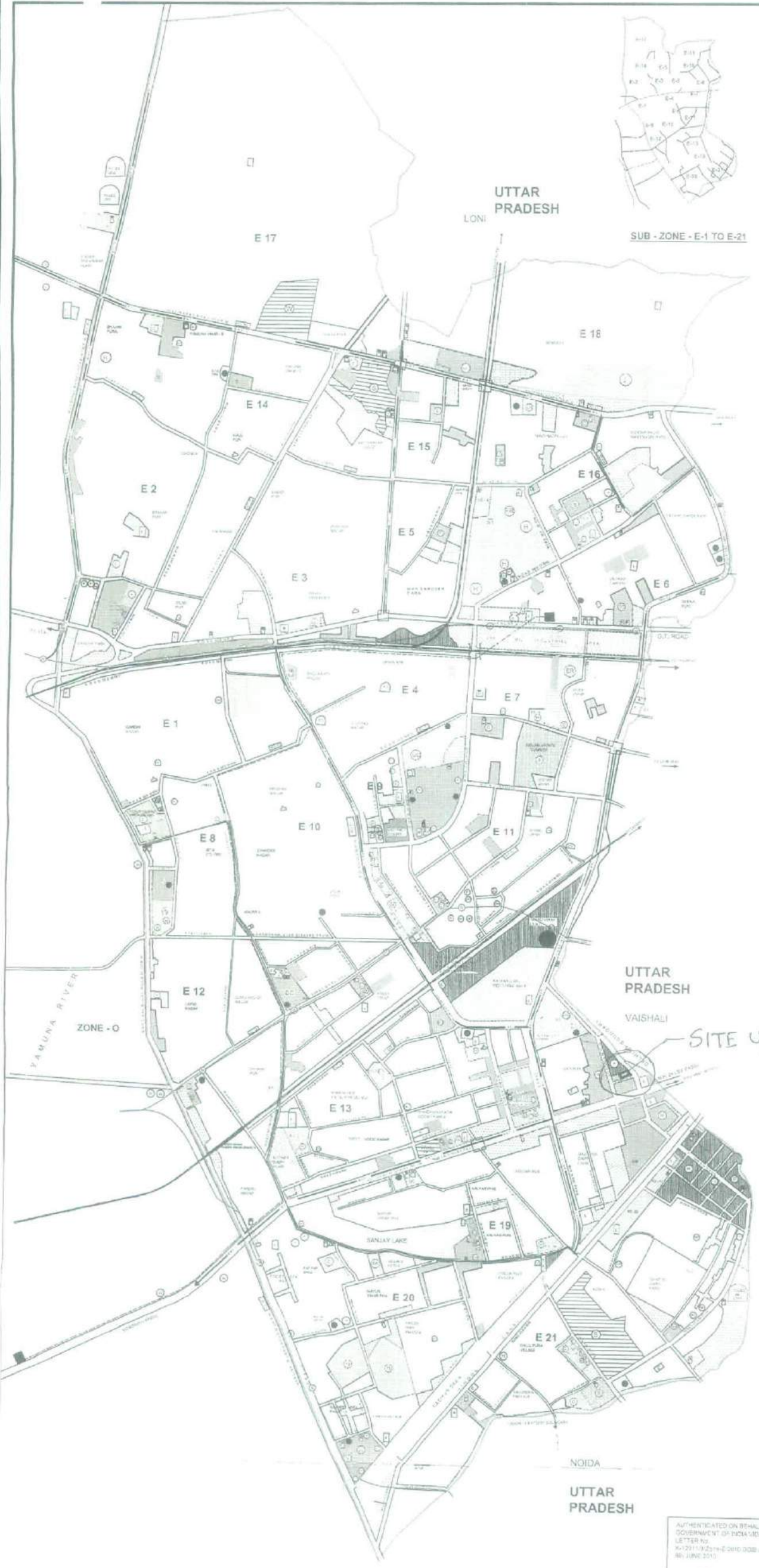
Adt Comm (Prg) / II

Date 5/2/2020

Director (Prg)

E-48-

ANNEX - E



D D A दिल्ली विकास प्राधिकरण

PLANNING WING योजना विभाग
TRANS YAMUNA AREA UNIT समुना पार क्षेत्र युनिट

LAND USE (DRAFT) भूमि उपयोग (ड्राफ्ट)

RESIDENTIAL आवासीय
समूह आवासीय

COMMERCIAL व्यावसायिक
उप केन्द्रीय व्यावसायिक जिला केन्द्र
जिला केन्द्र
समुदाय केन्द्र
व्योम व्यापार और भण्डारण
होटल
सेवा बाजार
अनौपचारिक बाजार
पेट्रोल पम्प/सी.एन.जी./गैस गोदाम

INDUSTRIAL औद्योगिक
निर्माणी
सर्विस केन्द्र

RECREATIONAL मनोरंजनात्मक
क्षेत्रीय पार्क
जिला पार्क
समुदाय पार्क / पार्क बहुउद्देशीय भूतल
ऐतिहासिक स्मारक

TRANSPORTATION यातायात
एकीकृत यात्री टर्मिनल
मेट्रो स्टेशन
एम.आर.टी.एस. कारीडोर
बी.आर.टी.एम. कारीडोर
रेल परिसंचरण
सड़क 80 मीटर मार्गविकास
सड़क 60 मीटर मार्गविकास
सड़क 45 मीटर मार्गविकास
सड़क 30 मीटर मार्गविकास
सड़क 24 मीटर मार्गविकास
बस आगार/बस परिसर/मोनो रेल
अन्तर्राष्ट्रीय बस परिसर
ग्रेट एक्सीलेंट/फ्लाई ओवर (प्रस्तावित)
आर.ओ.बी./आर.यू.बी.
पार्किंग
मल्टी लेवल पार्किंग (इंडिकेटिव, विल बी एस पर एप्रोव्ड
(LOR & STATUS OF LAND))

UTILITY उपयोगिता
जल शोधन संयंत्र
नल शोधन संयंत्र
विद्युत सब-स्टेशन
कूड़ा कचरा (सैनिटरी लैंडफिल)
ड्रेन
सेवाजि पंपिंग स्टेशन

GOVERNMENT सरकारी
जिला क्षेत्र न्यायालय

PUBLIC AND SEMI-PUBLIC सार्वजनिक एवं अर्ध-सार्वजनिक
अस्पताल/के.पी.ए./के.पी.बी./के.पी.सी./के.पी.डी.
शिक्षा एवं अनुसंधान
विश्वविद्यालय / कॉलेज
पुलिस/पुलिस लाइन/जिला कारागार
रक्षा स्थल
कब्रिस्तान/शमशान भूमि
अग्नि शमन केन्द्र
सुविधा केन्द्र
क्रीडा सुविधायें/परिसर/स्टेडियम/खेल क्लब केन्द्र

OTHERS FACILITIES IN RES., COMMERCIAL & PSP USE ZONE अन्य सुविधायें आवासीय में, व्यावसायिक एवं सार्वजनिक एवं अर्ध सार्वजनिक उपयोग ज़ोन
नर्सिंग होम / पोली क्लीनिक
प्रसूति गृह
वृद्धावस्था गृह/कामकाजी महिला होस्टल
मनोरंजन क्लब/बहुउद्देशीय सुविधा हॉल
मुख्य कार्यालय/दूरभाष केन्द्र
पुलिस स्टेशन

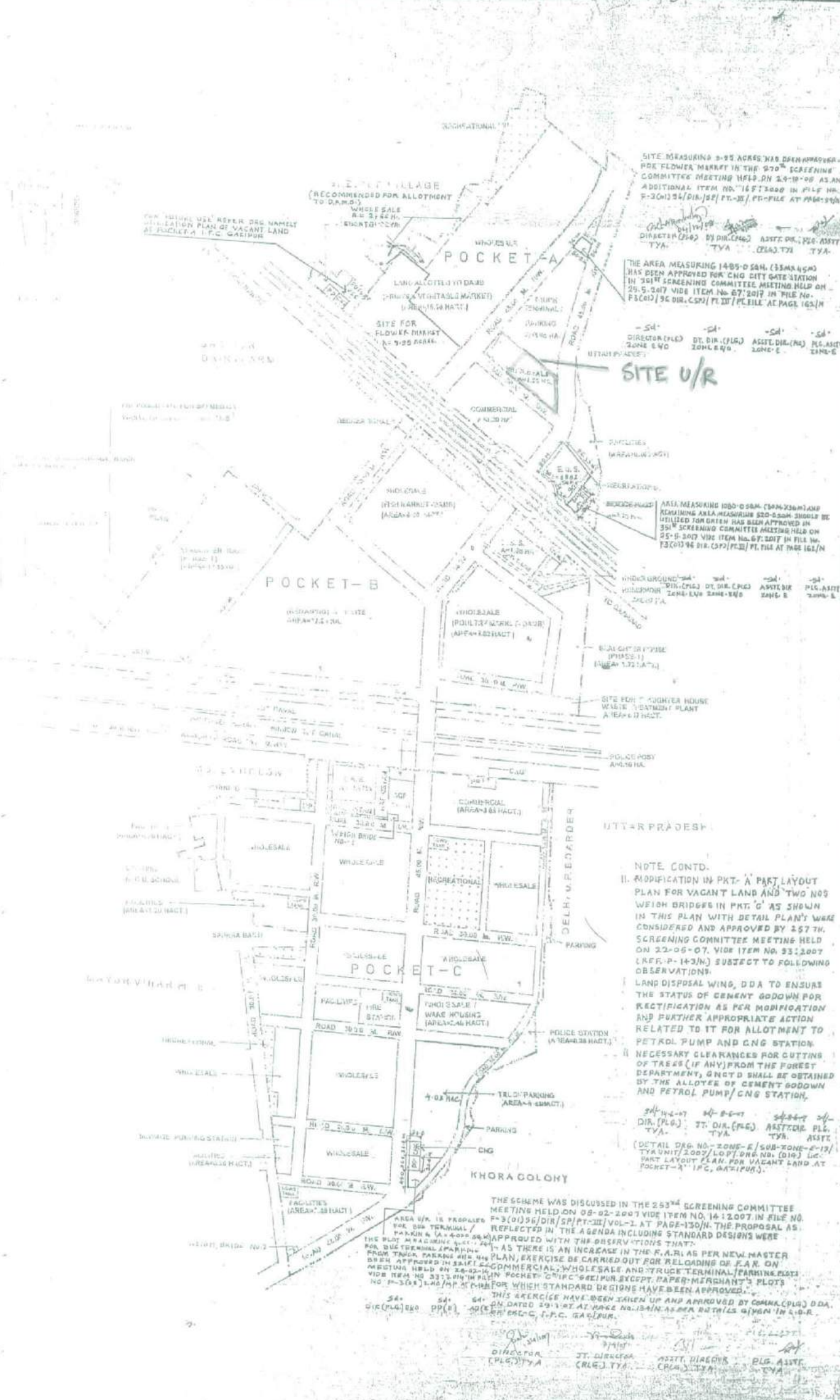
AGRICULTURE/GREEN BELT & WATER BODY कृषि/हरित पट्टी एवं जल निकाय
कृषि/हरित पट्टी
नदी एवं जल निकाय

NOTE :-
1. MODIFIED BASED ON THE APPROVAL OF MINISTRY OF URBAN DEVELOPMENT, GOVT. OF INDIA
VIDE LETTER NO. K-12011/232009-DDIB, DATED: 06.03.10

MAP 2

PLANNING WING	PLANNING ASSTT.	PLANNING ASSTT.	PLANNING ASSTT.
ASST. DIRECTOR	ASST. DIRECTOR	JOINT DIRECTOR	DIRECTOR

ZONAL DEVELOPMENT PLAN - ZONE - E



DELHI DEVELOPMENT AUTHORITY
PLANNING UNIT
TRAFFIC & LAND USE UNIT
विली विकास प्राधिकरण
प्लानिंग विभाग, मनुष्य, पार, रोज़गार

