दिल्ली विकास प्राधिकरण Master Blan MRLA HEN F.1 (3) 2020-MT-Burgh all a BIR Dragt Minutes Brd. Technical Committee Maling to be held on 5.6.2020 at 10.30 A.M. ald Vitas Sadan, INA, New Delhe,



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

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

#### Date: 12.06.2020

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

The 3<sup>rd</sup>-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.

Maijn Parl (Manju Paul) Addl. Commissioner (Plg.)-1

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

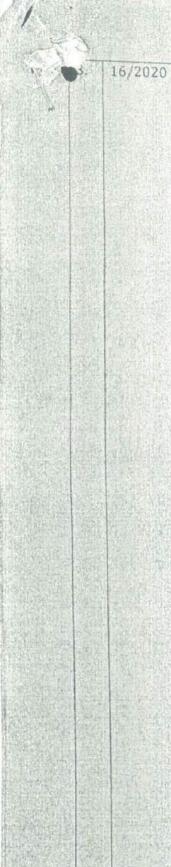
# Special Invitee:

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

il. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
の見たいというないである	14/2020	Confirmation of the Minutes of 2 <sup>nd</sup> Technical Committee meeting held on 24.02.2020 F1(02)/2020/MP	The Minutes of the 2 <sup>nd</sup> 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	submitted with enhanced FAR <sup>*</sup> and currently proposed permanent structures. ii. The Planning department	

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

The proposal was presented by Addi. Commissioner (Pig.) 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.
- The requesting State Bhawans may confirm that they are permitting ingress and parking of all vehicles (including private vehicles and taxis).s

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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	<ul> <li>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.</li> <li>The modified proposal is as follows:</li> <li>iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the</li> </ul>	
			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). The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of landuse.	
			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.	
			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.	
			The proposal shall be put for Authority's approval and processed under Section 11A of DD Act 1957.	

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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- Dig (SD) / De UL/De Dig	The proposal was presented by Addl. Commissionen (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.
	Dir.(SP)/Pt-III/Pt. File	Further, it was desired that to get the approval from concerned environmental bodies.

# 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.

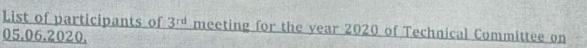
The meeting ended with vote of thanks to the chair.

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# ANNEXURE-I



# 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)
- 2. Commandant, 55 BN, CRPF (Sh Deepak Dhoundiyal)



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

### F.1 (2)/2020-MP/ 79

Date: 12.06.2020

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

The 3<sup>rd</sup> 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.

> Mhaju (and (Manju Paul) Addl. Commissioner (Plg.)-1

#### To:

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
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- 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)
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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	<ul> <li>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.</li> <li>ii. The Planning department would out forth the details of</li> </ul>	

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.6/2020 Relaxation of Parking Norms for State Bhawan/ State Guest Houses F.20(09)2015/MP	The proposal was presented by Addi. Commissioner (Pig.) 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:
	<ul> <li>i. The views of Traffic Police may be sought before recommending any change in the parking norms.</li> <li>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.</li> <li>ii. The requesting State Bhawans may confirm that they are permitting ingress and parking of all vehicles (including private vehicles and taxis).s</li> </ul>

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4.	17/2020	Proposed Modification	The provest
		4.2.3.4 of Chapter 4.0 w.r.t. Slum and U	The proposal was presented by Addi. Commissioner (Plg.) - 1. 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.
			The modified proposal is as follows:
			<ul> <li>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).</li> </ul>
			<i>The</i> maximum FAR <i>of 300</i> on the remunerative component of the land shall be applicable irrespective of landuse.
			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.
			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.
			The proposal shall be put for Authority's approval and processed under Section 11A of DD Act 1957.

Minutes of the 3rd. Technical Committee Muting held on. \$66.2020. 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:

- 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 Maximum FAR Height

50% 200

- 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:

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- 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 Paratransit 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.

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.

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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/	MPD 2021							
S.No.	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	S per 100 <i>Other Controls:</i> Parking to be provided @ <i>1.33</i> 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.)

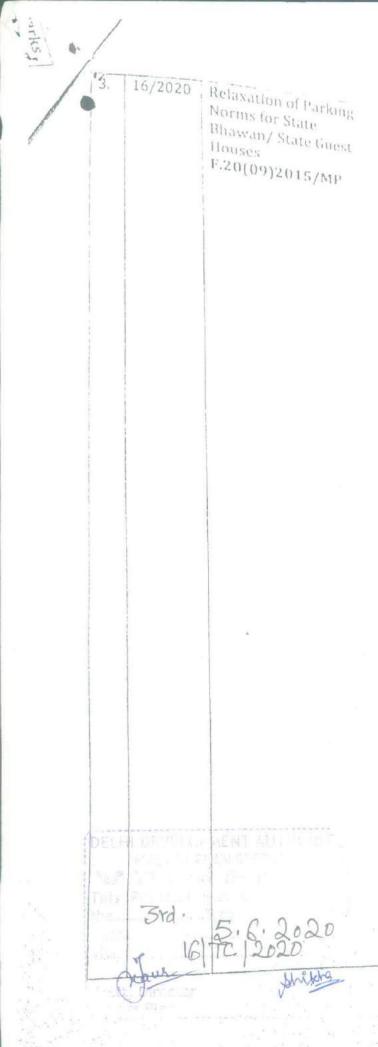
MP & DC

Dy. Director (Plg.) MP & DC

Marja P.d. Addl. Comm. (Plg.) I

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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 Bhatwans normally 15% of the area is allowed for Commercial use such as restaurants etc. which invites local traffic.

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- 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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Minutes of the Technical Committee Meeting Holdon TTEM AND, 17) TC/2020-23

# 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/Pt1

# 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

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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.

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- 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.	<ul> <li>iii) The scheme should be designed in a composite manner with an overal maximum FAR of 400 on the residentia 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).</li> <li>The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of the landuse.</li> </ul>

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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.

# 6.0 Recommendation

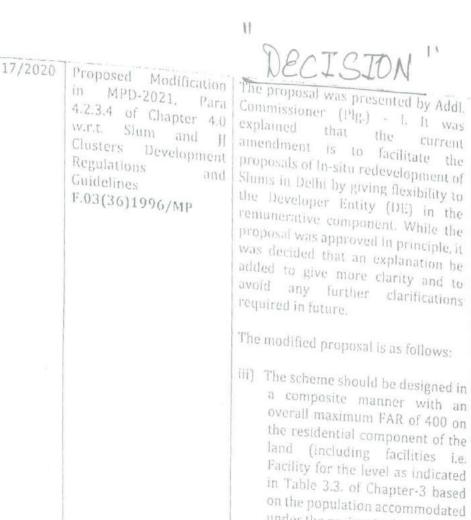
The proposal contained in Para 5.0 above of the agenda is placed before the Technical Committee for its consideration and approval. Thereafter, the same shall be forwarded to the Authority for its approval for processing the same under Section 11-A of DD Act, 1957 and inviting objections / suggestions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

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Asst. Director (Plg.) MP

Dy. Director (Plg.) MP

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Authority's

DD Act 1957.

The maximum FAR of 300 on the remunerative component of the land shall be applicable

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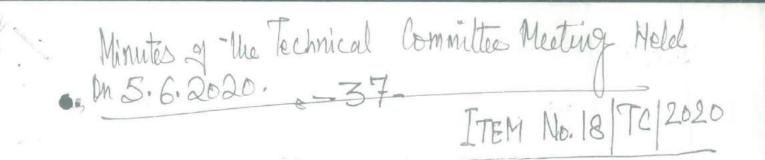
In case the developer entity proposes mix of uses, the parking and other development control norms will be applicable on prorata basis, on the FAR utilised for

The proposal shall be put for

approval and

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#### 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 atPocket 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:
  - 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)
  - 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 identify3 (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).