DETAILS OF AREAS		POCKET-A	POCKET-B	POCKET-C	TOTAL
S.NO.	USE				AREA (HA.)
1	WHOLESALE	1.23	1.23	1.23	3.69
2	RECREATIONAL	1.23	1.23	1.23	3.69
3	COMMERCIAL	1.23	1.23	1.23	3.69
4	INDUSTRIAL	1.23	1.23	1.23	3.69
5	RESIDENTIAL	1.23	1.23	1.23	3.69
6	UTILITY	1.23	1.23	1.23	3.69
7	TRANSPORTATION	1.23	1.23	1.23	3.69
8	RECREATIONAL	1.23	1.23	1.23	3.69
9	WHOLESALE	1.23	1.23	1.23	3.69
10	RECREATIONAL	1.23	1.23	1.23	3.69
11	COMMERCIAL	1.23	1.23	1.23	3.69
12	INDUSTRIAL	1.23	1.23	1.23	3.69
13	RESIDENTIAL	1.23	1.23	1.23	3.69
14	UTILITY	1.23	1.23	1.23	3.69
15	TRANSPORTATION	1.23	1.23	1.23	3.69
16	RECREATIONAL	1.23	1.23	1.23	3.69
17	WHOLESALE	1.23	1.23	1.23	3.69
18	RECREATIONAL	1.23	1.23	1.23	3.69
19	COMMERCIAL	1.23	1.23	1.23	3.69
20	INDUSTRIAL	1.23	1.23	1.23	3.69
21	RESIDENTIAL	1.23	1.23	1.23	3.69
22	UTILITY	1.23	1.23	1.23	3.69
23	TRANSPORTATION	1.23	1.23	1.23	3.69
24	RECREATIONAL	1.23	1.23	1.23	3.69
25	WHOLESALE	1.23	1.23	1.23	3.69
26	RECREATIONAL	1.23	1.23	1.23	3.69
27	COMMERCIAL	1.23	1.23	1.23	3.69
28	INDUSTRIAL	1.23	1.23	1.23	3.69
29	RESIDENTIAL	1.23	1.23	1.23	3.69
30	UTILITY	1.23	1.23	1.23	3.69
31	TRANSPORTATION	1.23	1.23	1.23	3.69
32	RECREATIONAL	1.23	1.23	1.23	3.69
33	WHOLESALE	1.23	1.23	1.23	3.69
34	RECREATIONAL	1.23	1.23	1.23	3.69
35	COMMERCIAL	1.23	1.23	1.23	3.69
36	INDUSTRIAL	1.23	1.23	1.23	3.69
37	RESIDENTIAL	1.23	1.23	1.23	3.69
38	UTILITY	1.23	1.23	1.23	3.69
39	TRANSPORTATION	1.23	1.23	1.23	3.69
40	RECREATIONAL	1.23	1.23	1.23	3.69
41	WHOLESALE	1.23	1.23	1.23	3.69
42	RECREATIONAL	1.23	1.23	1.23	3.69
43	COMMERCIAL	1.23	1.23	1.23	3.69
44	INDUSTRIAL	1.23	1.23	1.23	3.69
45	RESIDENTIAL	1.23	1.23	1.23	3.69
46	UTILITY	1.23	1.23	1.23	3.69
47	TRANSPORTATION	1.23	1.23	1.23	3.69
48	RECREATIONAL	1.23	1.23	1.23	3.69
49	WHOLESALE	1.23	1.23	1.23	3.69
50	RECREATIONAL	1.23	1.23	1.23	3.69
51	COMMERCIAL	1.23	1.23	1.23	3.69
52	INDUSTRIAL	1.23	1.23	1.23	3.69
53	RESIDENTIAL	1.23	1.23	1.23	3.69
54	UTILITY	1.23	1.23	1.23	3.69
55	TRANSPORTATION	1.23	1.23	1.23	3.69
56	RECREATIONAL	1.23	1.23	1.23	3.69
57	WHOLESALE	1.23	1.23	1.23	3.69
58	RECREATIONAL	1.23	1.23	1.23	3.69
59	COMMERCIAL	1.23	1.23	1.23	3.69
60	INDUSTRIAL	1.23	1.23	1.23	3.69
61	RESIDENTIAL	1.23	1.23	1.23	3.69
62	UTILITY	1.23	1.23	1.23	3.69
63	TRANSPORTATION	1.23	1.23	1.23	3.69
64	RECREATIONAL	1.23	1.23	1.23	3.69
65	WHOLESALE	1.23	1.23	1.23	3.69
66	RECREATIONAL	1.23	1.23	1.23	3.69
67	COMMERCIAL	1.23	1.23	1.23	3.69
68	INDUSTRIAL	1.23	1.23	1.23	3.69
69	RESIDENTIAL	1.23	1.23	1.23	3.69
70	UTILITY	1.23	1.23	1.23	3.69
71	TRANSPORTATION	1.23	1.23	1.23	3.69
72	RECREATIONAL	1.23	1.23	1.23	3.69
73	WHOLESALE	1.23	1.23	1.23	3.69
74	RECREATIONAL	1.23	1.23	1.23	3.69
75	COMMERCIAL	1.23	1.23	1.23	3.69
76	INDUSTRIAL	1.23	1.23	1.23	3.69
77	RESIDENTIAL	1.23	1.23	1.23	3.69
78	UTILITY	1.23	1.23	1.23	3.69
79	TRANSPORTATION	1.23	1.23	1.23	3.69
80	RECREATIONAL	1.23	1.23	1.23	3.69
81	WHOLESALE	1.23	1.23	1.23	3.69
82	RECREATIONAL	1.23	1.23	1.23	3.69
83	COMMERCIAL	1.23	1.23	1.23	3.69
84	INDUSTRIAL	1.23	1.23	1.23	3.69
85	RESIDENTIAL	1.23	1.23	1.23	3.69
86	UTILITY	1.23	1.23	1.23	3.69
87	TRANSPORTATION	1.23	1.23	1.23	3.69
88	RECREATIONAL	1.23	1.23	1.23	3.69
89	WHOLESALE	1.23	1.23	1.23	3.69
90	RECREATIONAL	1.23	1.23	1.23	3.69
91	COMMERCIAL	1.23	1.23	1.23	3.69
92	INDUSTRIAL	1.23	1.23	1.23	3.69
93	RESIDENTIAL	1.23	1.23	1.23	3.69
94	UTILITY	1.23	1.23	1.23	3.69
95	TRANSPORTATION	1.23	1.23	1.23	3.69
96	RECREATIONAL	1.23	1.23	1.23	3.69
97	WHOLESALE	1.23	1.23	1.23	3.69
98	RECREATIONAL	1.23	1.23	1.23	3.69
99	COMMERCIAL	1.23	1.23	1.23	3.69
100	INDUSTRIAL	1.23	1.23	1.23	3.69
101	RESIDENTIAL	1.23	1.23	1.23	3.69
102	UTILITY	1.23	1.23	1.23	3.69
103	TRANSPORTATION	1.23	1.23	1.23	3.69
104	RECREATIONAL	1.23	1.23	1.23	3.69
105	WHOLESALE	1.23	1.23	1.23	3.69
106	RECREATIONAL	1.23	1.23	1.23	3.69
107	COMMERCIAL	1.23	1.23	1.23	3.69
108	INDUSTRIAL	1.23	1.23	1.23	3.69
109	RESIDENTIAL	1.23	1.23	1.23	3.69
110	UTILITY	1.23	1.23	1.23	3.69
111	TRANSPORTATION	1.23	1.23	1.23	3.69
112	RECREATIONAL	1.23	1.23	1.23	3.69
113	WHOLESALE	1.23	1.23	1.23	3.69
114	RECREATIONAL	1.23	1.23	1.23	3.69
115	COMMERCIAL	1.23	1.23	1.23	3.69
116	INDUSTRIAL	1.23	1.23	1.23	3.69
117	RESIDENTIAL	1.23	1.23	1.23	3.69
118	UTILITY	1.23	1.23	1.23	3.69
119	TRANSPORTATION	1.23	1.23	1.23	3.69
120	RECREATIONAL	1.23	1.23	1.23	3.69
121	WHOLESALE	1.23	1.23	1.23	3.69
122	RECREATIONAL	1.23	1.23	1.23	3.69
123	COMMERCIAL	1.23	1.23	1.23	3.69
124	INDUSTRIAL	1.23	1.23	1.23	3.69
125	RESIDENTIAL	1.23	1.23	1.23	3.69
126	UTILITY	1.23	1.23	1.23	3.69
127	TRANSPORTATION	1.23	1.23	1.23	3.69
128	RECREATIONAL	1.23	1.23	1.23	3.69
129	WHOLESALE	1.23	1.23	1.23	3.69
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131	COMMERCIAL	1.23	1.23	1.23	3.69
132	INDUSTRIAL	1.23	1.23	1.23	3.69
133	RESIDENTIAL	1.23	1.23	1.23	3.69
134	UTILITY	1.23	1.23	1.23	3.69
135	TRANSPORTATION	1.23	1.23	1.23	3.69
136	RECREATIONAL	1.23	1.23	1.23	3.69
137	WHOLESALE	1.23	1.23	1.23	3.69
138	RECREATIONAL	1.23	1.23	1.23	3.69
139	COMMERCIAL	1.23	1.23	1.23	3.69
140	INDUSTRIAL	1.23	1.23	1.23	3.69
141	RESIDENTIAL	1.23	1.23	1.23	3.69
142	UTILITY	1.23	1.23	1.23	3.69
143	TRANSPORTATION	1.23	1.23	1.23	3.69
144	RECREATIONAL	1.23	1.23	1.23	3.69
145	WHOLESALE	1.23	1.23	1.23	3.69
146	RECREATIONAL	1.23	1.23	1.23	3.69
147	COMMERCIAL	1.23	1.23	1.23	3.69
148	INDUSTRIAL	1.23	1.23	1.23	3.69
149	RESIDENTIAL	1.23	1.23	1.23	3.69
150	UTILITY	1.23	1.23	1.23	3.69
151	TRANSPORTATION	1.23	1.23	1.23	3.69
152	RECREATIONAL	1.23	1.23	1.23	3.69
153	WHOLESALE	1.23	1.23	1.23	3.69
154	RECREATIONAL	1.23	1.23	1.23	3.69
155	COMMERCIAL	1.23	1.23	1.23	3.69
156	INDUSTRIAL	1.23	1.23	1.23	3.69
157	RESIDENTIAL	1.23	1.23	1.23	3.69
158	UTILITY	1.23	1.23	1.23	3.69
159	TRANSPORTATION	1.23	1.23	1.23	3.69
160	RECREATIONAL	1.23	1.23	1.23	3.69
161	WHOLESALE	1.23	1.23	1.23	3.69
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163	COMMERCIAL	1.23	1.23	1.23	3.69
164	INDUSTRIAL	1.23	1.23	1.23	3.69
165	RESIDENTIAL	1.23	1.23	1.23	3.69
166	UTILITY	1.23	1.23	1.23	3.69
167	TRANSPORTATION	1.23	1.23	1.23	3.69
168	RECREATIONAL	1.23	1.23	1.23	3.69
169	WHOLESALE	1.23	1.23	1.23	3.69
170	RECREATIONAL	1.23	1.23	1.23	3.69
171	COMMERCIAL	1.23	1.23	1.23	3.69
172	INDUSTRIAL	1.23	1.23	1.23	3.69
173	RESIDENTIAL	1.23	1.23	1.23	3.69
174	UTILITY	1.23	1.23	1.23	3.69
175	TRANSPORTATION	1.23	1.23	1.23	3.69
176	RECREATIONAL	1.23	1.23	1.23	3.69
177	WHOLESALE	1.23	1.23	1.23	3.69
178	RECREATIONAL	1.23	1.23	1.23	3.69
179	COMMERCIAL	1.23	1.23	1.23	3.69
180	INDUSTRIAL	1.23	1.23	1.23	3.69
181	RESIDENTIAL	1.23	1.23	1.23	3.69
182	UTILITY	1.23	1.23	1.23	3.69
183	TRANSPORTATION	1.23	1.23	1.23	3.69
184	RECREATIONAL	1.23	1.23	1.23	3.69
185	WHOLESALE	1.23	1.23	1.23	3.69
186	RECREATIONAL	1.23	1.23	1.23	3.69
187	COMMERCIAL	1.23	1.23	1.23	3.69
188	INDUSTRIAL	1.23	1.23	1.23	3.69
189	RESIDENTIAL	1.23	1.23	1.23	3.69
190	UTILITY	1.23	1.23	1.23	3.69
191	TRANSPORTATION	1.			

NO. 00 ANNEX (G)

SITE 4/2 PROP.
USED FOR
CHANGE OF
LANDUSE FROM
COMMERCIAL
TO
"UTILITY" 2A (

N.H. 24

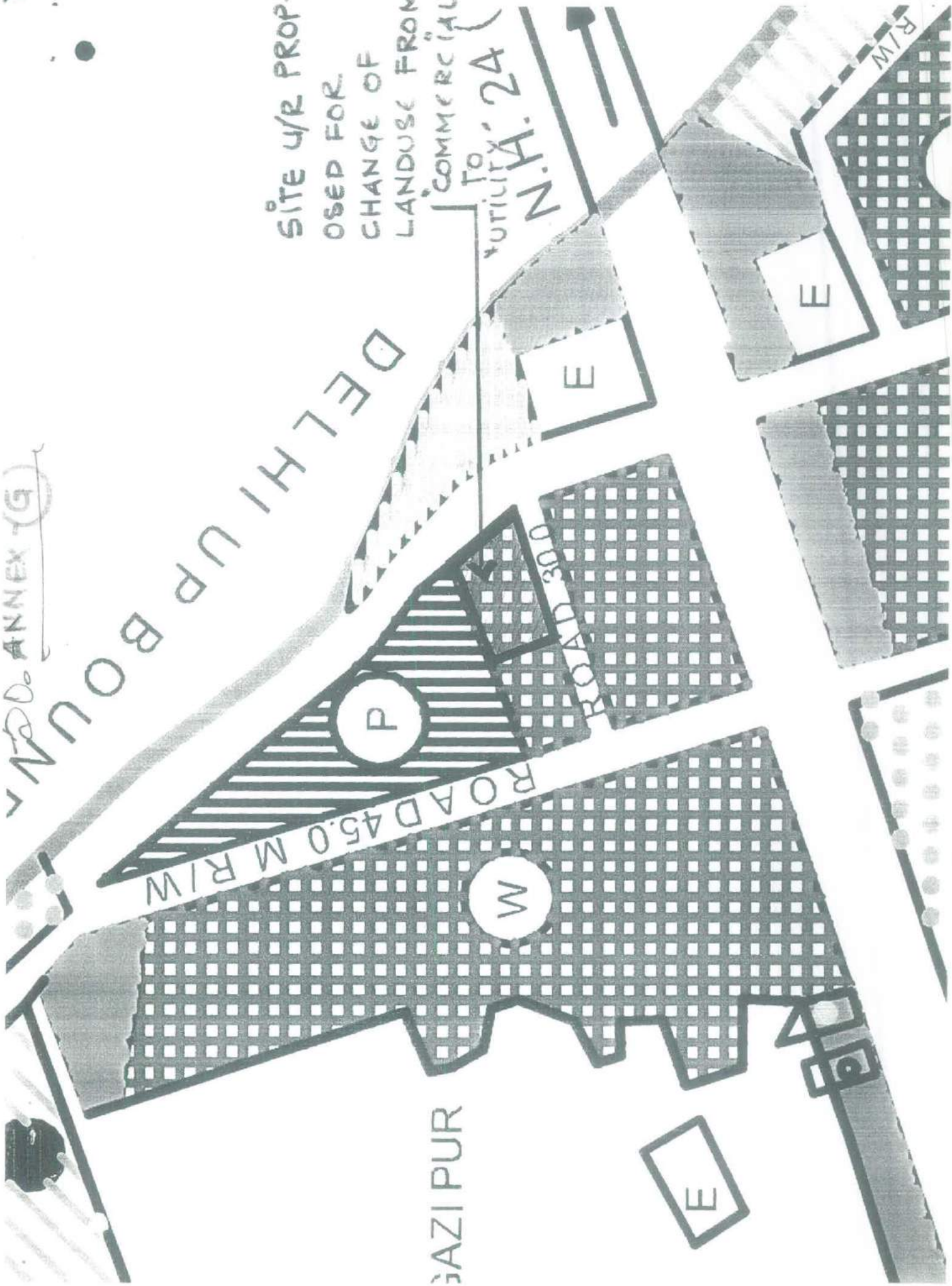
DELHI UP BOUNDARY

ROAD 45.0 M R/W

ROAD 30.0

R/W

SAZI PUR



-51-

ITEM No. 19/TE/2020

अतिरिक्त आयुक्त (कोषाना)-I
4/4/4
डायरी सं.
दिनांक 26/2020



SOUTH DELHI MUNICIPAL CORPORATION
OFFICE OF THE SUPERINTENDING ENGINEER (BUILDING)-HQ
9TH FLOOR : DR. S.P.M. CIVIC CENTRE
J.L. NEHRU MARG : NEW DELHI-110002

No.South DMC/SE(B)HQ/2020/ 42

Dated : 29.05.2020

To

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

आयुक्त (योजना) कार्यालय
डायरी सं. I-766
दिनांक 26/2020

Subject : Clarification reg. permission to run Path-Lab / Diagnostic Laboratory Facilities from the Basement.

Sir / Madam,

A representation has been received from Prof.(Dr.)Navin Dang stating therein that 'Dr. Dangs Lab' situated at C-2/1, Safdarjung Development Area, New Delhi has been authorized by the Indian Council of Medical Research as Private Laboratory to test COVID-19 and requested to grant permission for using the basement for Path-Lab / Diagnostic use in the present pandemic situation.

The property under reference abuts on Aurobindo Marg i.e. Master Plan / Zonal Plan Road in Category-B. The building plans w.r.t. property No.C-2/1, Safdarjung Development Area, New Delhi were sanctioned vide dated 14.05.2012 for residential use (basement, stilt, ground, first & second floor). Presently, ground to second floor is being used for Pathological Lab / Diagnostic Centre after getting registration and payment of conversion charges under self-assessment scheme under Mixed Use Regulations.

Provision to run Path-Lab / Diagnostic Centre from basement has not been given in MPD-2021. However, keeping in view the pandemic of Corona Virus (Covid-19), DDA is requested to provide clarification / guide whether the request of the applicant can be considered to use basement for Path-Lab / Diagnostic Centre, as a special case, for a period of six months or till the pandemic lasts, whichever is earlier.

Yours faithfully,

S.E. (Building)-HQ
South DMC

Recd
31/6/2020
Accepted

Let us discuss the issue in the
T.C. where officers of SDMC will
also be participating. Before that, the
issue needs to be discussed with Commr (C).

mm
4/6/2020

- DD (eng)
Discussed with Commr (C)
We may discuss the issue during T.C.
as other items. SDMC may be informed
accordingly.

mm
4/6/2020

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

No. F01(03)2020/MP/

Date : 03.06.2020

MEETING NOTICE

The 3rd 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 **Friday, 05.06.2020 at 10:30 AM**. The ID and password for the same shall be informed separately by mail and/or message.

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

(Manju Paul)
Addl. Commissioner (Plg.)-I

To:

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

Special Invitee:

1. DIG (Engineer), CRPF (Sh Gur Gopal)
2. Commandant, 55 BN, CRPF (Sh Deepak Dhoundiyal)

INDEX

3rd Technical Committee Meeting to be held on 05.06.2020

Sl. No.	Item No.	Subject	Page No.
1.	14/2020	Confirmation of the Minutes of 2 nd Technical Committee meeting held on 24.02.2020 F1(02)/2020/MP	1-7
2.	15/2020	Proposed Change of Landuse of an area measuring 1.94 acre (7850.90 sqm) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi F.20(7)2017/MP	8-29
3.	16/2020	Relaxation of Parking Norms for State Bhawan/ State Guest Houses F.20(09)2015/MP	30-32
4.	17/2020	Proposed Modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum and JJ Clusters Development Regulations and Guidelines F.03(36)1996/MP	33-36
5.	18/2020	Proposal regarding Change of Landuse of an area measuring 8094 sqm from 'Commercial' to 'Utility' located at Pocket A, Integrated Freight Complex, Gazipur for ' allotment of land to set up a plant for converting plastic wastes into diesel, tiles, etc. to SDMC. F.03(01)96-Dir.(SP)/Pt-III/Pt. File	37-50
Other Issues			
6.	19/2020	Clarification regarding permission to run Path-lab/Diagnostic Laboratory Facilities from the Basement F.20(04)2005/MP	



ITEM No. 14/TC/2020

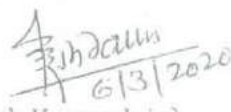
DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
6th Floor, VikasMinar
I.P. Estate, New Delhi - 110002

F.1 (2)/2020-MP/98

Date: 06.03.2020

Subject: Minutes of the 2nd Technical Committee meeting of DDA for the year 2020 held on 24.02.2020.

The 2nd Technical Committee meeting of DDA for the year 2020 was held under the Chairmanship of V.C. DDA on 24.02.2020. 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.


(Rajesh Kumar Jain)
Director (Plg.) Master Plan

To:

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

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
1.	07/2020	Confirmation of the minutes of 10 th Technical Committee meeting held on 13.01.2020. F.1(1)/2020/MP	Since no observations/ comments were received, the minutes of the 10th Technical Committee meeting held on 13.01.2020 were confirmed as circulated.	
2.	08/2020	Proposal regarding change of land use of an area measuring 10.17 Acres 48 bighas, 17 biswas (Kh. No. 1579/474, 475, 465, 468 & 469) at village Bahapur situated along the MaaAnandimai Marg, Kalkaji from "Recreational (City Park District Park, Community Park) to 'Institutional' in Planning Zone-F. F.3(64)2003/MP	It was informed by AC (Plg)-III that it is a MCD's proposal but the concern officer is not present in the meeting to explain the proposal. The agenda was earlier deferred in the last T.C. Meeting held on 13.01.2020 due to non-presence of the officer of the concerned department. It was further pointed out that the ownership status as mentioned in agenda is not clear. It was finally decided that the agenda be returned to the concerned department of SDMC with the request to bring in forthcoming TC meeting with clear cut land status.	
3.	09/2020	Applicability of Development Control norms on Plot no. 3 and Plot no. 4 of M/s Pasco Motels Pvt. Ltd. and M/s Pasco Hotels Pvt. Ltd. Respectively in Layout Plan of Facility Corridor F.C.-1. F.26(8)2019-MP	<p>The proposal was presented by Director (Plg) Zone J. Chief Town Planner (CTP), SDMC requested for clarification w.r.t. the Use Premise and Development Control to be provided to these plots. The following points were deliberated:</p> <ol style="list-style-type: none"> 1. It was deliberated that the plots under reference forms part of facility corridor and Master Plan for Delhi - 2021 in para 5.7.1 stipulates that Sub-City Level Commercial Areas permits the provisioning of District Centre and community centre in a linear form with specific area provisions. Besides the District Centres and Community Centres, non - hierarchical Commercial Centres also permitted in para 5.5. The development Control Norms for all the above commercial centres are identified in Table 5.4 of Chapter 5.0 in MPD-2021. 2. CTP, SDMC informed superimposition of Khasraon the maps as mentioned in SOP, cannot be done by MCD. This may be dealt by DDA. 	

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			<p>3. It was informed by Director, Master Plan that for fixing of conversion charges / other charges as mentioned in regulations for enabling the Planned Development of Privately Owned Land, matter has already been referred to Director (LC) on - 19.07.2018 and 18.02.2020.</p> <p>After deliberation, it was decided that:</p> <p>i. Since the area of the plots does not qualify in either of the category of District Centre and Community Centre, the development control norms of non-hierarchical commercial centre i.e. 50% Ground Coverage and 125 FAR be given to the plots under reference and the activities permitted shall be same as in community centres.</p> <p>ii. Further, it was decided that following to be added/ clarified in the approved guidelines for implementation of "Regulations for enabling planned development of privately owned lands" for further action by the concerned department:</p> <p>a. Super imposition of the individual plot shall be done by concerned local body / applicant in consultation with the revenue department, GNTCD before forwarding the application to DDA. However, Layout plan of the area on the khasra map shall be prepared by DDA if the land is contiguous. In such cases where DDA has to prepare Layout Plan for the area, DDA will do the super imposition on Khasra Map.</p> <p>b. Further, utilization of land in facility corridors on proportionate basis shall be worked out while preparing the layout plan, in order to cater to the City / Zonal</p>	

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			<p>requirement while preparing the Layout Plan.</p> <p>c. In case there are other general issues needing clarification, MCD's may identify and send to DDA and a discussion will be organized.</p>	
4.	10/2020	<p>Provision of additional land of 5.9 Acres to GNTCD for expansion of institute of Liver and Biliary Sciences (ILBS) Hospital, Vasant Kunj.</p> <p>F.20(2)2005/MP</p>	<p>The proposal was presented by Dir(plg) Zone J, it was informed that Chief Secretary vide letter dt. 24.01.2014 has requested to allot 6 acres of additional land to Health and Family Welfare Department for expansion of essential facilities at ILBS. A land measuring 9.3 hectares is already under possession of ILBS hospital till date.</p> <p>IL Department has informed in the file that Competent Authority has in principal agreed for allotment of this additional land. It has also been mentioned in the request received from ILBS that it is a deemed university and as per MPD_2021 land upto 20 Ha can be earmarked for university and education and research.</p> <p>After deliberation, Technical Committee agreed to the proposal for allotment of additional land to GNCTD for expansion of ILBS hospital subject to change of land use, as the land use of the land is residential as per Zonal Development Plan of Zone 'J'.</p> <p>It was also recommended that the provisions for National / City level health facilities should also be considered over and above the provisions given in MPD for health facilities so that specialized / super speciality medical facilities can be developed in the larger public interest. The norms should be framed and proposed in the next Master Plan for Delhi - 2041, which is under preparation.</p>	
5.	11/2020	<p>Proposed modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum & JJ Clusters redevelopment regulations and Guidelines.</p> <p>F.3(36)1996/MP/Pt.I</p>	<p>The Agenda item was withdrawn for want of more information.</p>	

Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
6.	12/2020	Allowing FAR of 400 for Group Housing on Industrial Plots (Ajudhiya Mills / National Textile Corporation) wherein portion of land has been surrendered pursuant to the directions of Hon'ble Supreme Court order dated 10 th May 1996 and MPD-2021 provisions of Table 7.3 para (xii). F.23(13)2005Bldg./Pt.	<p>The proposal was presented by Director(Building). It was informed that as per the decision of last Technical Committee meeting, the legal opinion has been obtained and forms part of the agenda wherein it is clearly mentioned that since the previous legal opinion is clear as such no further Legal opinion / vetting is required.</p> <p>After detail deliberation the proposal was approved. It was further decided that similar cases need not to bring in TCmeeting and concerned local body shall take necessary action as decided by the Technical Committee.</p>	
7.	13/2020 Laid on Table	Proposal of grant of NOC for CNG / EV charging station on Private Land Khasra No. 10/22 min, village - Singhola, Tehsil - Alipur, District North, Delhi in view of notified regulations dated 08.03.2019. F.3(11)2009-MP/	<p>The proposal was presented by AC (Plg.) Projects. It was informed that the applications after scrutiny from LD Wing have been forwarded to Planning Department and all such cases after examination are being placed before the Technical Committee for its consideration.</p> <p>It was further explained that the site under reference falls partly under Public and Semi-Public (PSP) Use and partly in Recreational land use and no layout plan of this area has been prepared yet. Since CNG station is permitted in all Use Zones including undeveloped recreational areas with the exception of Ridge and Regional Park as mentioned in para 12.13 of MPD-2021 and in para 1 of <i>regulations for setting up of fuel stations on privately owned lands</i>, the proposal is placed for approval.</p> <p>After detailed deliberations, the proposal was approved with the conditions that:</p> <p>(i) The approval shall be null and void if the said site is affected in any of the future infrastructure project.</p> <p>(ii) For EV Charging, till such time the D.C. norms for EV Station / EV charging point are framed, minimum 15 sqm per Car for EV charging will be earmarked which</p>	

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Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			shall conform to specifications and safety norms as per the PESO Act and obtain clearance from the concern Authority. (iii) The approved site of fuel station shall be incorporated in the area layout plan/ zonal development plan.	

7-

ANNEXURE-I

List of participants of 2nd meeting for the year 2020 of Technical Committee on 24.02.2020.

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Pr. Commissioner (Housing) Sports
4. Pr. Commissioner (LD)
5. Commissioner (Plg)
6. Addl. Commissioner (Landscape)
7. Addl. Commissioner (Plg.) - III
8. Addl. Commissioner (Plg.) - IV
9. Addl. Chief Architect, VC Sectt.
10. Director (Plg) MP
11. Director (Plg.) UC & J (In-Charge)
12. Dy. Director (Plg) MP & DC
13. Dy. Director (LM)

OTHER ORGANIZATIONS

1. Town Planner, T.P. Deptt., SDMC
2. Town & Country Planner, TCPO
3. Architect (Asstt.), DUAC
4. ACP / T/SD (Delhi Traffic Police)
5. DCP/T/Southern Range, Delhi Police
6. Chief Engineer, SDMC

1/20/20

Sub: Proposed change of land use of an area measuring 1.94 acre (7850.90 sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp) allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.
File No. F.20(7)2017/MP

1.0 Background

- i. CRPF vide letters No. B-V-1/2017-18-55(TC LAND) dated 26.05.2017 & 25.05.2017 requested DDA to change the land use of an area measuring 1.94 acre from 'District Park/Green' to 'Police Camp' allotted to Ministry of Home Affairs (MHA) on as is where is basis for construction of Transit Camp/Yatri Niwas for Central Reserve Police Force (CRPF) in the vicinity of New Delhi Railway Station, New Delhi. In response, DDA vide letter dated 12.06.2017 has requested CRPF to send the requisite information/documents, which were sent by CRPF vide letter dated 20.06.2017.
- ii. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'.
- iii. While examining the matter, it is observed that the requirements stated by CRPF are part of Police Camp which falls under 'Public & Semi-Public Facilities' land use. Further, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- iv. DDA has received the CRPF letter No. B-V-1/2017-19-55(TC LAND) dated 22.01.2019, enclosing therewith, L&DO Corrigendum F.No. L-IIA/11/ (747)/2015/31 dated 18.01.2019 wherein it has been that allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'.

2.0 Follow up action

- A. The proposal for change of land use of an area measuring 1.94 acre (7850.90 sqm.) from 'Recreational (District Park)' to 'Public & Semi Public Facilities' was considered by the 3rd Technical Committee of DDA in its meeting held on 26.02.2019 vide item No. 10/2019. The decision of the Technical Committee is reproduced as below:

"The proposal was presented by the Dy. Director (Plg) Zone-D. After detailed deliberations, the Technical Committee recommended that the matter may be submitted after examining the following:

- i. The impact of the traffic due to the proposed use of the land.*
- ii. Explore the possibility of limiting the ground coverage and the total built up area considering the site is having green cover."*

(The copy of Technical Committee Agenda alongwith decision is enclosed at Annexure-1)

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B. In response to the decision of Technical Committee, CRPF vide letter dated 25.03.2019 has ensured the following:

- i. 4 to 5 vehicles will ply daily. So there will be no traffic impact outside of the camp. Also parking of vehicles will be inside the basement. Our Regimental Police (RP) will be available at main gate to ensure. No traffic congestion around the camp.
- ii. There will be only 30% Ground Coverage and FAR -300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by CRPF.

(The copy of CRPF letter dated 25.03.2019 decision is enclosed at **Annexure-2**)

C. Further, DDA vide letter dated 16.09.2019 had communicated to CRPF that Competent Authority has a view that CRPF may explore for an alternate site for construction of Transit Camp/Yatri Niwas.

D. In response to DDA letter dated 16.09.2019, CRPF vide letter dated 10.02.2020 has again requested to look into the matter and to accord permission for conversion of the land use from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' for construction of Transit Camp/ Yatri Niwas. (Refer **Annexure-3**)

3.0 Examination

- i. The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow Zone (LBZ).
- ii. The land use of the site under reference is 'Recreational (District Park)', as per MPD-2021 and approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
- iii. L&DO vide letter dated 30.03.2017 has allotted a plot of land measuring about 2.05 acre in the vicinity of New Delhi Railway Station to the Ministry of Home Affairs on as is where is basis for construction of Transit Camp/Yatri Niwas for CRPF.
- iv. CRPF vide letter dated 26.05.2017 has mentioned that after digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021 and only 1.94 acre land has been taken in possession by CRPF on paper on 25.05.2017.
- v. As per para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'. Subsequently, L&DO vide letter dated 16.06.2017 has sent 'No Objection Certificate' to DDA for change of land use.
- vi. Further, CRPF vide letter dated 03.08.2017 sent the requirements of the said plot which includes accommodation facilities, underground parking, Mess with dining halls and lounge, which were clarified by DDA officials that the requirements are part of Police Camp which comes under land use category of 'Public & Semi-Public Facilities' as per MPD-2021. In view of this, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.