-38-

time 1

- 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 Pandemicthe latest TSS is not received from Engineering Department.Accordingly, accurate dimensions are to be confirmedby Engineering Department, before placing the agenda in the Authority.
- g. Litigation, ownership & allotment status of the site not received from Land Management and Land Disposal Department even after various requests. Therefore, allotment, litigation and ownershipstatus are to be confirmed by concerned Departments before placing the agenda in the Authority.

3.0	The information required	as	per	the MOUD,	GUI	letters	dated	07.04.2015	anu
	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

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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	<ul> <li>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)</li> <li>Accordingly, vide letter dated 30.12.2019 SDM0 had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)</li> </ul>
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	<ul> <li>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)</li> <li>ii) Accordingly, vide letter dated 30, 12,2019 SDM0 had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)</li> <li>iii) Further, a meeting was held under the Chairmanship of Vice Chairman DDA o 07,02,2020, in which the vacant site opposit 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)</li> </ul>
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 n negative impact on the population. On the other handrecycling 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 ?	Short term outcome - Plastic waste will be recycled and put to an alternative use. Long term outcome Pressure on the Landfill site at Gazipur will reduce eventually as the Solid Waste will be recycled.

	- 70				
14.	How the proposal will benefit in the development and economic growth of the city.	Plants for converting plastic waste into diesel, tiles, etcwi 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 lai 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 lai 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 <sup>th</sup> Floor, DDA VikasMinar, ITO, New Delhi-110002			

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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').

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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/parkingas 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.

18/2020 [ Proposal



regarding Change of Landuse of an area measuring 8094 sqm from 'Commercial' to 'Utility' located at Pocket 14. Integrated Freight Complex. Gazipur for ' allotment of land to set up a plant for converting wastes into diesel, tiles, etc. to SDMC. F.03(01)96-Dir.(SP)/Pt-III/Pt.File

# ECJ, SION

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.

ANNE -

MEMORANDUM OF UNDERSTANDING

This internors indum of Understanding (MoU) is drawn on the sum downlocation. THE VICE CHANRIEDNE DELHE DEVELOPMENT AUTHORITY (DL 1. (Deals, 1912), PREVE DELETE (10023), of the First First, represented by Sh

COMMUSSIONER,

Anci

CORPORATION & WEW DELTH WHINICHAL COUNCIL, of the Securit Part, SOUTH/NURTH/EAST DELFIL MUSICIPAL Processing by J. St. Romesh Verma-Adol. Commissioner (briss vering) for SDRAC, 2 Sh. Waaring Singh, Chief Engineer, Worth DiaC, 1 or P. K.

THE DIRECTOR, COUNCIL OF SCIENTIFIC AND INDUSTRIAL RESEARCH ISSNE), IEDIAN INSTITUTE OF PETROLEUM, DEHRADUN, of the Funitemet. represented by Dr. Anjan Ray, Director-CSIR.

The Indian Institute of Petroleum, CSIR, Dehradun, has developed technology to convert the plastic waste into diasel, tiles, erc. The plastic waste is major source of pollution, and DDA, SLIMC, NDMC,

EDMIC and New Delhi Municipal Council, so as to minimise the pollution, proposes 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, Now, therefore, 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

the Indian Institute of Petroleum, CSIR, Dehradun, will provide the

Page 1 of 2

technology and technical supervision on license basis. 6 Row World Long

IV. Some PSUs will be requested to set up and run the plants in common and the, detailed terms and conditions will be finalized separately after minute 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. Dr stander Subu R. (Commissioner-LD, DDA) (FIRST PARTY) 2. Sh. Romesh Verma-Adal, Carrine (Engl.) SDAIC marmaple) Sh. Naulang Single, Chief Engineer, Narth OMC, 3. Sh. P. K. Khundelwal-Chief Engineer-East DMC 4 (SECOND PARTY) maga Dr. Ahjan Ray, Director-CSIR (THIRD PARTY) Witness

ANNEX . विक्रमी विद्वारम् असित divide a state of the second milto teli denos (mean 3- DA 2/1/2020 0 2 JAN 202 SOUTH DELHI MUNICIPAL CORPORATION 5 OFFICE OF DIRECTOR (DEMS) Dr. Shyama Prasad Mukherjee Civic Centre, E-I Block (8th Floor), Jawaharlal Netru Marg, New Delhi-110002 Phone: 2322[1831 (Office) Frans प्रतिकरण  $e^{\left(1+\frac{1}{2}+\frac{1}{2}\right)}=\left(\frac{1}{2}e^{-\frac{1}{2}}e^{-\frac{1}{2}}\left(\mu_{1}\right)\left(\frac{1}{2}+\frac{1}{2}e^{-\frac{1}{2}}e^{$ े देव पार्च कव ell. Baliziana प्राप्ति एवं प्रेपण (मुख्य) ई-रिसीट Commissioner (Land), 1: A JAN 2020 Delhi Development Authority, Vikas Sadan, INA, डामरी सं.... New Delhi Subject :- Setting up of the Plant for disposal/processing of Plastic Waste in 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 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 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. End: Copy of MoU Director (DEMS) Copy for information to :-T. VC, DDA 2. Commissioner, SDMC 3. Addl.Cmr. (DEMS) 4. E-in-C 5. SE(EMS)/HQ -to pursue

3,3	2	the way of the	2		S.No.		
1.5	- "Jur	Land Disposal	PLANNING	L'andscape/Archite	Department(s)		
	Plastic Waste, 00	Disposal of Grou Housing Plots. (i) 50% EWS (ii) 15% EWS	Projects with NBCC (i) Karkardooma	Landscape/Architectu re	Related Issues		and a second
L'action of a standard	on It was discussed that Engineering in coordination with I Plg. Deptt to identify 03-sites (approx. 5 acres each) in Rohini, East and Dwarka for installation of the plant.	<ul> <li>Group (i) 50% EWS : Dir (RL) to submit the agenda for placing it in the next Authority meeting.</li> <li>(ii) 15% EWS : CLD informed that 07 plots have been put for auction.</li> <li>Regd Vasant Gaon housing plot it - AC (Plg.)-II to revisit the proposal and put up for SCM approval.</li> </ul>	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.	<ul> <li>Engagement of Consultant :SA (DUHF) to take approval from all concerned deptts, and put up the file for approval.</li> <li>A/A &amp; E/S - part approval for the cycle-tracks at Grade Estimates to be firmed up.</li> <li>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.</li> </ul>	Discussion heid on 14.01.2020 -	SOM Dated 28.01.2020	
mine II - Status	in coordination with Planning and Engineering to identity the sites. STATUS, rox. 5 acres each) in ation of the plant.	<ul> <li>% EWS : Dir (RL) to submit the agenda for (i) 50% EWS : It was informed that the Finance has sent the git in the next Authority meeting.</li> <li>% EWS : CLD informed that 07 plots have been (ii) 15% EWS : 07 plots put for suction. T&amp;C of auction rauction.</li> <li>Vasant Gaon housing plot it - AC (Plg.)-II to the proposal and put up for SCM approval.</li> <li>t</li> </ul>	Karkardooma - CE (EZ) informed that the observations [Karkardooma -SA(EZ) to submit the Master Plan of the site on the estimates are being incorporated for processing it to DUAC for conceptual approval. To be uploaded by 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 Sanjay Lake -STATUS on the DPR to be submitted by revised DPR.	<ul> <li>Engagement of Consultant ::SA (DUHF) to take SA (DUHF) informed that inputs have been received from approval from all concerned deptts, and put up the file all the concerned departments and the same is being compiled which shall be sent to Legal Deptt. VC directed to A/A &amp; E/S - part approval for the cycle-tracks at Grade.</li> <li>Cycle Park - Director (LS) informed that the detailed CE(SZ) to finalize the estimates for part stretch of the project report has been prepared and submitted to EM 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.</li> <li>Cycle Park - As per the meeting held under VC/DDA, the RFP document to be finalized in consultation with Advisor.</li> </ul>			

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07/02/2020 9+ 4100 P.M

Mailbox of commplg@dda.org.in

आयुक्त (योजना) कार्यालय डायरी चं M दिनांक S

# 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, chieferchitect@dda.org.in, poonamruby@gmail.com, cesz@dda.org.in, cesz.dda@gmail.com, ceez@dda.org.in, cenz@dda.org.in, cenorthdda@gmail.com, cenz@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)

And Dix I (HIS) Dover F Link op with concerned

- Flg, Asth. I/zone &.