- vii. As per the Table 13.10 under MPD-2021, the Planning Standards & Development Controls for Public Semi-Public (Government Use Premises) are as under:

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/100 Sq.m. Floor Area)
7	Police Training Institute /College, Fire Training Institute/ College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

Other Controls:

** The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans.

- Residential Use – Maximum up to 30% of permissible FAR can be utilized for residential activities. The activities permitted within residential component shall be as per Residential Plot - Group Housing.
 - Height – No Restriction, subject to clearance from AAI, Delhi Fire Service and other statutory bodies.
 - Other controls for setbacks, basement, services plans etc. as per Chapter 17.0 Development Code.
 - For intensive utilization of existing government buildings / land, as mentioned in para 8.2 following will be applicable in case of redevelopment:
 - Utilization of 10% of total permissible FAR for Commercial Uses to make the redevelopment process financially feasible.
 - Use premises such as National Security Establishments and Disaster Management Units shall be permitted within the categories mentioned in above Table.
- viii. Thereafter, CRPF vide letter dated 22.01.2019, enclosing therewith, L&DO Corrigendum dated 18.01.2019, stated that Land Allotment Screening Committee (LASC) in its meeting held on 27.11.2018 recommended that clause 2(ii) of the allotment later may be amended to change land use from 'District Park/Green' to 'Public & Semi- Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs vide letter dated 26.02.2018.
- ix. Further, Land & Development Office vide letter dated 11.02.2019 has given 'No Objection' for the change of land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land measuring 2.05 acres allotted to MHA in the vicinity of New Delhi Railway Station for construction for multi-storey transit Camp/Yatri for CRPF.

4.0 Information as per the MoUD (now MoHUA), GoI letters dated 07.04.2015 & 04.09.2015

MOUD, GOI vide letters dated 07.04.2015 & 04.09.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11-A of Delhi Development Act, 1957.

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The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD letter dated 07.04.2015 is as follows:

S. No.	Information asked by MoUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	It is a Government land and is with Land & Development Office (L&DO), MoHUA, GOI.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the request by CRPF letters dated 26.05.2017 & 25.05.2017 and Ministry of Home Affairs (MHA) D.O. letter dated 05.01.2017.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site under reference was inspected by the officers of Planning Department and following was observed: i. The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station. ii. There are tin sheds of CRPF camp existing within the site under reference and there are large number of grown up trees existing at the site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	CRPF vide letter dated 25.03.2019 has ensured that <i>there will be only 30% Ground Coverage and FAR -300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by CRPF.</i>
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	Law and order situation will be improved after establishment of Police Camp and public feel safety and security in around Minto road, Ajmeri gate side railway station.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case in respect of the site under reference.

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

S. No.	Information asked by MoUD vide letter dated 04.09.2015	Reply
1.	Background note indicating the current situation/ provisions	L&DO vide letter dated 30.03.2017 has allotted land to Ministry of Home Affairs (MHA) for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, Ajmeri Gate, New Delhi. The land falls under District Park Use Zone as per MPD-2021 and to be changed to Public & Semi-Public Facilities. Presently temporary tin sheds of CRPF camp existing within the site under reference.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	<ul style="list-style-type: none"> - Earlier, on the basis of the request received from the land owning agency (i.e. L&DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957. - This is a proposal of the Ministry of Home Affairs, Govt.
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul style="list-style-type: none"> - Central Reserve Police Force (CRPF) functions under the aegis of Ministry of Home Affairs (MHA) of the Government of India to enable the government to maintain Rule of Law, Public Order and Internal Security effectively and efficiently. - The proposal, if recommended by the Technical Committee is to be considered by the Authority as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	- The proposal has been initiated by Ministry of Home Affairs vide D.O. dated 05.01.2017, wherein, MoUD was requested to allot the said land permanently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwas with change of land use.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	- Yes, this piece of land is being utilized as Transit Camp to accommodate to CRPF personnel. The case examined in LASC meeting held at MoUD, then plot was allotted by MoUD to MHA vide letter No. F.No. L.IIA/11/474/2016/137 dated 30 March 2017 for construction of Transit camp / Yatri Niwas for CRPF.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	- This piece of land is being utilized as Transit Camp to accommodate to CRPF personnel and safe custody of Govt. equipment/materials.

		Besides, the transit of jawans, CRPF coys. r election and urgent law & order duties are also accommodated at the transit Camp on requirement basis, in view of large scale movements in CRPF due to unpredictable changing internal scenario in the Nation.
7.	How the proposal will benefit in the development and economic growth of the city	- It will benefit regarding the development of New Delhi railway station since coy movement will be monitored by the camp location as per availability of train.
8.	What are the provisions corresponding to the proposed policy/change in other metropolitan cities in India and other countries & if those provisions differ from the proposal, then why are they not considered appropriate for Delhi	Not Applicable
9.	What will be the public purpose served by the proposed modification	- As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
10.	What is the number of people/families/ households likely to be affected by the proposed policy	- Not applicable. It will benefit the families/jawans of the CRPF.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	- The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D; therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes?	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been consulted and if yes what were	- Yes, Ministry of Home Affairs (MHA) & MoUD have been consulted and approved allotment of the land.

	their views and how they were disposed.	
14.	Whether the relevant guidelines/ orders of DOPT, ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal	The issue of change of land use is not related to any guidelines/orders of DOPT, Ministry of Finance and other nodal Ministries/ Departments.
15.	The name, designation and contact information of an officer of the level of Director or above who will be the Nodal officer to be contacted by the Ministry regarding the proposal	- Sh P.K. Naik, Deputy Inspector General - Sh Deepak Dhoundiyal , Commandant 55 Bn, CRPF, Contact No. 9868395001

5.0 Proposal

In view of the Technical Committee decision dated 26.02.2019 and subsequent request letters of CRPF dated 25.03.2019 & 10.02.2020, the proposal for change of land use of an area measuring 1.94 acre (7850.90 sq.m.) may be changed from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' (Police Camp). The details of the proposal are as under:

Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site for CRPF Transit Camp/Yatri Niwas is situated in the vicinity of New Delhi Railway Station.	1.94 acre (7850.90 sq.m.)	Recreational (District Park)	Public & Semi-Public Facilities (Police Camp)	North: Tagore Road & Multilevel parking South: Existing Railway colony East : Existing Railway colony West : Bhavbhuti Marg & New Delhi Railway Station

(The location plan of the site under reference is annexed as **Annexure-4**)

6.0 Recommendation

Proposal at para 5.0 above is submitted for the consideration of the Technical Committee for further processing under Section 11-A of DD Act, 1957.

Asst. Director (Plg.)
Zone-D

Director (Plg.), Zone-D

Addl. Commissioner
(Plg.)-II

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Laid on table
ANNEXURE-1 - 19 -

Committee Meeting 118/C
Laid On Table
ITEM No. 10/TC/2019

Sub: Proposed change of land use of an area measuring 1.94 acre (7850.90 sq.m.) from 'Recreational (District Park)' to 'Public & Semi-Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New Delhi.
File No. F.20(7)2017/MP

1.0 Background

- i. CRPF vide letters No. B-V-1/2017-18-55(TC LAND) dated 26.05.2017 & 25.05.2017 requested DDA to change the land use of an area measuring 1.94 acre from 'District Park/Green' to 'Police Camp' allotted to Ministry of Home Affairs (MHA) on as is where is basis for construction of Transit Camp/Yatri Niwas for Central Reserve Police Force (CRPF) in the vicinity of New Delhi Railway Station, New Delhi.
- ii. In response, DDA vide letter dated 12.06.2017 has requested CRPF to send the requisite information/documents, which were sent by CRPF vide letter dated 20.06.2017.
- iii. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'.
- iv. While examining the matter, it is observed that the requirements stated by CRPF are part of Police Camp which falls under 'Public & Semi-Public Facilities' land use. Further, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
- v. Now, DDA has received the CRPF letter No. B-V-1/2017-19-55(TC LAND) dated 22.01.2019, enclosing therewith, L&DO Corrigendum F.No. L-IIA/11/ (747)/2015/31 dated 18.01.2019 wherein it has been that allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'. (Annexure-A)

1.5 Examination

- i. The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow Zone (LBZ).
- ii. The land use of the site under reference is 'Recreational (District Park)', as per MPD-2021 and approved Zonal Development Plan of Zone 'D' prepared under MPD-2001.
- iii. L&DO vide letter dated 30.03.2017 has allotted a plot of land measuring about 2.05 acre in the vicinity of New Delhi Railway Station to the Ministry of Home Affairs on as is where is basis for construction of Transit Camp/Yatri Niwas for CRPF.
- iv. As per CRPF letter dated 26.05.2017, after digital survey by CPWD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021 and only 1.94 acre land has been taken in possession by CRPF on paper on 25.05.2017.

- 20- 16-
- v. As per Para 2 (ii) of L&DO allotment letter dated 30.03.2017, the allottee will take up matter with DDA or other agency to change the land use of allotted land from 'District Park/Green' to 'Residential'. Subsequently, L&DO vide letter dated 16.06.2017 has sent 'No Objection Certificate' to DDA for change of land use.
 - vi. Further, CRPF vide letter dated 03.08.2017 sent the requirements of the said plot which includes accommodation facilities, underground parking, Mess with dining halls and lounge, which were clarified by DDA officials that the requirements are part of Police Camp which comes under land use category of 'Public & Semi-Public Facilities' as per MPD-2021. In view of this, DDA vide letter dated 04.08.2017 requested CRPF to take up the matter with L&DO for modification in the allotment letter.
 - vii. As per the Table 13.10 under MPD-2021, the Planning Standards & Development Controls for Public Semi-Public (Government Use Premises) are as under:

Sl. No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/100 Sq.m. Floor Area)
7	Police Training Institute /College, Fire Training Institute/ College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster Management Centre	City level	Upto 5 Ha.	50	300	2.0

Other Controls:

** The maximum FAR for Use Premises located in Zone O, and Bungalow Area of Zone C & Zone D, will be 120, along with other provisions given in Zonal Development Plans.

- viii. Recently, CRPF letter dated 22.01.2019, enclosing therewith, L&DO Corrigendum dated 18.01.2019, stated that Land Allotment Screening Committee (LASC) in its meeting held on 27.11.2018 recommended that clause 2(ii) of the allotment later may be amended to change land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs vide letter dated 26.02.2018.
- ix. Further, Land & Development Office vide letter dated 11.02.2019 has given 'No Objection' for the change of land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land measuring 2.05 acres allotted to MHA in the vicinity of New Delhi Railway Station for construction for multi-storey transit Camp/Yatri for CRPF.

3.0 Information as per the MoUD (now MoHUA), GoI letters dated 07.04.2015 & 04.09.2015

MOUD, GoI vide letters dated 07.04.2015 & 04.09.2015 has issued the following instructions with respect to the proposals sent by DDA for amendment to MPD-2021 and change of land use cases for final notification under Section 11A of Delhi Development Act, 1957.

1

-2-17-

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD letter dated 07.04.2015 is as follows:

S.No.	Information asked by MoUD vide letter dated 07.04.2015	Reply
1.	Whether the land is government or private and who is the land owning agency?	It is a Government land and is with Land & Development Office (L&DO), MoHUA, GOI.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	As per the request by CRPF letters dated 26.05.2017 & 25.05.2017 and Ministry of Home Affairs (MHA) D.O. letter dated 05.01.2017.
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	The site under reference was inspected by the officers of Planning Department and following was observed: i. The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station. ii. There are tin sheds of CRPF camp existing within the site under reference and there are large number of grown up trees existing at the site.
4.	What is the public purpose proposed to be served by modification of MPD and/ or change of land use?	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/Injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
5.	What will be impact of proposal on the ZDP/ MPD and whether the changes are in consonance with the approved plans/ policies?	As such, no adverse impact on the ZDP/ MPD.
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	Law and order situation will be improved after establishment of Police Camp and public feel safety and security in around Minto road, Ajmeri gate side railway station.
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	There is no court case in respect of the site under reference.

The information received from CRPF vide letters dated 25.05.2017 & 26.05.2017 with respect to MoUD, GOI letter dated 04.09.2015 is as follows:

-18-

-22-

S.No.	Information asked by MoUD vide letter dated 04.09.2015	Reply
1.	Background note indicating the current situation/ provisions	L&DO has allotted land to Ministry of Home Affairs (MHA) for construction of Transit Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, Ajmeri Gate, New Delhi. The land falls under District Park Use Zone as per MPD-2021 and to be changed to Public & Semi-Public Facilities. Presently temporary tin sheds of CRPF camp existing within the site under reference.
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	- Earlier also, on the basis of the request received from the land owning agency (i.e. L&DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957 - This is a proposal of the Ministry of Home Affairs, Govt.
3.	What are the specific recommendations of the Authority with regard to the proposal.	- Central Reserve Police Force (CRPF) functions under the aegis of Ministry of Home Affairs (MHA) of the Government of India to enable the government to maintain Rule of Law, Public Order and Internal Security effectively and efficiently. - The proposal is to be considered by the Authority as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.
4.	How and why proposal was initiated	- The proposal has been initiated by Ministry of Home Affairs vide D.O. dated 05.01.2017, wherein, MoUD was requested to allot the said land permanently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwas with change of land use.
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	Yes, this piece of land is being utilized as Transit Camp to accommodate to CRPF personnel. The case examined in LASO meeting held at MoUD then plot was allotted by MoUD letter No. F.No. L.IIA/11/474/2016/137 dated 30 March 2017.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	This piece of land is being utilized as Transit Camp to accommodate to CRPF personnel and safe custody of Govt. equipment/materials. Besides, the transit of

-19-

-23-

		jawans, CRPF coys for election and urgent law & order duties are also accommodated at the transit Camp on requirement basis, in view of large scale movements in CRPF due to unpredictable changing internal scenario in the Nation.
7.	How the proposal will benefit in the development and economic growth of the city	It will benefit regarding the development of New Delhi railway station since coy movement will be monitored by the camp location as per availability of train.
8.	What are the provisions corresponding to the proposed policy/ change in other metropolitan cities in India and other countries and if those provisions differ from the proposal, then why are they not considered appropriate for Delhi	Not Applicable
9.	What will be the public purpose served by the proposed modification	As per CRPF letter dated 26.05.2017, this piece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election and urgent law & order duties. Considering security scenario & emergent mobilization, this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops as well as CRPF coys for short duration as per requirement. Thus, this land will be used for National Interest.
10.	What is the number of people/families/ households likely to be affected by the proposed policy	Not applicable. It will benefit the families/jawans of the CRPF.
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	The proposal is not in consonance with the land use of the site under reference as per MPD-2021 & approved Zonal Development Plan of Zone-D; therefore, the change of land use is being processed under Section 11-A of DD Act, 1957 to bring it in consonance.
12.	Whether the implementation of proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to bring about such changes.	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being processed under Section 11-A of DD Act, 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been	- Yes, Ministry of Home Affairs (MHA) & MoUD have been consulted and approved allotment of the land.

4.0 Proposal

Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
1	2	3	4	5
The proposed site for CRPF Transit Camp/Yatri Niwas is situated in the vicinity of New Delhi Railway Station.	1.94 acre (7850.90 sq.m.)	Recreational (District Park)	Public & Semi-Public Facilities	<p>North: Tagore Road & Multilevel parking</p> <p>South: Existing Railway colony</p> <p>East: Existing Railway colony</p> <p>West: Bhavbhuti Marg & New Delhi Railway Station</p>

5.0 Recommendation

Recommendation
Proposal at para 4.0 above is submitted for the consideration of the Technical Committee for further processing under Section 11-A of DD Act, 1957.

DECISION

<p>10/19</p> <p>Proposed change of land use of an area measuring 1.94 acrs (7850.90) sqm. from 'Recreational' (District Park) to 'Public & Semi Public Facilities' allotted to Ministry of Home Affairs for construction of Transit Camp, Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, New</p>	<p>The proposal was presented by the Dy. Director (Plg) Zone-D. After detailed deliberations, the Technical Committee recommended that the matter may be submitted after examining the following:</p> <ol style="list-style-type: none"> The impact of the traffic due to the proposed use of the land. Explore the possibility of limiting the ground coverage and the total built 	<p>Dy. Director (Plg) Zone-D</p>
--	---	----------------------------------

-25- -21-

110059

OFFICE OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110059

No- B-V-1/2017-19-55(TC LAND)

Dated, the January, 2019

To,

The Commissioner (Plg.),
Delhi Development Authority,
Vikash Minar, New Delhi.

VC Office

Dy. No.

Dated

ANNEXURE-A

234-B

23-1-19

Subject :-

REGARDING CHANGE OF LAND USE FROM 'DISTRICT PARK/GREEN' TO 'PUBLIC & SEMI-PUBLIC' OF 2.05 ACRES LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW DELHI RAILWAY STATION, AJMERI GATE, NEW DELHI.

Sir,

It is to inform you that, a piece of land measuring 2.05 Acres allotted to CRPF in the vicinity of New Delhi Railway station for construction of multi storey transit Camp/Yatrl Niwas vide Ministry of Urban Development letter No. L.II-A/11(747)2016/137 Dated 30/03/2017.

After digital survey by CRPD and L&DO, 0.11 acre land earmarked for road widening as per Delhi Master Plan-2021. Accordingly, only 1.94 acre land has been taken in possession by CRPF on 25/05/2017 as per Para 2 (ii) of allotment letter No. L.II-A/11(747)2016/137 Dated 30/03/2017.

3. Land use under category 'Residential' could not fulfill our requirements thus, this office took the case with MoHUA/L&DO regarding allotment of land from "District Park/Green" to "Public & Semi-Public Facilities-Police Camp". Accordingly, MoHUA/L&DO vide their office corrigendum F. No. L-IIA/11(747)/2015/31 dated 18th January, 2019 amended the Clause 2 (ii) of allotment letter dated 30/03/2017 and may be read as under :

Quote "The allottee will take up the matter with DDA or other agency to change of land use of allotted land from 'District Park/Green' to 'Public & Semi-Public'.....
Unquote.

4. It is therefore requested to kindly change the land use from "District Park/Green" to "Public & Semi-Public" please.

Regards.

Yours faithfully

Encl: (01 Leaf)

No- B-V-1/2017-19-55(TC LAND)

Commandant-55 Bn, CRPF
Dated, the 22 January, 2019

Copy forwarded to the following for information and necessary action please.

1. The IGP, Northern Sector, CRPF, R. K. Puram, New Delhi;
2. The DIGP (Works) Directorate, CRPF, R.K. Puram, New Delhi.
3. The DIGP, Range New Delhi, CRPF, R. K. Puram, New Delhi.
4. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
5. The Director (Plg.) Zone-D, 12th Floor, Vikash Minar, New Delhi w.r.t. his office letter No. F. 20(07)2017/MP/D-116 dated 04/08/2017.

Asst Dir (Plg) Zone D

23/1/19
25/1/19

Commandant-55 Bn, CRPF

2

-26-

-22-

F.No. L-IIA/11(747)/2015/31
Government of India
Ministry of Housing & Urban Affairs (MoHUA)
Land & Development Office (L&DO)

Nirman Bhawan, New Delhi-110011
Dated 18th January, 2019

CORRIGENDUM

Subject: Allotment of 2.05 acres of land in the vicinity of New Delhi Railway Station to MHA on permanent basis for construction of Transit Camp/Yatri Niwas.

The undersigned is directed to refer to this office's allotment letter No. L-IIA/11(747)/2015/137 dated 30.03.2017 on the above cited subject and to say that Land Allotment Screening Committee (LASC), in its meeting held on 27.11.2018, recommended that clause 2 (ii) of the allotment letter may be amended to change land use from 'District Park/Green' to 'Public & Semi-Public' in respect of land allotted to CRPF situated in the vicinity of New Delhi Railway Station, as requested by the Ministry of Home Affairs, vide letter dated 26.02.2018.

2. Accordingly, Clause 2(ii) of allotment letter dated 30.03.2017, may be read as under:

"The allottee will take up the matter with DDA or other agency to change the land use of allotted land from 'District Park/green' to 'Public & Semi-Public'."

3. The other terms and conditions of the Allotment letter dated 30.03.2017 will remain same with full force.

4. This issues with the approval of Hon'ble Minister (HUA).

Rajeev Kumar
(Rajeev Kumar)

Dy. Land and Development Officer
For & on behalf of the President of India

To

The Home Secretary,
Ministry of Home Affairs (MHA),
North Block, New Delhi - 11000.

Copy to:

1. The DG (CRPF), CGO Complex, Lodhi Road, New Delhi.
2. The Vice-Chairman, Delhi Development Authority, Vikas Sadan, INA, New Delhi.
3. The Director General (Works), CPWD, Nirman Bhawan, New Delhi.
4. The Chief Architect (NDR), CPWD, Nirman Bhawan, New Delhi.
5. Engineer officer, L&DO
6. Drawing Section, L&DO
7. Accounts Section, L&DO

Copy for information to:

1. PS to JS (A, L&E)
2. PS to L&DO



DELHI
DEVELOPMENT
AUTHORITY

PROPOSED CHANGE OF LAND USE
OF AN AREA MEASURING 1.94 ACRE
(7850.90 SQ.M.) FROM
RECREATIONAL (DISTRICT PARK) TO
PUBLIC & SEMI-PUBLIC FACILITIES
ALLOTTED TO MINISTRY OF HOME
AFFAIRS FOR CONSTRUCTION OF
TRANSIT CAMP/ATRI RWAS FOR
CRIP IN THE VICINITY OF NEW DELHI
RAILWAY STATION, NEW DELHI.

- 23 -

North: Tagore Road & Multilevel
Parking
South: Existing Railway colony
East: Bhavbhuti Marg & New Delhi
West: Railway Station

FILE NO: F-20720/17/MP

LOCATION
MAP

SCALE: NOT TO SCALE



ZONE 'D'

KEY MAP



MINTO ROAD (30.48 M ROW)

Existing Multilevel
Parking

TAGORE ROAD

Existing
Railway
Colony

PLOT UNDER REFERENCE
AREA: 1.94 Acre
(7850.90 sq.m.)

ROAD

Existing
Railway Colony

TO CONNAUGHT PLACE

BHAVBHUTI MARG (30.48 M ROW)

New Delhi
Railway Station

TO KAMLA MARKET

-24-

3

OFFICE OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110039

No. B-V-1/2017-19-55(TC LAND)

Dated, the 24 March, 2019

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ANNEXURE-2

6516

The Commissioner (Plg.),
Delhi Development Authority,
Vikash Minar, New Delhi.

आयुक्त (भोजना) कार्यालय

जायरी सं. I-928

ANNEXURE-

दिनांक 26/3/19

Subject :-

REGARDING CHANGE OF LAND USE FROM 'DISTRICT PARK/GREEN' TO 'PUBLIC & SEMI-PUBLIC' OF 2.05 ACRES LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW DELHI RAILWAY STATION, AJMERI GATE, NEW DELHI.

In continuation to this office letter of even number dated 11/03/2019 and kindly refer to your office letter No. F.1 (05)/2019/MP/ dated --/02/2019 regarding minutes of the 3rd Technical Committee Meeting of DDA for the year 2019 held on 26/02/2019.

Reply of this office on paras raised by your office vide letter under reference are as under:-

- i) There will be only 30 % Ground coverage and FAR-300 will be limited as per plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by us.
- ii) 4 to 5 vehicles will ply daily. So there will be no traffic impact outside of the camp. Also parking of vehicles will be inside the basement. Our Regimental Police (RP) will be available at main gate to ensure. No traffic congestion around the camp.

It is therefore requested that kindly drop the paras raised by the 3rd Technical Committee Meeting of DDA and change the land use of the 1.94 acres allotted land from 'District Park/Green' to 'Public & Semi-Public facilities' for speedy progress of work please.

Regards.

Yours faithfully

Commandant-55 Bn, CRPF

Dated, the 24 March, 2019

No. B-V-1/2017-19-55(TC LAND)

Copy forwarded to the following for information please.

1. The SDG J&K Zone, CRPF, Jammu, J&K.
2. The IGP, Northern Sector, CRPF, R. K. Puram, New Delhi.
3. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
4. The DIGP (Works) Directorate, CRPF, R.K. Puram, New Delhi.
5. The DIGP Range New Delhi, CRPF, R. K. Puram, New Delhi.

Commandant-55 Bn, CRPF

अति० आयुक्त (यो०)-II
डायरी सं० 242
दिनांक 21-2-20

142
दिनांक 02-03-2020

By No. 2947
Date 20/2/2020

ANNBXURG-3

By hand

**DIRECTORATE GENERAL,
C.R.P.F., BLOCK NO.7, LEVEL-III, SECTOR-I, R.K.PURAM, NEW
DELHI-110066**

(Ministry of Home Affairs/Grih Mantralaya)

No. A.III-2(1)/1991-Works-NZ-TC/Y.N.R.Stn

Dated, the 10 January 2020.

To

The Vice Chairman
Delhi Development Authority,
Vikas Sadan, New Delhi-110023.

आयुक्त (योजना) कायास्थिति
डायरी सं० I-449
दिनांक 18/2/2020

Subject:- **REGARDING CHANGE OF LAND USE FROM 'DISTRICT
PARK/GREEN' TO 'PUBLIC & SEMI PUBLIC' OF 2.05 ACRES
LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW
DELHI RAILWAY STATION, AJMERI GATE NEW DELHI.**

Sir,

Please refer to your letter No. F.20(07)2017/MP/D-57 dated 16/09/2019 addressed to the Commandant-55 Bn, CRPF, Bawana, New Delhi on the subject and this Directorate letter of even No. dated 18/12/2019.

02) In this regard, it is submitted that, 2.05 Acres of land allotted to CRPF in the vicinity of New Delhi Railway Station, Ajmeri gate for establishment of Transit Camp for the officers and personnel of CRPF deployed in far flung areas of Jammu and Kashmir, North Eastern region and Naxal affected area to maintain the law & order of state and to ensure the internal security from anti national elements. Establishment of Transit Camp is purely for the welfare of Force personnel to reach their place of deployment smoothly by train from New Delhi and other nearby Railway Stations after a long and tired duty scheduled in highly sensitive areas. Transit camp also used to facilitate the family members of Force personnel during their visit of Delhi and nearby vicinity.

03) The said land is with CRPF on lease basis since 2005. Now, considering the recent orders of Government of India regarding declaration of Delhi as base point for deployment of CRPF troops in Kashmir valley, North Eastern Region and Naxal affected areas facilities available in Temporary Transit Camp, Ajmeri Gate are not adequate and it is essential to construct multi storey Transit Camp to accommodate required number of transients, so that congestion at platforms on New Delhi Railway Station could be checked. Troops are coming from all over India for deployment in valley and they halt at Transit Camp till further arrangements made for further movement to Kashmir valley, North Eastern Region or Naxalite affected areas. On one side subject land of Transit Camp at Ajmeri Gate is most suitable for Transit Camp and on the other side location of this camp is such that its entry and

Contd..p/2.

YRE
20/02/2020

- 27 -

exit is not having any impact on the traffic of New Delhi Railway Station because it is from Tagore Road. The matter is in correspondence with your office since March 2019. Further, 2-3 coys of CRPF are also camp at this location to provide security to the campus as well as to meet any exigency at the time of any requirement, as a result of which adequate accommodation for their barracks, office and M.T. will also be managed in the subject camp itself. This Directorate vide letter dated 18/12/2019 requested for conversion of land use of said land from 'District Park/Green' to 'Public & Semi Public' under category Security Police (Para 13.5 of MPD-2021 corrected upto 31/03/2017). Though a considerable time has been passed but necessary confirmation regarding change of land use as requested not yet received so far resulting the construction work is delaying inordinately.

04) Therefore, you are requested to kindly look into the matter and necessary permission for conversion of land use of said land from 'District Park/Green' to 'Public & Semi Public' under category Security Police (Para 13.5 of MPD-2021 corrected upto 31/03/2017) may be accorded so that required transit accommodation could be constructed.

05) Your kind co-operation in this regard will be highly appreciated.

Yours faithfully

(Bhupendra Kumar)
DIGP(Works), CRPF

No. A.III-2(1)/1991-Works-NZ-TC/Y.N R.Stn

Dated, the 10th Feb January 2020.