#### 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

Regards,

अति० अध्यवत्त (यो०)-11 डायरी सं०...... RETTA ALLAN

O/o Dy.Director(IL)/DDA

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#### DELHI DEVELOPMENT AUTHORITY डावरी संख्या.. INSTITUTIONAL LA ND BRANCH A-216, 2nd Floor, Vikas Sadan, INA, New Delhi-110023 Raim .....

No. F.32(Mise.)19/11/ 60

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), C )A
- 11. Chief Engineer, (SZ), DDA
- 12. Chief Engineer, (EZ), DDA
- 13. Chief Engineer, (NZ), DDA
- 14. Director (IL), DDA

All concerned

Copy for information to:-

15. Director (Hort.)SE, DDA

16. Director (Hort.)NW, DDA

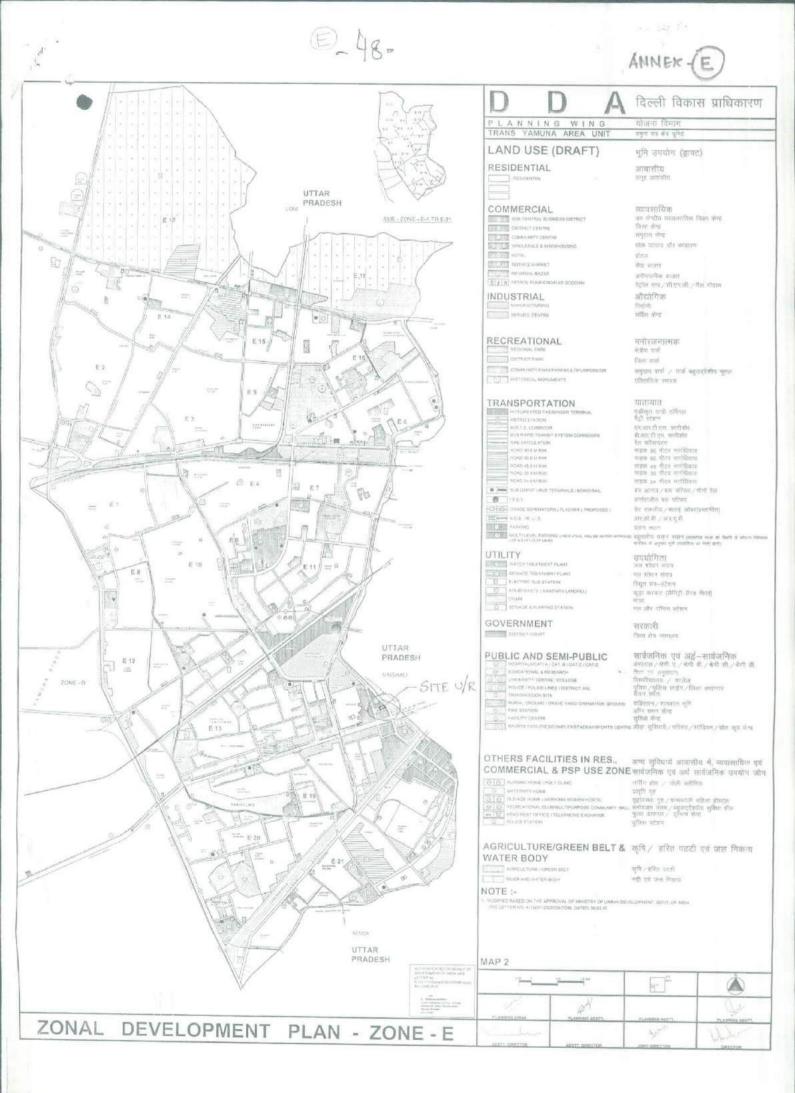
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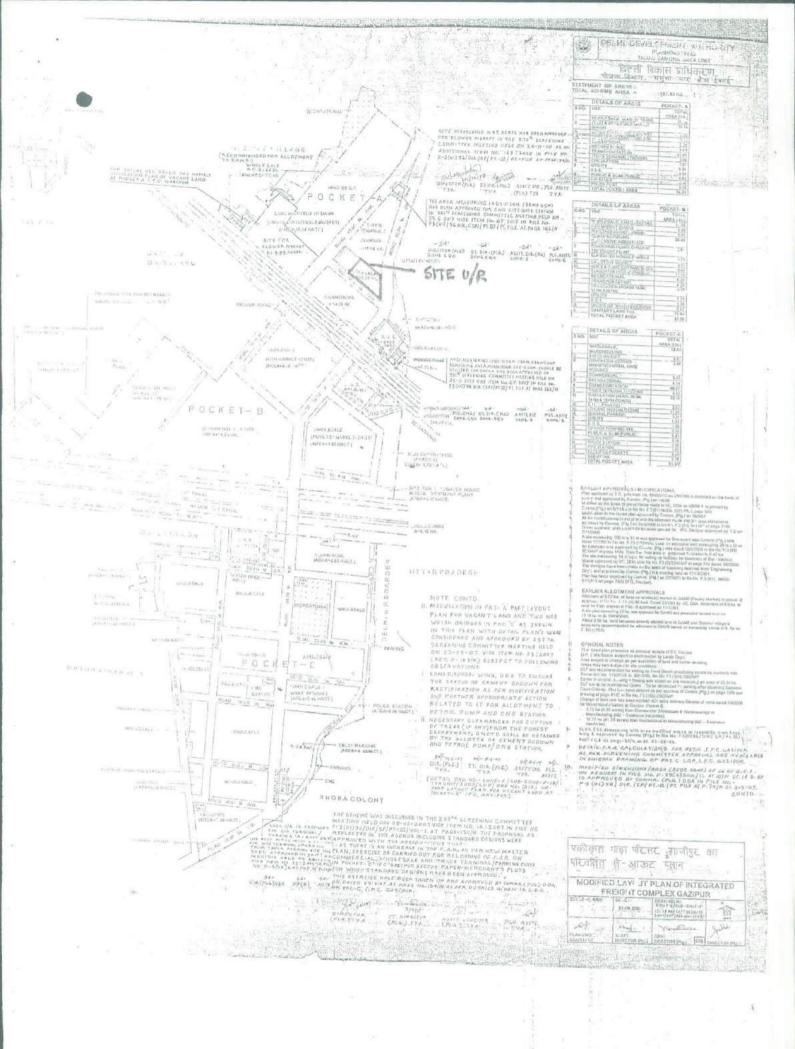
(Sada Shiv) Dy. Director (IL)