Copy for information and necessary action forwarded to:-

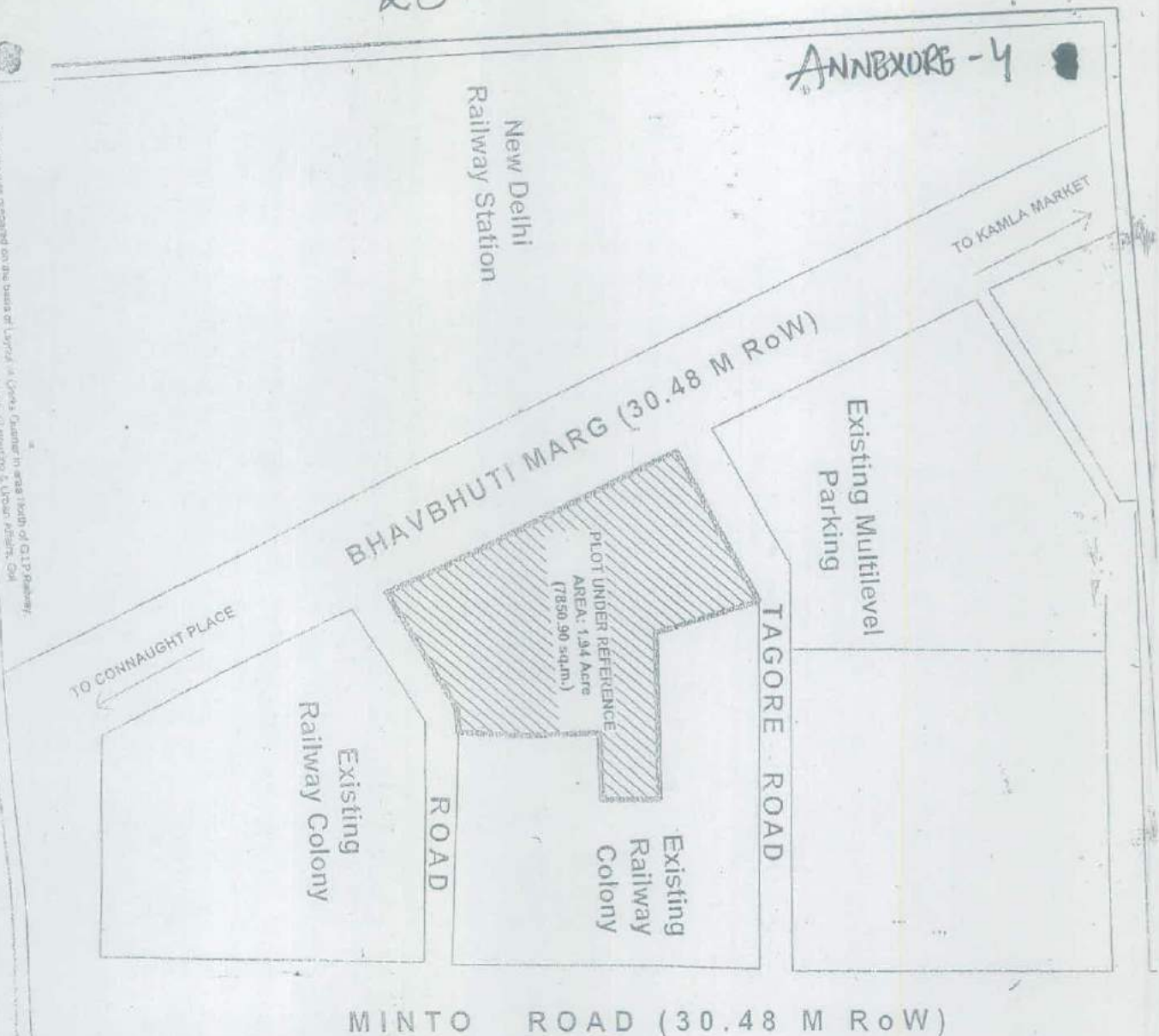
1. The Commissioner (Planning) Delhi Development Authority, 2nd Floor, Vikas Minar, New Delhi. (3)
2. The Inspector General of Police, Northern Sector, CRPF, New Delhi. It is requested that necessary liaison be made with the authorities of DDA for change of land use of the land allotted to CRPF at Ajmeri Gate, New Delhi for establishment of Transit Camp from 'District Park/Green' to 'Public & Semi Public'.
3. The Commandant 55 Bn, CRPF, Bawana, New Delhi.

(Bhupendra Kumar)
DIGP(Works), CRPF

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ANNEXURE - 4

NOTE: This plan was prepared on the basis of layout in Green Chamber in 1988 (South of G.T.17 Railway Station). Details of Land and Development, etc. are given in the accompanying documents.



KEY MAP

FILE NO. E-30/2021/MP

LOCATION MAP

SCALE: NOT TO SCALE

ZONE 'D'

North: Tagore Road & Multilevel Parking
 South: Existing Railway colony
 East: Existing Railway colony
 West: Bhavbhuti Marg & New Delhi Railway Station

DELHI
 DEVELOPMENT
 AUTHORITY

PROPOSED CHANGE OF LAND USE OF AN AREA MEASURING 1.94 ACRE (7850.90 SQ.M.) FROM RECREATIONAL (DISTRICT PARK) TO PUBLIC & SEMI-PUBLIC FACILITIES ALLOTTED TO MINISTRY OF HOME AFFAIRS FOR CONSTRUCTION OF TRANSIT CAMP/VANAS FOR CRPF IN THE VICINITY OF NEW DELHI RAILWAY STATION, NEW DELHI.

Sub: Relaxation of Parking Norms for State Bhawan/ State Guest Houses

File No.: F.20(09)/2015-MP

1.0 Background:

- i. Under Secretary DD-I, MoHUA, Gol vide letter dt. 05.03.2020 has forwarded the request of Resident Commissioner, Government of Karnataka and Principal Resident Commissioner, Government of Tamil Nadu addressed to Secretary, MoHUA, Gol regarding the relaxation of parking norms for State Bhawans.
- ii. In the letter of Resident Commissioner Karnataka, it is mentioned that State Bhawans are meant for VVIPs, VIPs, state government officers and mostly official guests visiting from respective states. Private visitors are limited by way of invitation or with prior appointments. In most cases parking of private vehicles inside the premises is restricted due to security reasons. Moreover, vehicles provided by the office of Resident Commissioner for visitors from the concerned states are very limited. Some of those vehicles belongs to the State Government while some are out sourced. The occupancy of rate in most Bhawans varies from 50 - 80 % with the latter being a rare exception. Even considering 100 % occupancy, the parking norms are very high. To comply with the norms state government have to undertake substantial additional expenditure in creating this space and later in maintaining it. Construction of basement is resulting in environment issues since in some cases the basement depth is at the level of or below the water table.
Further, in the letter it has been requested to amend the parking provisions @ 1 ECS per 100 sqm of built up area.
Principal Resident Commissioner Tamil Nadu has also viewed similarly as mentioned by Resident Commissioner Karnataka. Besides above, in the another Guest House of Tamil Nadu Government, the parking provisions @ 1.33 ECS per 100 sqm has been made but the parking space is more than the actual requirement. It will require 3 basement and expenditure of Rs 20 crores to comply the norms. Three basement floors may create environmental impact including impact on the ground water flow and water level. It is finally requested for amendment of parking provisions @.5 ECS per 100 sqm.
- iii. As per the Gazette Notification dt. 23.03.2016 a new use premise has been introduced in MPD-2021 i.e. State Bhawan/ State Guest Houses

- v. The restrictions of not allowing private vehicles inside the premise result in less demand of parking inside and spill over of parking on the road / street.

In view of above, it is suggested that the parking spaces in state guest houses may be segregated for VVIPs, VIPs and other uses by giving separate entry / exit or other enforcement measures and also the parking requirement be reduced to 1.33 ECS for 100 sqm built-up areas which is the minimum standard of parking mentioned in MPD-2021 for any landuse category.

4.0 Proposal

Based on the above, following Modifications are proposed in MPD-2021

Modification in MPD-2021:

Para/ S.No.	MPD 2021	
	Existing Provisions	Proposed Amendments/Modifications
	Chapter 4.0 Shelter	
1.	Para 4.4.3 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES I. STATE BHAWAN/ STATE GUEST HOUSES	
	<i>Other Controls:</i> Parking to be provided @ 2 ECS per 100 sq.m. of built up area	<i>Other Controls:</i> Parking to be provided @ 1.33 ECS per 100 sq.m. of built up area

5.0 Recommendation:

The examination in Para 3.0 and proposal in Para 4.0 above is put up for consideration and approval of the Technical Committee for processing the same under Section 11-A of DD Act, 1957. Once approved, the same shall be submitted to the Authority for its consideration.


Asst. Director (Plg.)
MP & DC


Dy. Director (Plg.)
MP & DC


Addl. Comm. (Plg.) I

SUB: PROPOSED MODIFICATION IN MPD - 2021, PARA 4.2.3.4 OF CHAPTER 4.0, W.R.T. SLUM AND JJ CLUSTERS REDEVELOPMENT REGULATIONS AND GUIDELINES

F3(36)1996/MP/Pt I

1.0 Background

- 1.1 Director (Housing) DDA has sent a note dated 14.11.2019 with the approval of VC, DDA informing that a meeting was held on 14.10.2019 under the chairmanship of Secretary (HUA) (Minutes of the Meeting enclosed) in which the following was decided w.r.t. Remunerative uses for In-situ Slum Rehabilitation/ Redevelopment Projects:

"However, to make these projects viable and attractive and to avoid any future ambiguity it was agreed that DDA may consider providing suitable provisions in MPD-2021, giving flexibility to developer entities to decide remunerative use activities in various use zones. DDA may also consider the issue of change in land use of the entire land (residential and remunerative), if required."

- 1.2 In the above note it is also stated that "A presentation for finalization of DPRs and RFPs of In-situ development projects at Dilshad Garden, Kalkaji Ext. and Kusumpur Pahari, Vasant Vihar was held on 08/11/2019 under the chairmanship of VC, DDA. Inter alia, it was decided that to make the In-situ development viable on PPP mode, the FAR for the remunerative portion is required to be enhanced to 1.5 times the current permissible FAR."
- 1.3 Director (Housing) DDA in another note dated 15.01.2020 stated that the issue is being deliberated in Senior Officers Meeting of DDA time and again and further requested to initiate the proposal to provide enabling provisions in Master Plan for giving flexibility of use of remunerative component and enhance FAR of the remunerative component to 1.5 times for In-situ Rehabilitation Projects to make the projects viable and feasible.
- 1.4 A discussion was also held in the chamber of VC DDA on 13.02.2020 in presence of PC(Housing), Engineering Member, Finance Member, Commissioner (Planning), Commissioner (Housing), Director (Plg.) MP, Director (Housing) w.r.t. flexibility of use to remunerative component and enhancing the FAR of the remunerative component wherein it was decided that the modification be proposed in MPD-2021 to give flexibility of use to remunerative component and enhance FAR to 1.5 times in the remunerative component.

2.0 Provisions of MPD-2021

- 2.1 Master Plan for Delhi - 2021 recognizes the In-situ up gradation of the land pockets of Slum and JJ clusters, which are required for public/priority use, as the first option for provision of affordable housing for rehabilitation of squatters.

- 2.2 MPD-2021 stipulates that one of the focal point w.r.t. Housing for poor is In-situ slum rehabilitation, using land as a resource for private sector participation.
- 2.3 With respect to remunerative uses, the following is provided in Notes of SUB / CLAUSE 8(2) PERMISSION OF USE PREMISES IN USE ZONES of Chapter-17 in MPD-2021:
 - ii) *"Limited remunerative uses may be permitted for making environmental upgradation of social upliftment project such as covering of drains, in-situ rehabilitation schemes etc. financially viable. The activities and extent of the use permitted to be decided by DDA."*
- 2.4 Para 4.2.3.4 of Chapter-4 in MPD-2021 provides guidelines with site specific relaxation / incentives for the planning and implementation of Slum & JJ Rehabilitation Scheme, Schemes for Rehabilitation of Project Affected Persons and for Unsafe Building and EWS Public Houses Scheme.
- 2.5 Under point (i),(iii) and (vi) of Para 4.2.3.4 in MPD-2021, the following has been stipulated:
 - i. *Minimum plot size 2000 sqm (on a min. ROW of 9m). In case of Public Housing, the Technical Committee of DDA may relax minimum plot size by 10 %.*
 - iii. *The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e. Facility for the level as indicated in Table 3.3 of Chapter 3 based on the population accommodated under the Project/scheme) and FAR on the remunerative component of land shall be as applicable for the relevant land use.*
 - vi. *The minimum residential component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%.*

3.0 Technical Committee Decisions

- 3.1 The matter of providing flexibility to decide remunerative use activity, as a modification under point (iii) of Para 4.2.3.4, was also deliberated earlier in Technical Committee dated 02.08.2018 vide Item No. 20/2018. In this regard, the modification could not be acceded to, the decision of the Technical Committee is as provided below:

"In view of the provisions existing under sub clause 8(2) in chapter 17 of MPD-2021, the modifications proposed in point (iii) of Para 4.2.3.4 in MPD-2021 be deleted."

4.0 Examination

- 4.1 Any project of social up liftment done through Public Private Participation (PPP) would require ensuring financial viability and feasibility of the project for the developer entity.
- 4.2 The land use plan, as per MPD-2021, was envisaged for a planned and balanced development of the city. However, the existence/upcoming of slums and JJ Clusters on various sites alter the characteristics of the site and also the sites around it.
- 4.3 Each site of Slum/JJ Cluster needs to be examined in light of its character, proposed land use of the site and the surrounding land use. In this regard, as per the provisions provided in MPD-2021, using the remunerative component of the site only as per the permitted land use may or may not prove to be viable for the Project/developer entity in the PPP model as envisaged for the In-situ rehabilitation.
- 4.4 An exercise was also carried out by providing 1.5 times FAR on remunerative component. It was noticed that the parking requirement shall also increase by 1.5 times. It was deliberated that utilization of FAR shall be subject to fulfillment of all the development controls/ norms as prescribed in MPD/UBBL.

In view of the above, it would be appropriate to provide flexibility to the developer to adopt any permissible land use or a mix of uses, with 1.5 time of the FAR of permissible use as mentioned in Master Plan subject to maximum of 300 FAR.

5.0 Proposal

Based on the above examination the following modification in MPD-2021 is proposed:

Provision in MPD - 2021	
Para 4.2.3.4 of Chapter 4.0 Shelter	
Existing Provisions	Proposed Amendments/Modifications
iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land [(including facilities i.e. Facility for the level as indicated in Table 3.3 of Chapter 3 based on the population accommodated under the Project/scheme)] and FAR on the remunerative component of land shall be as applicable for the relevant land use.	iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land (including facilities i.e. Facility for the level as indicated in Table 3.3. of Chapter-3 based on the population accommodated under the project/ scheme). <i>The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of the landuse.</i>

	<i>Any use/ mix of uses shall be permitted as proposed by the developer entity within the overall FAR of 300, in the remunerative component as per MPD provisions.</i>
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6.0 Recommendation

The proposal contained in Para 5.0 above of the agenda is placed before the Technical Committee for its consideration and approval. Thereafter, the same shall be forwarded to the Authority for its approval for processing the same under Section 11-A of DD Act, 1957 and inviting objections / suggestions from the general public.


Asst. Director (Plg.) MP


Dy. Director (Plg.) MP


Addl. Comm (Plg.) I

-37-

ITEM No. 18/TC/2020

F.3(01)/96-Dir.(SP)/Pt-III/Pt.file

Sub: Proposal regarding Change of Landuse of an area measuring 8094 sq.m from 'Commercial' to 'Utility' located at Pocket A, Integrated Freight Complex, Gazipur for 'allotment of land to set up a plant for converting plastic wastes into diesel, tiles, etc. to SDMC.

1.0 Background:

- i) Memorandum of Understanding was signed between DDA, MCDs and CSIR dated 02.10.2019. As per the signed MoU, DDA agreed to provide land for setting up plants for converting plastic wastes into diesel, tiles, etc to respective MCDs. (Refer Annexure-A)
- ii) Accordingly, vide letter dated 30.12.2019 SDMC had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)
- iii) Subsequently, the matter was discussed in the SOM dated 14.01.2020 and as per the minutes of SOM, it was directed that Engineering Wing in coordination with Planning Department may identify 3 (three) sites (approx. 5 acres each) in various locations like Rohini, Dwarka & East Delhi for installation of the plants. (Refer Annexure-C)
- iv) Further, a meeting was held under the Chairmanship of Vice Chairman DDA on 07.02.2020, in which the vacant site opposite Fish Market in IFC Gazipur was considered for the same and it was instructed to allot 2 (two) acres of land to concerned MCD for the same purpose. (Refer Annexure-D)

2.0 Examination:

- a. As per the Zonal Development Plan of Zone-E the Landuse of the proposed site under reference is as follows (Refer Annexure-'E').

Site	Area in Sq.m	Landuse as per ZDP of Zone E
Area at Pocket A, IFC Gazipur near Fruit Vegetable Market, DAMB	8094	Commercial (Wholesale)

- b. The site under reference is a part of Layout Plan titled "Modified Layout Plan of Integrated Freight Complex Gazipur" with use premise as 'Wholesale (Commercial C2)' and area of 1.55 Hectares i.e 15,500 sq.m (Refer Annexure-F).
- c. The site of 2 acres i.e 8094 sq.m (as per the requirement) is to be earmarked for Plastic Waste Plant and the rest will remain 'Commercial'.
- d. The terminology of 'Plastic Waste Recycle Plant' is unavailable in MPD-2021. So, the **Use Premise of Plastic waste Plant is being considered under Solid Waste Management Use Zone permitted in 'Utility' Landuse** (the same may be incorporated in the definition of 'Utility' in Master Plan).
- e. Accordingly, the Change of Landuse is proposed from 'Commercial' to 'Utility' for the site under reference at Pocket A, within Integrated Freight Complex, Gazipur as per Zonal Development Plan of Zone 'E'.
- f. To locate the proposed Plastic Waste Plant Site at IFC Gazipur on Zonal Development Plan of Zone E, it is pertinent to mention that due to crisis of Covid Pandemic the latest TSS is not received from Engineering Department. Accordingly, **accurate dimensions** are to be confirmed by Engineering Department, before placing the agenda in the Authority.
- g. Litigation, ownership & allotment status of the site is not received from Land Management and Land Disposal Department even after various requests. **Therefore, allotment, litigation and ownership status are to be confirmed by concerned Departments before placing the agenda in the Authority.**

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

Sr. No	Query	Answers
1.	Whether the land is government or private and who is the land owning agency?	DDA Land
2	On whose request the change of land use case or modification to MPD-2021 has been initiated?	SDMC, Delhi
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Yes, officers from Planning Department DDA visited the site before the Lockdown in Corona Virus Pandemic
4.	What is the public purpose proposed to be served by modification of MPD and/or change of land use?	It will facilitate the Recycling of Plastic waste which is the huge part of Solid Waste in Delhi.
5.	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	No negative impact is envisaged

6.	What will be proposal's impact/implications on general public e.g. Law & order etc.?	No Law & Order issue is anticipated.
7.	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	Matter pertains to Land Management Department, DDA
8.	Background note indicating the current situation/provisions.	<p>i) Memorandum of Understanding was signed between DDA, MCDs and CSIR dated 02.10.2019. As per the signed MoU, DDA agreed to provide land for setting up plants for converting plastic wastes into diesel, tiles, etc to respective MCDs. (Refer Annexure-A)</p> <p>ii) Accordingly, vide letter dated 30.12.2019 SDMC had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)</p>
9.	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how.	No
10.	What were the specific recommendations of the Authority with regard to the proposal	N/A
11.	How and why the proposal was initiated	<p>i) Memorandum of Understanding was signed between DDA, MCDs and CSIR dated 02.10.2019. As per the signed MoU, DDA agreed to provide land for setting up plants for converting plastic wastes into diesel, tiles, etc to respective MCDs. (Refer Annexure-A)</p> <p>ii) Accordingly, vide letter dated 30.12.2019 SDMC had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)</p> <p>iii) Further, a meeting was held under the Chairmanship of Vice Chairman DDA on 07.02.2020, in which the vacant site opposite Fish Market in IFC Gazipur was considered for the same and it was instructed to allot 2 (two) acres of land to concerned MCD for the same purpose. (Refer Annexure-D)</p>
12.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof	Yes, the proposal was examined carefully and there is no negative impact on the population. On the other hand recycling of Plastic waste will reduce the impact on environment
13.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented?	<p>Short term outcome - Plastic waste will be recycled and put to an alternative use.</p> <p>Long term outcome Pressure on the Landfill site at Gazipur will reduce eventually as the Solid Waste will be recycled.</p>

14.	How the proposal will benefit in the development and economic growth of the city.	Plants for converting plastic waste into diesel, tiles, etc will generate economy for the concerned MCD.
15.	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate of Delhi.	May be provisions is adopted in other metropolitan cities of the country.
16.	What will be the public purpose served by the proposed modification.	Solid Waste Management
17.	What is the number of people/families/households likely to be affected by the proposed policy.	Not Available at the current situation
18.	Whether the proposal is in consonance with the existing plans, laws, by-law, rules, etc.	The proposal shall be processed as per the procedure laid down as per DD Act, 1957
19.	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes.	The proposal shall be processed as per the procedure laid down as per DD Act, 1957.
20.	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	SDMC has been consulted and agreed for the Gazipur site in East Delhi.
21.	Whether the relevant guidelines/orders of DOP&T, Ministry of Finance and other nodal Ministry/Departments were taken into account while preparing and examining the proposal.	Not Applicable
22.	The name, designation and contact information of an officer of level of Director or above who will be the nodal officer to be contacted by the ministry regarding the proposal.	Addl. Commissioner (Pig) -III 4 th Floor, DDA VikasMinar, ITO, New Delhi-110002

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4.0 Proposal :

This proposal has been prepared on the basis of MoU signed between DDA, MCDs and CSIR and as instructed by senior officials. Change of Landuse of an area measuring 8094 sq.m from 'Commercial' to 'Utility' located at Pocket A, Integrated Freight Complex, Gazipur falling in Planning Zone 'E' under Section 11A of DDA Act 1957 (Refer Plan at Annexure-'G').

Location	Area (Sq.m)	Land use as per MPD-2021	Land use as per ZDP of Zone-E	Land use Changed to	Boundaries
Area at Pocket A, IFC Gazipur near Fruit Vegetable Market, DAMB falling in Planning Zone-'E'	8094	Commercial	Commercial	Utility	North: Proposed Truck Terminal/parking as per Layout Plan available in Zone-E. South: 30 m. ROW road as per ZDP of Zone-E. East: 45 m. ROW road as per Layout Plan available in Zone-E. West: Proposed Wholesale (Commercial) as per Layout Plan available in Zone-E.

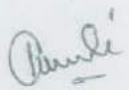
Footnote:


- The litigation, ownership and allotment status of the site, to be confirmed and verified by Land Management and Land Disposal Department, DDA respectively.
- The area and dimension of the site to be confirmed and verified by Engineering Department DDA.

5.0 Recommendation :

The proposal of para 4.0 shall be forwarded to the Authority for its approval and processing the same, under Section 11-A of DD Act 1957 for inviting objections/suggestions from the general public.


Addl. Commissioner
AP-III


Director (Plg.)
Zone E&O


Assistant Director
(Plg.) Zone-E

-42-

MEMORANDUM OF UNDERSTANDING

Between the Government of India, Ministry of Environment and Forests, New Delhi, and the Government of Delhi, Ministry of Environment and Forests, New Delhi.

FOR THE GOVERNMENT OF DELHI, DEVELOPMENT AUTHORITY (D.D.A.)
 AND
 FOR THE GOVERNMENT OF DELHI, SOUTH/NORTH/EAST DELHI MUNICIPAL CORPORATION & NEW DELHI MUNICIPAL COUNCIL, of the First Part, represented by the
 SECRETARY, Community Development (Land Disposal).

And
 THE COMMISSIONER, SOUTH/NORTH/EAST DELHI MUNICIPAL CORPORATION & NEW DELHI MUNICIPAL COUNCIL, of the Second Part, represented by
 1. Mr. P. N. Verma, Addl. Commissioner (Land Disposal)
 2. Mr. P. N. Verma, Addl. Commissioner (Land Disposal)
 3. Mr. P. N. Verma, Addl. Commissioner (Land Disposal)

And
 THE DIRECTOR, COUNCIL OF SCIENTIFIC AND INDUSTRIAL RESEARCH (CSIR), INDIAN INSTITUTE OF PETROLEUM, DEHRADUN, of the Third Part, represented by Dr. Anjan K. S., Director-CSIR.

- The Indian Institute of Petroleum, CSIR, Dehradun, has developed technology to convert the plastic waste into diesel, kerosene, etc.
 - The plastic waste is major source of pollution, and DDA, CSIR, IIP, DDAC and New Delhi Municipal Council, so as to minimise the pollution, proposed to avail the technology in disposal of the plastic waste in Delhi.
 - It is proposed to set up units/plants in Delhi based on this technology.
- Wherefore, parties hereto agree to, collaborate for setting up these plants and the responsibilities shall be shared as follows:
- The DDA will make available the land for setting up the unit/plant.
 - South/North/East Delhi Municipal Corporation & New Delhi Municipal Council, will be responsible to provide the segregated plastic waste as a feed-stock to the plant.
 - The Indian Institute of Petroleum, CSIR, Dehradun, will provide the technology and technical supervision on license basis.

Page 1 of 2
 [Signatures]

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10. Some PSUs will be requested to set up and run the plants in common lines.

The detailed terms and conditions will be finalized separately after mutual negotiations.

In witness whereof, the parties hereto, have carefully gone through the contents of the Memorandum of Understanding and have signed and put their seals on the aforesaid MOU and agreed to abide by the terms of the MOU, and have signed this as of the day and year, first above written.

Subu R. (Commissioner-LD, DDA)
(FIRST PARTY)

1. Sh. Ramesh Verma- Adm. Commr. (Engg.), SDMC
2. Sh. Nautang Singh, Chief Engineer, North DMIC
3. Sh. P. K. Khandelwal-Chief Engineer-East DMIC
- 4.

(SECOND PARTY)

Dr. Anjan Ray, Director-CSIR
(THIRD PARTY)

Witness

- 1.....
- 2.....

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13-DA

2/1/2020

दिल्ली विकास प्राधिकरण
नगर विकास विभाग
नगर एवं ग्राम (मुख्य)
02 JAN 2020
58

SOUTH DELHI MUNICIPAL CORPORATION

OFFICE OF DIRECTOR (DEMS)

Dr. Shyama Prasad Mukherjee Civic Centre, E-1 Block (8th Floor),
Jawahar Lal Nehru Marg, New Delhi-110002
Phone : 23228881 (Office)

दिल्ली विकास प्राधिकरण
नगर विकास विभाग
नगर एवं ग्राम (मुख्य) ई-रिसीट
08 JAN 2020
बायर्स सं.....

2/1/2020
1/1/2020

Commissioner (Land),
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi

dt. 30/12/2019

Subject :- Setting up of the Plant for disposal/processing of Plastic Waste in SDMC

An MoU was signed on 02/10/19 in the presence of Hon'ble L.G., where senior officers from DDA, all three DMCs, CSIR, Indian Institute of Petroleum Dehradun were also present regarding setting up unit/plant in each DMC to convert the plastic waste into diesel, tiles etc.

As per this MoU, DDA will make available the land for setting up the unit/plant, South DMC will provide segregated plastic waste as a feed stock to the plant and Indian Institute of Petroleum, Dehradun will provide technology and technical supervision on license basis.

In continuation to above, the undersigned had discussion with Dr. Sanat Kumar from Indian Institute of Petroleum, Dehradun who informed that approx. two acres of land will be required for setting up of 10 TPD capacity plant.

It is, therefore, requested to allot suitable parcel of land so that further action could be taken up in the matter.

Encl:- Copy of MoU

SI-
Director (DEMS)

Copy for information to :-

1. VC, DDA
2. Commissioner, SDMC
3. Addl. Cmr. (DEMS)
4. E-in-C
5. SE(EMS)/HQ -to pursue

8

SOM Dated 28.01.2020

S.No.	Department(s)	Related Issues	Discussion held on 14.01.2020	
1	Landscape/Architecture	Linking the Greens	Engagement of Consultant :SA (DUHF) to take approval from all concerned depts. and put up the file for approval. A/A & E/S - part approval for the cycle-tracks at Grade. Estimates to be firmed up. Cycle Park - Director (LS) informed that the detailed project report has been prepared and submitted to EM office. Discussion to be held with VC/DDA.	SA (DUHF) informed that inputs have been received from all the concerned departments and the same is being compiled which shall be sent to Legal Dept. VC directed to expedite and to invite the bids from the empanelled consultant within a week. CE(SZ) to finalize the estimates for part stretch of the proposed cycle track at Grade and obtain approval from EAC. It was also discussed that the said proposal be also put up for approval of the Screening Committee. Cycle Park - As per the meeting held under VC/DDA, the RFP document to be finalized in consultation with Advisor. To be put up for approval by end of Jan.
2	PLANNING	Projects with NBCC (i) Karkardooma	Karkardooma - CE (EZ) informed that the observations on the estimates are being incorporated for processing it for A/A & E/S approval STATUS. Sanjay Lake -CE (EZ) informed that there are certain gaps for which the NBCC has been asked to submit the revised DPR.	Karkardooma -SA(EZ) to submit the Master Plan of the site to DUAC for conceptual approval. To be uploaded by 03.02.2020. CE(EZ) to process the case for EAC approval STATUS. Sanjay Lake -STATUS on the DPR to be submitted by NBCC.
3	Land Disposal	Disposal of Housing Plots. (i) 50% EWS (ii) 15% EWS	(i) 50% EWS : Dir (RL) to submit the agenda for placing it in the next Authority meeting. (ii) 15% EWS : CLD informed that 07 plots have been put for auction. Regd Vasant Gaon housing plot it - AC (Plg.)-II to revisit the proposal and put up for SCM approval.	(i) 50% EWS : It was informed that the Finance has sent the file to LD dept with some observations. (ii) 15% EWS : 07 plots put for auction. T&C of auction needs to be deliberated. Regd Vasant Gaon housing plot it - AC (Plg.)-II informed that the proposal shall be put up in the next SCM.
		MoU with CSIR on Plastic Waste.	It was discussed that Engineering in coordination with Plg. Dept to identify 03-sites (approx. 5 acres each) in Rohini, East and Dwarka for installation of the plant.	Planning and Engineering to identify the sites. STATUS.

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ANNEX (D)

DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL LAND BRANCH
A-216, 2nd Floor, Vikas Sadan, INA, New Delhi-110023

निदेशक (योजना)

जोन ई एंड ओ

डायरी संख्या

दिनांक

121

02/2020

No. F.32(Misc.)19/IL/160

Dated: -05/02/2020

MEETING NOTICE

A meeting is scheduled on 07.02.2020 at 04:00 PM under the Chairmanship of worthy Vice Chairman, DDA, in the Conference room of Vice Chairman, DDA at 'B' Block, 1st Floor, Vikas Sadan, INA, New Delhi regarding memorandum of Understanding signed between DDA, MCDs and CSIR dated 02.10.2019 regarding allotment of land for setting up plants for converting plastic waste into diesel, tiles, etc to respective MCDs.