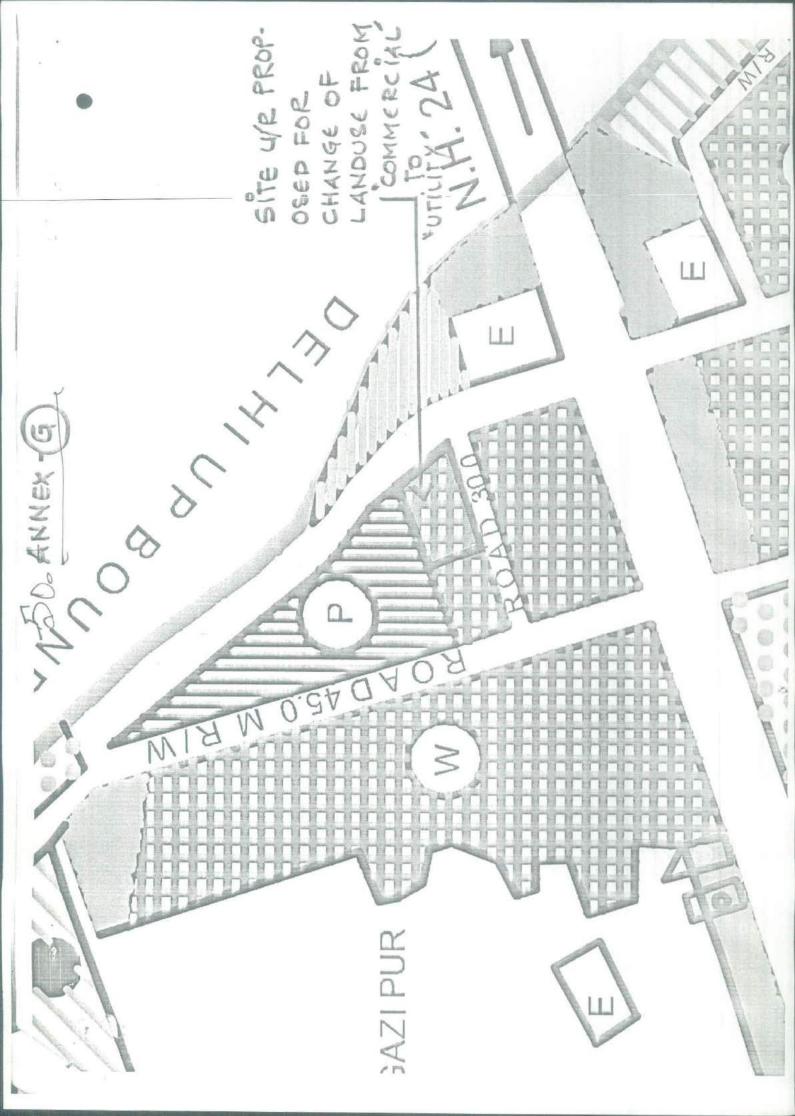
FOR THFORMATION

Dy.Director (IL)

Mos. aller Play Heaver E J. Undersigned accompanied Dy Dir(plg.) Scanned by CamScanner holding add, drg. under of Dir (plg.) under FR 49(1)/Zone 030. He The site opposite Fish market in IFC Basipus w can be conside was informed in the neeting. As the site was near







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

Minutes of the Technical Committee Meding ITEM No. 15/TC/2020 Held on 5.6.2020 - 8-

#### 1.0 Background

- 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 3<sup>rd</sup> 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)

Page 1 of 7

B. In response to the decision of Technical Committee, CRPF vide letter date 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

- The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow Zone (LBZ).
- 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.

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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:

SI. 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.

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), Gol 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.

Page 3 of 7

S.	2017 with respect to MoUD letter	Reply
No.	vide letter dated 07.04.2015	
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.	<ul> <li>The site under reference was inspected by the officers of Planning Department and following was observed: <ol> <li>The site under reference is accessible from Bhavbhuti Marg near New Delh Railway Station.</li> <li>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.</li> </ol> </li> </ul>
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 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.
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 fee 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 (6.05.2017 with respect to MoUD letter dated 07.04.2015 is as follows:

Page 4 of 7

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.	Information asked by MoUD	Reply
No.	vide letter dated 04.09.2015	
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> <li>Earlier, on the basis of the request received from the land owning agency (i.e. L&amp;DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957.</li> <li>This is a proposal of the Ministry of Home Affairs, GoI.</li> </ul>
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul> <li>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.</li> <li>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.</li> </ul>
4.	How and why proposal was initiated	<ul> <li>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.</li> </ul>
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	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 fo construction of Transit camp / Yatri Niwas fo CRPF.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	Camp to accommodate to CRPF personnel and

Page 5 of 7

7.	in the development an economic growth of the city	
8.	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	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. The
10.	What is the number of people/ families/ households likely to be affected by the proposed policy	<ul> <li>Iand will be used for National Interest.</li> <li>Not applicable. It will benefit the families/jawans of the CRPF.</li> </ul>
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.
3.	Whather H	<ul> <li>Yes, Ministry of Home Affairs (MHA) &amp; MoUD have been consulted and approved allotment of the land.</li> </ul>

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Page 6 of 7

	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	

1.42/-

### 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.

Qirector (Plg.)

Director (Plg.), Zone-D

Addl. Commissioner (Plg.)-II

Page 7 of 7

P.T.O.

DECISION

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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 Delhr F.20(7)2017/MP

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3rd. 5.6.2020 15/TC 12020 Yang June

The proposal was presented by Director (Pig) Zone D and DIG(Engineer) CRPF. After detailed deliberations, the Technical Committee recommended the following:

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- The matter maybe resubmitted after conducting a traffic impact assessment study for the proposal submitted with enhanced FAR and currently proposed permanent structures.
  - 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.

pmmittee Meeting AID ON LABLE on abidial? ITEM NO. 10/TC/2019 ANNEXURE-1

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
  - 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.
- 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'.
- 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.
  - 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)

Examination

- The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow Zone (LBZ).
- 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.

· Page 1 of 6

As per Para 2 (ii) of L&DO allotment letter dated 30,03,2017, the allottee w<sup>iii</sup> ta, 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.

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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:

SI. 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), Gol 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.

Page 2 of 6

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

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S.No.	. Information asked by MoUD	ar dated 07.04.2015 is as follows:
	vide letter dated 07.04.2015	and the second
٩.	or private and who is the land owning agency?	Development Office (L&DO), MoHUA
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	f As per the request by CRPF letters date 26.05.2017 & 25.05.2017 and Ministry of Home Affairs (MHA) D.O. letter date 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.	<ul> <li>The site under reference was inspected by the officers of Planning Department and following was observed;</li> <li>The site under reference is accessible from Bhavbhuti Marg near New Delh Railway Station.</li> <li>There are tin sheds of CRPF camp existing within the site under reference and there are large number</li> </ul>
4.	What is the public purpose proposed to be served by	As per CRPF letter dated 26.05.2017, this
	modification of MPD and/ or "change of land use?	facilitate troops while emergen
		deployment/mobilization by train for election and urgent law & order duties.
	- 18. ×	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.
1.42	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be	There is no court case in respect of the site under reference.
	attached.	

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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.No,	Information asked by MoUD vide letter dated 04.09.2015	Reply
4	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 fails 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> <li>Earlier also, on the basis of the request received from the land owning agency (i.e. L&amp;DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957</li> <li>This is a proposal of the Ministry of Home Affairs, Gol.</li> </ul>
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul> <li>Central Reserve Police Force (CRPE) functions under the aegls of Ministry of Home Affairs (MHA) of the Government of India to enable the government for maintain Rule of Law, Public Order and Internal Security effectively and efficiently.</li> <li>The proposal is to be considered by the Authority as per Section 11-A of DD Act, 1987 and further action will be taken as per othe recommendations of the Authority.</li> </ul>
4,	How and why proposal was initiated	<ul> <li>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 permapently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwas with change of land use.</li> </ul>
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 personnal. The case examined in LASQ 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 plece 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 plece of land utilized as Transit Camp to facilitate troops while emergent deployment/mobilization by train for election
1. <sup>196</sup>		and urgent law & order duties. Considering security scenario & emergent, mobilization this camp is utilized to accommodate family of Martyrs/injured personnel, Mahila Troops
·~		eas 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.		The proposal is not in consonance with the land use of the site under reference as pe MPD-2021 & approved Zonal Developmen 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 Mostor Place etc.	No such change is required in rules and provisions of Master Plan. However, the proposed change of land use is being
1.5	Master Plans etc and if yes what action has been taken to bring about such changes.	processed under Section 11-A of DD Act 1957.
13.	Whether the department/ organization/ Ministry related with the proposal have been	<ul> <li>Yes, Ministry of Home Affairs (MHA) &amp; MoUD have been consulted and approved allotment of the land.</li> </ul>