The following officers are requested to attend or depute the concerned officer to attend the meeting on the date and time given above.

1. Pr. Commissioner, (LD), DDA
2. Director, CSIR,
3. Commissioner, SDMC
4. Commissioner, North DMC
5. Commissioner EDMC
6. Commissioner (LM), DDA
7. Commissioner (LD), DDA
8. Commissioner (Plg.), DDA
9. Chief Architect, DDA
10. Addl. Commissioner (LS), DDA
11. Chief Engineer, (SZ), DDA
12. Chief Engineer, (EZ), DDA
13. Chief Engineer, (NZ), DDA
14. Director (IL), DDA
15. Director (Hort.)SE, DDA
16. Director (Hort.)NW, DDA

(Sada Shiv)

Dy. Director (IL)

Copy to:-

All concerned

Copy for information to:-

OSD to VC, DDA

Dy. Director (IL)

Unassigned accompanied Dy Dir (Plg.) Scanned by CamScanner
meeting including. under of Dir (Plg.) under FR 490/Zone E20. He
me site opposite Fish market in IFC Gasipur we can be considered
and informed in the meeting. As the site was near

Mailbox of commpig@dda.org.in

आयुक्त (योजना) कार्यालय
डायरी सं. M-16 S
दिनांक 5/2/2020

Mj $\Delta \Sigma_L$

Subject: Meeting Notice fixed on 07.02.2020 at 04:00 PM

From: Dy Director IL <dydirildda@gmail.com> on Wed, 05 Feb 2020 12:33:19

To: pccdda@dda.org.in, pccddald@dda.org.in, director@iip.res.in, commissioner-sdmc@mcd.gov.in, commissioner-ndmc@gmail.com, commissioner-ndmc@mcd.gov.in, commissioner-edmc@mcd.gov.in, commrIndmanag1@dda.org.in, commrInddisp@dda.org.in, commp1g@dda.org.in, chiefarchitect@dda.org.in, poonamrubby@gmail.com, cesz@dda.org.in, cesz.dda@gmail.com, ceesz@dda.org.in, cen2@dda.org.in, cenorthdda@gmail.com, cen2@yahoo.com, director1dda@gmail.com, dirhortsouth@dda.org.in, dirhorthnorth@dda.org.in, dirhorthnwdda@gmail.com

1 attachment(s) - Meeting Notice MCDs and CSIR_1.pdf (192.68KB)

Sir/Madam,

Please find attached Meeting Notice regarding memorandum of Understanding signed between DDA, MCDs and CSIR dated 0210.2019 regarding allotment of land for setting up plants for converting plastic waste into diesel, tiles etc. to respective MCDs.

Regards,

अति० आयुवत्त (यो०)-II

डायरी नं०. १११.....

O/o Dy. Director(IL)/DDA

दिनांक 19/2/20

May See Please

Consensus (P15) in mtg.

Acid (19.) / II Olanda Shuliv
6/21/2000

$$\text{Ac (plg) III}$$

Ac (P4) targets

Div (Rg) Zone E 40

Δα (Pig) zone J & LC

existing dumpyard was considered fit by GDMC. Worthy V.C. DDA instructed to all of the land to MCD. Submitted for information.

by Dir (Plg.) holding add. chg of
Dir (Plg.) under FR49(i)/Zone E & O

11/02/2020

14/02/2020

$$\text{Holt. Comm. (Plg.) / } \bar{u}$$

Commissioner (110-)
https://webmail.rediffmailpro.com/diaxlvic

https://webmail.rediffmailpro.com/ajaxprism/readmail?printable=1&block_images=1&file_name=1580886199.S.271810.2650.H.WUR5IERpcmVjdG9yl... 1/1

in Technical Committee for change of

[Handwritten signature]

6-50



ZONAL DEVELOPMENT PLAN - ZONE - E









D D A दिल्ली विकास प्राधिकरण

PLANNING WING	योजना विभाग
TRANS YAMUNA AREA UNIT	यमुना पार क्षेत्र यूनिट

LAND USE (DRAFT) भूमि उपयोग (ड्राफ्ट)

RESIDENTIAL	आवासीय
<input type="text"/> RESIDENTIAL	रामरूख आवासीय
<input type="text"/>	
<input type="text"/>	

COMMERCIAL व्यावसायिक
 तपा कोन्हीत व्यावसायिक जिना कोन्हा

	SUB CENTRAL BUSINESS DISTRICT	जिला केंद्र
	DISTRICT CENTRE	समूदाय केंद्र
	COMMUNITY CENTRE	शोक व्यापार और गण्डारण
	WHOLESALE & WAREHOUSING	होटल
	HOTEL	सेवा बाजार
	SERVICE MARKET	अनौपचारिक बाजार
	INFORMAL BAZAR	पेट्रोल पम्प/सीएनजी/गैस गोदाम
	PETROL, PUMPING/GAS GODOWN	

INDUSTRIAL औद्योगिक
MANUFACTURING निर्माण

☐ SERVICE CENTRE
 ☐ सविन सेंटर







RECREATIONAL REGIONAL PARK मनोरजनात्मक क्षेत्रीय पार्क

	REGIONAL PARK	प्रदेशीय पार्क
	DISTRICT PARK	जिला पार्क
	COMMUNITY PARK/PARK/MULTIPURPOSE/GR	समुदाय पार्क / पार्क बहुउद्देशीय भूतल
	HISTORICAL MONUMENTS	ऐतिहासिक स्मारक

TRANSPORTATION यातायात

	INTEGRATED PASSENGER TERMINAL	एकीकृत यात्री टर्मिनल
	METRO STATION	मेट्रो स्टेशन
	M.R.T.S. CORRIDOR	एम.आर.टी.एस. कारीडोर
	BUS RAPID TRANSIT SYSTEM CORRIDORS	बी.आर.टी.एम. कारीडोर
	RAIL CIRCULATION	रेल परिवहन
	ROAD 90.0 M RW	सड़क 90 मीटर मार्गधिकार
	ROAD 60.0 M RW	सड़क 60 मीटर मार्गधिकार
	ROAD 45.0 M RW	सड़क 45 मीटर मार्गधिकार
	ROAD 30.0 M RW	सड़क 30 मीटर मार्गधिकार
	ROAD 24.0 M RW	सड़क 24 मीटर मार्गधिकार
	BUS DEPOT / BUS TERMINALS / MONO RAIL	बस आगार / बस परिसर / मीनो रेल
	I.S.B.T.	अंतर्राष्ट्रीय बस परिसर
	GRADE SEPARATORS / FLYOVER / PROPOSED	ग्रेट एकलियव / फ्लाईव् ओवर (प्रस्तावित)
	R.O.B. / R, U, B.	आर.ओ.बी. / आर.यू.बी.
	PARKING	वाहन स्थान
	MULTI LEVEL PARKING (INDICATIVE, WILL BE AS PER APPROVED LDP & STATUS OF LAND)	बहुतलीय वाहन स्थान (संकेतिक, सड़क की स्थिति के अनुसार प्रस्तावित अथवा स्वीकृत)

UTILITY WATER TREATMENT & MGT. उपयोगिता

	WATER TREATMENT PLANT	जल उपचार संयंत्र
	SEWAGE TREATMENT PLANT	मल शोधन संयंत्र
	ELECTRIC SUB STATION	विद्युत सब-स्टेशन
	SOLID WASTE (SANITARY LANDFILL)	कूड़ा कचराकट (सैनिटरी सैण्ड फिल)
	DRAIN	नाला
	SEWAGE & PUMPING STATION	मल और पम्पिंग स्टेशन

GOVERNMENT	सरकारी
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DISTRICT COURT जिला क्षेत्र न्यायालय

PUBLIC AND SEMI-PUBLIC सार्वजनिक एवं अर्ध-सार्वजनिक

	HOSPITALS/CAT/7/7.1, 8/CAT/6/CAT/5	कैथवाली/बनौली/उरुली/बा/उरुली/सा/उरुली/का
	EDUCATIONAL & RESEARCH	शिक्षा एवं अनुसंधान
	UNIVERSITY CENTRE / COLLEGE	विश्वविद्यालय / कालेज
	POLICE / POLICE LINES / DISTRICT JAIL	पुलिस / पुलिस लाईन / जिला कारागार
	TRANSMISSION SITE	संचार स्थल
	BURIAL GROUND / GRAVE YARD/ CREMATION GROUND	कब्रिस्तान / शमशान भूमि
	FIRE STATION	अग्नि शमन पौन्द
	FACILITY CENTRE	सुविधा केन्द्र
	SPORTS FACILITIES/COMPLEX/STADIUM/SPORTS CENTRE	क्रीडा सुविधाएं / परिसर / स्टेडियम / खेल कूद केन्द्र

OTHERS FACILITIES IN RES., अन्य सुविधायें आवासीय में, व्यावसायिक एवं
COMMERCIAL & PSP USE ZONE सार्वजनिक एवं अर्ध सार्वजनिक उपयोग ज़ोन

	NURSING HOME / POLY CLINIC	नर्सिंग होम / पोली क्लिनिक
	MATERNITY HOME	प्रसूति गृह
	OLD AGE HOME / WORKING WOMEN HOSTEL	वृद्धावस्था गृह / कामकाजी महिला होस्टल
	RECREATIONAL CLUB/MULTIPURPOSE COMMUNITY HALL	मनोरंजन क्लब / बहुउद्देश्यीय सुविधा हॉल
	HEAD POST OFFICE / TELEPHONE EXCHANGE	मुख्य डाकघर / दूरभाष केंद्र
	POLICE STATION	पुलिस स्टेशन

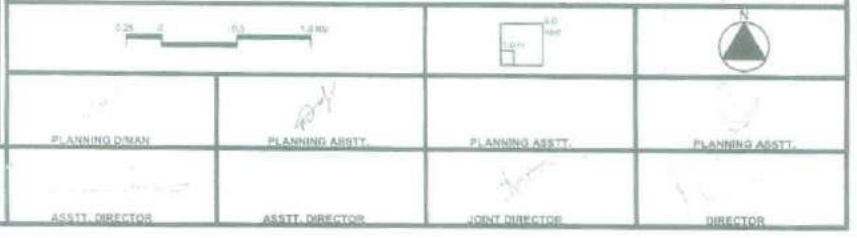
AGRICULTURE/GREEN BELT & कृषि/ हरित पट्टी एवं जल निकाय
WATER BODY

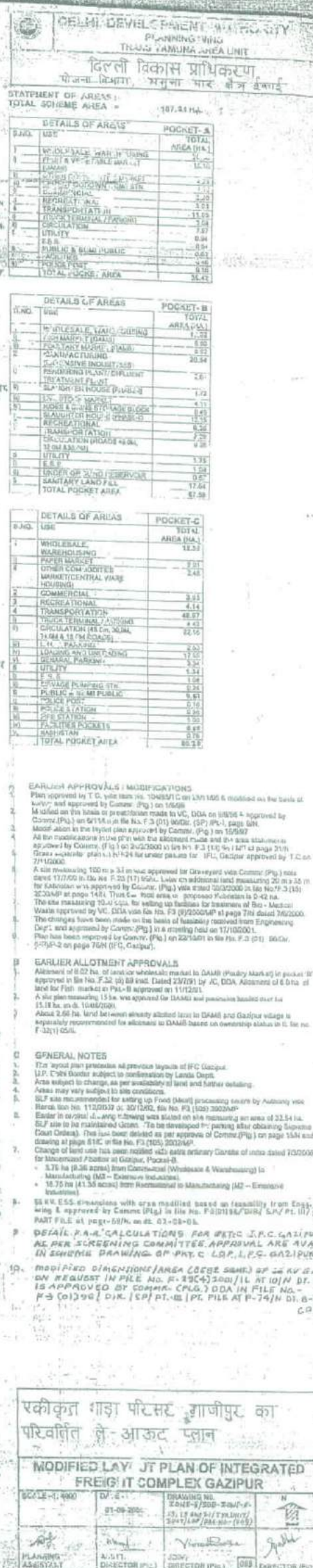
	AGRICULTURE / GREEN BELT	कृषि / हरित पट्टी
	RIVER AND WATER BODY	नदी एवं जल निकाय

NOTE :-
1. MODIFIED BASED ON THE APPROVAL OF MINISTRY OF URBAN DEVELOPMENT, GOVT. OF INDIA

VICE LETTER NO. K-12011/23/2009-0018, DATED: 06/03/10

MAP 2





ANNEX (G)

SITE 4/2 PROP-
USED FOR
CHANGE OF
LANDUSE FROM
COMMERCIAL
TO
RESIDENTIAL

N.H. 24

DELHI UP BOUNDARY

ROAD 45.0 M R/W

ROAD 30.0

R/W

SAZI PUR

P

W

E

E

E

ITEM No. 19/TC/2020

अतिरिक्त आयुक्त (योजना)-1

4/2/20

डायरी सं. 36/2020

दिनांक 3/6/2020



SOUTH DELHI MUNICIPAL CORPORATION
OFFICE OF THE SUPERINTENDING ENGINEER (BUILDING)-HQ
9TH FLOOR : DR. S.P.M. CIVIC CENTRE
J.L. NEHRU MARG : NEW DELHI-110002

No. South DMC/SE(B)HQ/2020/42

Dated : 29.05.2020

To

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

आयुक्त (योजना) कार्यालय
डायरी सं. I-766
दिनांक 2/6/2020

Subject : Clarification reg. permission to run Path-Lab / Diagnostic Laboratory Facilities from the Basement.

Sir / Madam,

A representation has been received from Prof.(Dr.)Navin Dang stating therein that 'Dr. Dangs Lab' situated at C-2/1, Safdarjung Development Area, New Delhi has been authorized by the Indian Council of Medical Research as Private Laboratory to test COVID-19 and requested to grant permission for using the basement for Path-Lab / Diagnostic use in the present pandemic situation.

The property under reference abuts on Aurobindo Marg i.e. Master Plan / Zonal Plan Road in Category-B. The building plans w.r.t. property No.C-2/1, Safdarjung Development Area, New Delhi were sanctioned vide dated 14.05.2012 for residential use (basement, stilt, ground, first & second floor). Presently, ground to second floor is being used for Pathological Lab / Diagnostic Centre after getting registration and payment of conversion charges under self-assessment scheme under Mixed Use Regulations.

Provision to run Path-Lab / Diagnostic Centre from basement has not been given in MPD-2021. However, keeping in view the pandemic of Corona Virus (Covid-19), DDA is requested to provide clarification / guide whether the request of the applicant can be considered to use basement for Path-Lab / Diagnostic Centre, as a special case, for a period of six months or till the pandemic lasts, whichever is earlier.

Yours faithfully,

S.E. (Building)-HQ
South DMC

31/6/2020
Accepted

Let us discuss the issue in the
T.C. where officers of SDMC will
also be participating. Before that, the
issue needs to be discussed with Commr (P).

MM
4/6/2020

- DD (P)
Discussed with Commr (P)
We may discuss the issue during T.C
as other items. SDMC may be informed
accordingly.

MM
4/6/2020