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	consulted and if yes what ware their views and how they were disposed.	
14.		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. Chandu Bhutia, Addi. Commissioner

### 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.			Boundaries
Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Boundaries
	2	3	4	5
The proposed site for CRPF Transit Camp/Yatri Niwas is situated in the	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
vicinity of New Delhi Railway Station.			al and a second	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 Proposed change of land use of an area measuring 1.94 acrs (7850.90) sqm. from 'Recreational' (District Park) to	CTS1014The 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.Dy. Director 
---	--

OFFICE OF THE COMMANDANT-55 BN CRPH, BAWANA Dated, the No- B-V-1/2017-19-55(TC LAND) NEXUK VC Office The Commissioner ( Plg.),

Delhi Development Authority, Vikash Minar, New Delhi.

Subject :-

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

Dy. No

Osted

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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.

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.

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

Regards.

## Yours faithfully

Commandant-55 Bn, CRPF

January, 201

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

Dated, the an 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.

्र 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.

Assett about (Pg) Zore D

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 3 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'."

 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).

Rajeer Runas.

(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 – 41000.

Copy to:

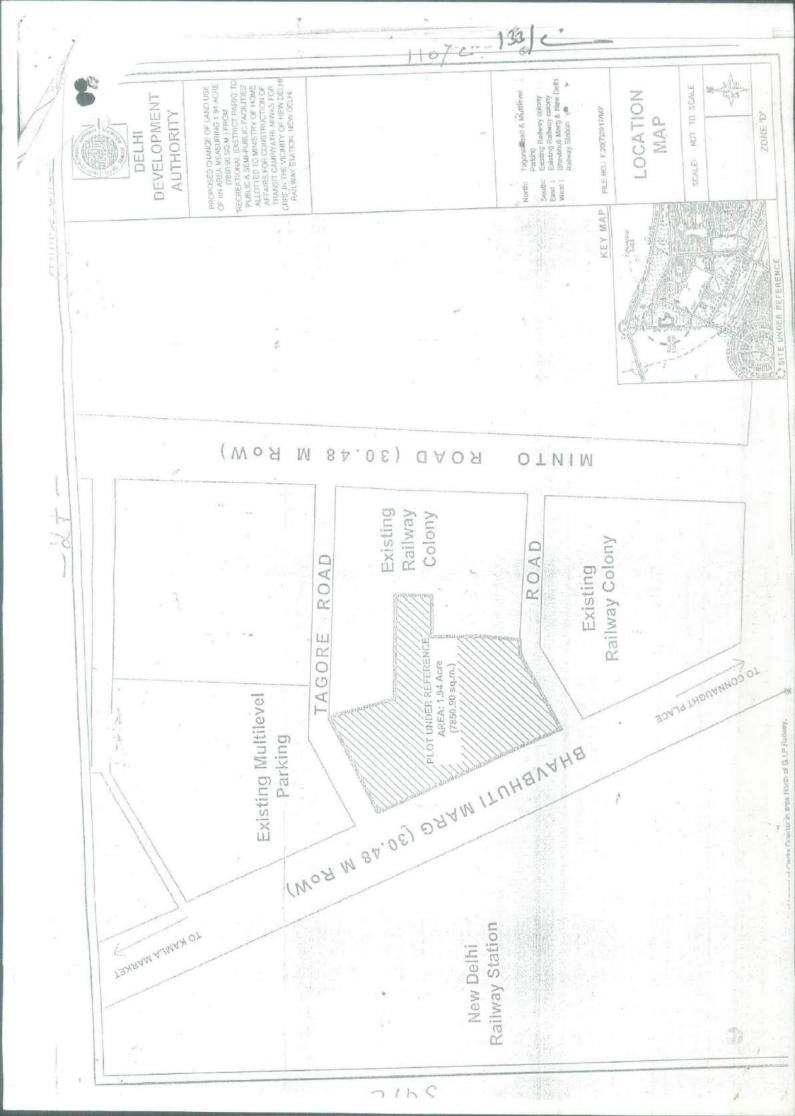
J. The DG (CRPF), CGO Complex, Lodhi Road, New Delhi.

- 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





108/C BN CRPF. BAWANA, DELHI-110039 OFFICE OF THE COMMANDANT-55 Dated, the 7. March. 2019 40. B-V-1/2017-19-55(TC LAND) ANNBXURG-

The Commissioner (Plg.), and Share Delhi Development Authority, Vikash Winar, New Delhi.

11

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.

a a log 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

- 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 3<sup>rd</sup> 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.

Repare D

Yours faithfully

आयंक्त (योजना) कार्यालय

डायरी सं \_ -

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Commandan

Dated, the 1x March, 2019

No. 8-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, CR

C)	आति० आयुक्त (यो०)-II डायरी सं०. <u>२ ५ २</u> दिनांक. <u>२ - २ - २०</u> C.R.P.F. BLOCK	DIRECTORATE GEN	VERAL, TOR-I, R.K.PURAM, NE	By hand
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		DELHI-110060	2	
N	o. A.III-2(1)/1991-Works-I	(Ministry of Home Affairs/Grih NZ-TC/Y.N R.Stn	Mantralaya) Ful Dated, the 10 January 20	20.
Т	0		19 A. 19	at i
	The Vice Cl Delhi Devel Vikas Sadan,	nairman opment Authority, New Delhi-110023.	काजुक्त (योजना) कार्यातांचे जयरी च <u>२ - ५५२</u> दिनांक <u>18   २ ७७३०</u>	
Si	r,	LOTTED TO CRPF 1 ILWAY STATION, AJN	EMI PUBLIC' OF 2.05 A N THE VICINITY OF IERI GATE NEW DELHI	CRES NEW
	Please vafor	to your latter NL - E 00/07	A D D D D D D D D D D D D D D D D D D D	

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 Dethi 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. SE:

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-2021corrected 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 fare resulting the construction work is delaying inordinately.

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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.

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

Yours faithfully the

## (Bhupendra Kumar) DIGP(Works),CRPF

Dated, the (Q. January 2020.

Copy for information and necessary action forwarded to:-

- A. The Commissioner (Planning) Delhi Development Authority, 2<sup>nd</sup> Floor, Vikas Minar, New Delhi.
  - 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







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

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

Subject: Minutes of the 3rd Technical Committee meeting of DDA for the year 2020

The 3<sup>rd</sup> 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.

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(Manju Paul) Addl. Commissioner (Plg.)-1

To:

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Pr. Commissioner (Housing)
- Pr. Commissioner (LM) 4.
- Pr. Commissioner (LD) 5.
- 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
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- 20. SE(B) HQ, SDMC

# Special Invitee:

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

Page 1 of 6

Sl. Agenda No Item No.	Issue	Discussion / Recommendations	Remarks
1. 14/2020	Confirmation of the Minutes of 2 <sup>nd</sup> Technical Committee meeting held on 24.02.2020 F1(02)/2020/MP	The Minutes of the 2 <sup>ml</sup> 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 <sup>-</sup> 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	

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Page 2 of 6

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3. 16/2020

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

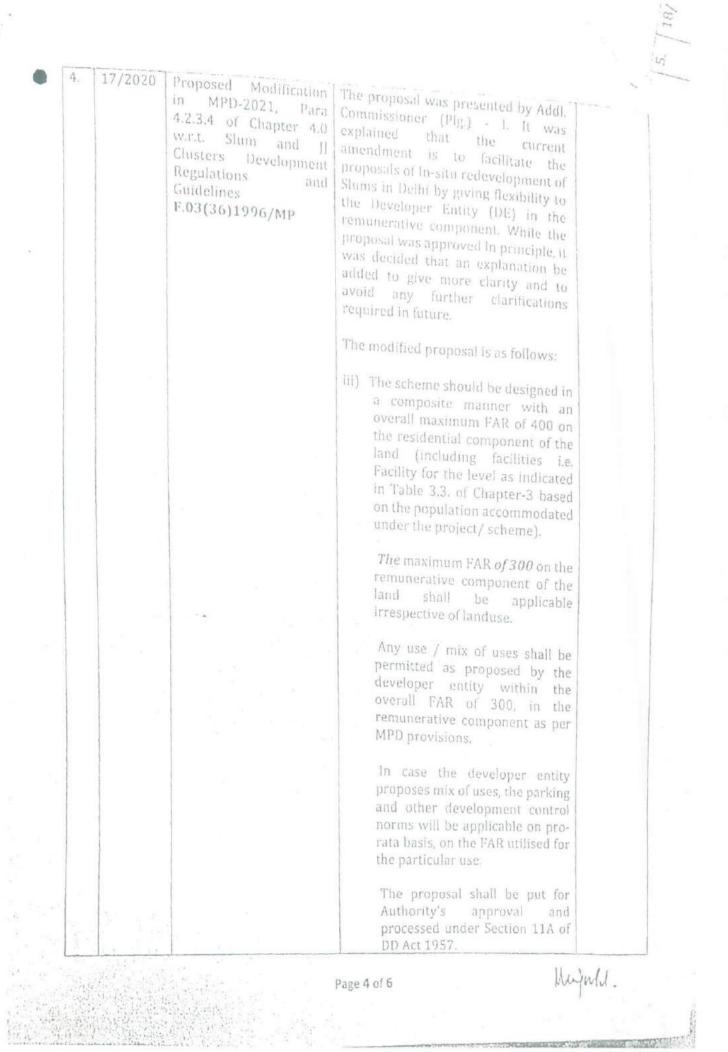
The proposal was presented by Addl. Commissioner (Plg.) I. It was informed that the request is for reducing the Parking norms to 0.5 / 1.0 ECS from the current provision of 2.0 ECS. The recommendation however is for reduction to 1.33 ECS as this is the minimum norms being provided under TOD where the 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.

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The requesting State Bhawans iii. may confirm that they are permitting ingress and parking of all vehicles (including private vehicles and taxis).s

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

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

environmental bodies. concerned

Other issues :

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18/2020

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

The meeting ended with vote of thanks to the chair.

Page 5 of 6



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

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- Pr. Commissioner (Housing) 3. 4.
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- 12. Addl. Commr. (Landscape), DDA 13. Addl. Commr. (AP-J), DDA
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3. 16/2020

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

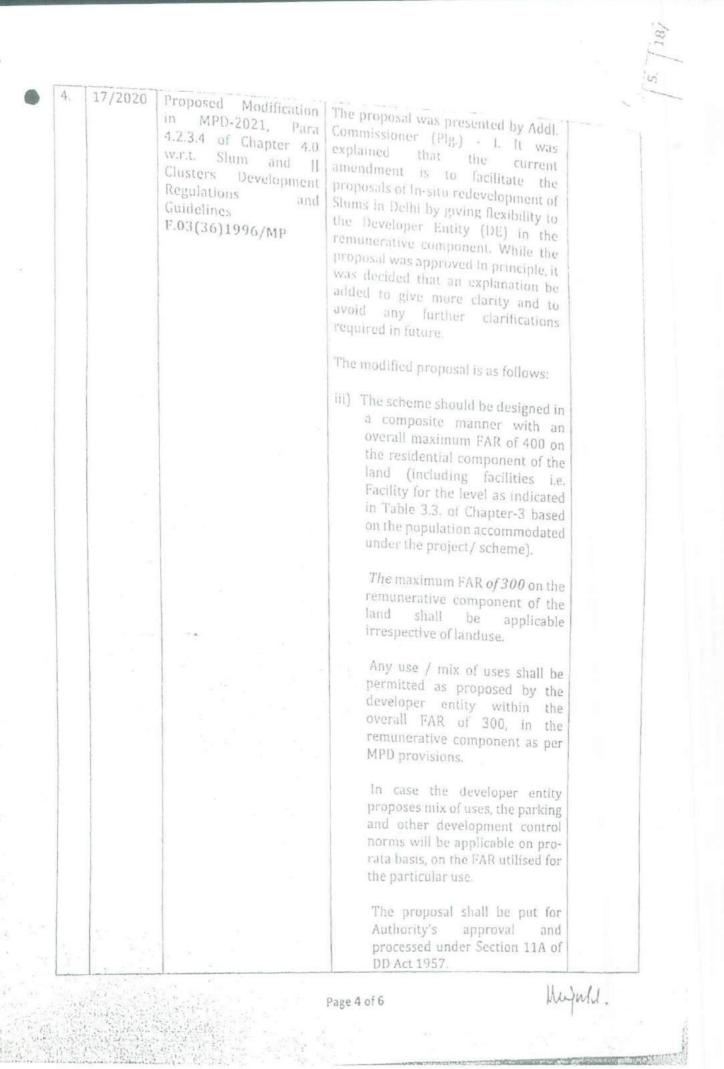
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Further, it was desired that to get the approval from concerned environmental bodies.

Other issues :

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

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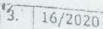
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Relaxation of Parking Norms for State Bhawan/ State Guest F.20(09)2015/MP

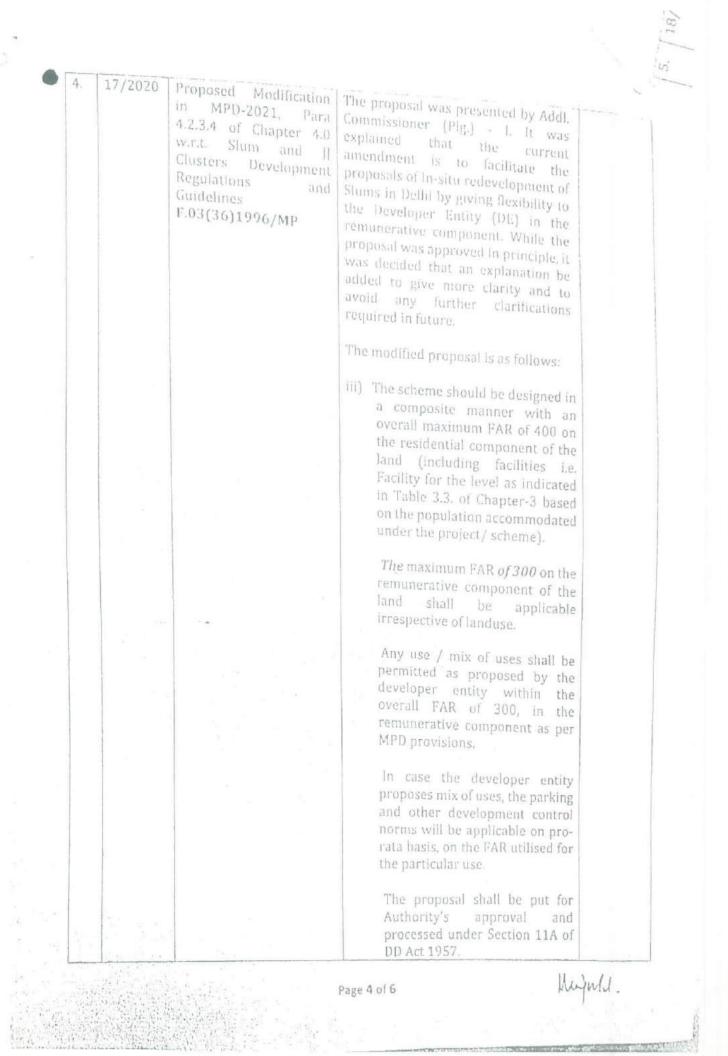
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### DELIII DEVELOPMENT AUTHORITY MASTER PLAN SECTION 6th Floor, Vikas Minar LP. Estate, New Delhi ~ 110002

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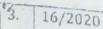
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Page 2 of 6

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

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Page 3 of 6

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<ul> <li>The modified proposal is as follows:</li> <li>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).</li> <li>The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of landuse.</li> <li>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.</li> <li>In case the developer entity proposes mix of uses, the parking and other developeration control norms will be applicable on proportions.</li> <li>In case the developer entity proposes mix of uses, the parking and other developeration control norms will be applicable on proportions.</li> <li>The proposal shall be put for Authority's approval and processed under Section 11A of DNA to 182.</li> </ul>	• 4.	17/2020	Proposed Modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum and JI Clusters Development Regulations and Guidelines F.03(36)1996/MP	The proposal was presented by Addl. Commissioner (Plg.) - 1. 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.	5
The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of landuse.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.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.The proposal shall be put for Authority's approval and processed under Section 11A of				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	
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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. The proposal shall be put for Authority's approval and processed under Section 11A of				remunerative component as per	
Authority's approval and processed under Section 11A of	-			proposes mix of uses, the parking and other development control norms will be applicable on pro- rata basis, on the FAR utilised for	
DD Act 1737.				Authority's approval and	

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proposal

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

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 environmental bodies. concerned

Other issues :

10

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

The meeting ended with vote of thanks to the chair.

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

#### No. F01(03)2020/MP/

#### Date: 03.06.2020

#### MEETING NOTICE

The 3<sup>rd</sup> 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.)-1

#### 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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### 3<sup>rd</sup> Technical Committee Meeting to be held on 05.06.2020

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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
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6.	19/2020	Clarification regarding permission to run Path-lab/Diagnostic Laboratory Facilities from the Basement F.20(04)2005/MP	

Town Plan	अतिरियत आगुतत (मोलाना)-1 डायरी सं. 4441 NICIPAL CORPORATION ning Department tic Centre, Minto Road, New Delhi-110002
No. TP/G/SDMC/2020 2377	Date: 18 05 2020
To, <b>The Commissioner (Plg.)</b> Delhi Development Authority	आयुक्त (योजना) कार्यालय डायरी सं. 177- 1114 क्रिजंक 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,

Vikas Minar, New Delhi.

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 2<sup>nd</sup> Technical Committee meeting dtd 06.03.2020.

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Chief Town Planner South Delhi Municipal Corporation

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 and the second second	SOUTH DELHI MUNICI Town Planning E-1 Block, Dr. S.P.M. Civic Ce	IPAL CORPORATION	26/?	1020 (403)-	- 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2
No. TP/G/SDMC/ 20	20/2377	Date:	18	05	2020
To,		आयुक्त (योजना) क	तर्यालय प्रा <u>भ</u>		

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

> Heeple 186 I. 40 [2020 DD 4/4) M MN. 24/2020 June 19 03/06/2020

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#### 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

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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 2<sup>nd</sup> Technical Committee meeting dtd 06.03.2020.

Chief Town Planner South Delhi Municipal Corporation

DEANE 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 2 377 DU 020 Date: To.

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

आयुक्त (योजना) कार्यालय डायरी सं. 127- UIY दिनांक 01062

#### Sub: <u>Regarding Minutes of 2nd Technical Committee meeting dtd 06.03.2020 of D.D.A.</u> 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 2<sup>nd</sup> Technical Committee meeting dtd 06.03.2020.

Accepter 1 20 [ 2020 DD (44) M MM. 246/2020 Julitudes 03/06/2020.

Chief Town Planner South Delhi Municipal Corporation

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

#### No. F01(03)2020/MP/

#### Date: 03.06.2020

#### MEETING NOTICE

The 3<sup>rd</sup> 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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### 3<sup>rd</sup> Technical Committee Meeting to be held on 05.06.2020

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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 6<sup>th</sup> Floor, VikasMinar I.P. Estate, New Delhi – 110002

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

Date: 06.03.2020

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

The 2<sup>nd</sup>Technical Committee meeting of DDA for the year 2020 was held under the Chairmanship of V.C. DDA on24.02.2020. 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.

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(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, NirmanBhawan
- 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 <sup>st</sup> Technical Committee meeting held on 13.01.2020. <b>F.1(1)/2020/MP</b>	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.	
Development norms on no. 4 of M Pvt. Ltd. Hotels Pvt in Layout Corridor F		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.C1. F.26(8)2019-MP	<ul> <li>The proposal was presented by Director (Plg) Zone J. Chief Town Planner (CTP), SDMC requested for clarification w.r.t. the Usg Premise and Development Control to be provided to these plots. The following points were deliberated:</li> <li>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.</li> <li>2. CTP, SDMC informed superimposition of Khasraon the maps as mentioned in SOP, cannot be done by MCD. This may be dealt by DDA.</li> </ul>	

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SI. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			<ol> <li>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.</li> </ol>	
			After deliberation, it was decided that:	
			L 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.	
			<li>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:</li>	
	N	- 4	<ul> <li>a. Super imposition of the individual plot shall be done by concerned local body / applicant in consultation with the revenue department,</li> </ul>	
1.			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.	
			<ul> <li>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</li> </ul>	

S1. Agenda Issue Discussion / Recommendations Remarks Item No. No requirement while preparing the Lavout Plan. In case there are other general issues needing clarification, MCD's may identify and send to DDA and a discussion will be organized. 4. 10/2020 Provision of additional land The proposal was presented by Dir(plg) of 5.9 Acres to GNTCD for Zone J, it was informed that Chief expansion of institute of Secretary vide letter dt. 24.01.2014 has Liver and Billiary Sciences requested to allot 6 acres of additional (ILBS) Hospital. Vasant land to Health and Family Welfare Kunj. Department for expansion of essential F.20(2)2005/MP facilities at ILBS. A land measuring 9.3 hectares is already under possession of ILBS hospital till date. 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. 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 T'. 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. 5. 11/2020 Proposed modification in The Agenda item was withdrawn for MPD-2021, Para 4.2.3.4 of want of more information. Chapter 4.0 w.r.t. Slum & II Clusters redevelopment regulations and Guidelines. F.3(36)1996/MP/Pt.1

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K	SI.	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 <sup>th</sup> May 1996 and MPD- 2021 provisions of Table 7.3 para (xii).	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. After detail deliberation the proposal was approved. It was further decided	
			F.23(13)2005Bldg./Pt.	that similar cases need not to bring in TCmeeting and concerned local body shall take necessary action as decided by the Technical Committee.	
	7.	13/2020 Laid on Table	Proposal of grant of NOC for CNG / EV charging station on PrivateLand Khasra No. 10/22 min, village – Singhola, Tehsil – Alipur, DistrictNorth, Delhi in view of notified regulations dated 08.03.2019. F.3(11)2009-MP/	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.	
		2		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</i> <i>on privately owned lands,</i> the proposal is placed for approval.	
和				<ul><li>After detailed deliberations, the proposal was approved with the conditions that:</li><li>(i) The approval shall be null and void if the said site is affected in any of the future infrastructure project.</li></ul>	
				<ul> <li>(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</li> <li>charging will be earmarked which</li> </ul>	



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 2<sup>nd</sup>meeting for the year 2020 of Technical Committee on 24.02.2020.

7.

#### DELHI DEVELOPMENT AUTHORITY

- 1. Vice Chairman, DDA
- 2. Engineer Member, DDA
- 3. Pr. Commissioner(Housing)Sports
- 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

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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

8-

ITEM No. 151

#### 1.0 Background

- 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.
- 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 3<sup>rd</sup> 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)



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

- 40

- 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).
- 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.

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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:

-10-

SI. 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.
- Thereafter, CRPF vide letter dated 22.01.2019, enclosing therewith, L&DO VIII. 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), Gol 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 C 26.05.2017 with respect to MOUD letter dated 07.04.2015 is as follows:

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S.	Information asked by MoUD	Reply
No.	vide letter dated 07.04.2015	
۱.	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.	<ul> <li>The site under reference was inspected by the officers of Planning Department and following was observed: <ol> <li>The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station.</li> <li>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.</li> </ol> </li> </ul>
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 emergen 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
-	1. A 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	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 there will be only 30% Ground Coverage and FAR -300 will be limited as pe plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by CRPF.
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 feet 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 sit 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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10.		Reply
10.	vide letter dated 04.09.2015	
	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> <li>Earlier, on the basis of the request received from the land owning agency (i.e. L&amp;DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957.</li> <li>This is a proposal of the Ministry of Home Affairs, GoI.</li> </ul>
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul> <li>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.</li> <li>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.</li> </ul>
4.	How and why proposal was initiated	<ul> <li>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.</li> </ul>
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	<ul> <li>Yes, this piece of land is being utilized as Transit Camp to accommodate to CRPI personnel. The case examined in LASC meeting held at MoUD, then plot was allotted b 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.</li> </ul>
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	Camp to accommodate to CRPF personnel an

Page 5 of 7

	-	- 3-
7.		Besides, the transit of jawans, CRPF coys election and urgent law & order duties are also accommodated at the transit Camp or requirement basis, in view of large scale movements in CRPF due to unpredictable changing internal scenario in the Nation.
1.	How the proposal will benefit in the development and economic growth of the city	<ul> <li>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.</li> </ul>
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	<ul> <li>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 &amp; order duties. Considering security scenario &amp; 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.</li> </ul>
10.	What is the number of people/ families/ households likely to be affected by the proposed policy	<ul> <li>Not applicable. It will benefit the families/jawans of the CRPF.</li> </ul>
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	<ul> <li>The proposal is not in consonance with the land use of the site under reference as per MPD- 2021 &amp; 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.</li> </ul>
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	<ul> <li>Yes, Ministry of Home Affairs (MHA) &amp; MoUE have been consulted and approved allotment o the land.</li> </ul>

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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.	And the second sec	

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#### 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 The proposed site for CRPF Transit Camp/Yatri		3 Recreational (District Park)	4 Public & Semi- Public Facilities (Police Camp)	5 North: Tagore Road & Multilevel parking South: Existing Railwa colony	
Niwas 15 situated in the vicinity of New Delhi Railway Station.				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.

ector (Plg.) e-D

Director (Plg.), Zone-D

Addl. Commissioner (Plg.)-II

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-15-00 committee Meeting 1187 LAID ON TABLE -19- ITEM No. 10/TC/2019 ANNEXDRE-1 - 19-

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,

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

- 1.0 Background
- 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
- 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'.
- 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.
- 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)
- - The site is located on Bhavbhutl Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow-Zone (LBZ).
- 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. 12
- 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.
- 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

Page 1 of f

- v. As per Para 2 (ii) of L&DO allotment letter dated 30 03,2017, the allottee well ta. 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.
- Further, CRPF vide letter dated 03:08:2017 sent the requirements of the said plot VI. 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:

No.	Category	Pop. / unit (approx.)	Plot Area	Maximum Ground Coverage (%)	FAR**	Parking (ECS/100 Sq.m. Floor Area)
/( lr F C	Police Training Institute College, Fire Training Institute/ College, Police Firing Range, Police camp including Central Police Organization / Security Forces, Disaster	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.

Further, Land & Development Office vide letter dated 11.02.2019 has given 'No ix. 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), Gol 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:

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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.	<ul> <li>The site under reference was inspected by the officers of Planning Department and following was observed: <ol> <li>The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station.</li> <li>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.</li> </ol> </li> </ul>
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 Nationa 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:

Page 3 of 6

S.No.	Information asked by MoUD	-22-
e.110.	vide letter dated 04.09.2015	e Reply
. 1,	Background note Indicating the current situation/ provisions	L&DQ has allotted land to Ministry of Home Affairs (MHA) for construction of Transl Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, Ajmeri Gate New Delhi. The land fails 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 haver earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	<ul> <li>Earlier also, on the basis of the request received from the land owning agenc (i.e., L&amp;DO), MoHUA, GOI, DDA had initiated this proposal for the change cland use under Section 11A of DD Au 1957</li> <li>This is a proposal of the Ministry of Hom Affairs, Gol.</li> </ul>
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul> <li>Central Reserve Police Force (CRPE functions under the aegls of Ministry of Home Affairs (MHA) of the Government of India to enable the government for maintain Rule of Law, Public Order and Internal. Security effectively and efficiently.</li> <li>The proposal is to be considered by the Authority as per Section 11-A of DD Ad 1957 and further action will be taken a per othe recommendations of the Authority.</li> </ul>
4.	How and why proposal was initiated	The proposal has been initiated by Miritstiv, of Home Affairs vide D.O. date 05.91.2017, wherein, MoUD wa requested to allot the said lan permanently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwa 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 Transit: Camp to accommodate to CR personnal. The case examined in LAS meeting held at MoUD then plot was allott by MoUD letter No. F.N L.IIA/11/474/2016/137 dated 30 March 201
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 Tran Camp to accommodate to CRPF person and safe custody of Go equipment/materials. Besides, the transit

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		awans, CRPF coys for election and urgent aw & 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.	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 Troop as well as CRPF coys for short duration a per requirement. Thus, this land will be use 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 th families/jawans of the CRPF.
11.		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 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.	provisions of Master Plan. However, the proposed change of land use is bein processed under Section 11-A of DD A
13		<ul> <li>Yes, Ministry of Home Affairs (MHA)</li> <li>MoUD have been consulted and approve</li> </ul>

Page 5 of

-	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.		- Sh. Chandu Bhutia, Addi. Commissione

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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	and an far an -		Land upo	Boundaries
Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	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.)	Récreational (District Park)	Rublic Facilities	North: Tagore Road & Multilevel parking South: Existing Rallway colony East : Existing Rallway 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 Proposed change of land use of an area measuring 1.94 acrs (7850.90) sqm. from 'Recreational' (District Park) to 'Public & Semi Public Facilities' 'HI: DEVELO / Allotted Thom Public Facilities' MASTER P AllSESTIOFOR Construction of	une to the f
Branste Gampy Fault for New Branste Gampy Fault for New Branste Gampy Fault of New Branste Gampy Fault of New Station, New Station, New	ii) Explore the possibility of limiting the ground

OFFICE OF THE COMMANDANT-55 BN CRPH,	BAWANA	DELINEILOUSS
OFFICE OF THE COMMUNICIPALITY	Dated, the	January, 2019
N= R V 1/2017-19-55(TC KAND)	Duran, A	ATHEVISPE 1

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

Subject :-

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

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Dy. No

Detect

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.

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 18<sup>th</sup> 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.

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

Yours faithfully

Encl: (01 Leaf)

Commandant-55 Bn, CRPF

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

Regards.

Dated, the Opjanuary, 2019

Commandan

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 Delhl.

3. The DIGP, Range New Delhi, CRPF, R. K. Puram, New Delhi.

A. 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.

Asset abis (Pg) Zone D

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: Allolment 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

Accordingly, Clause 2(ii) of allotment letter dated 30.03.2017, may be read

"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'.

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

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

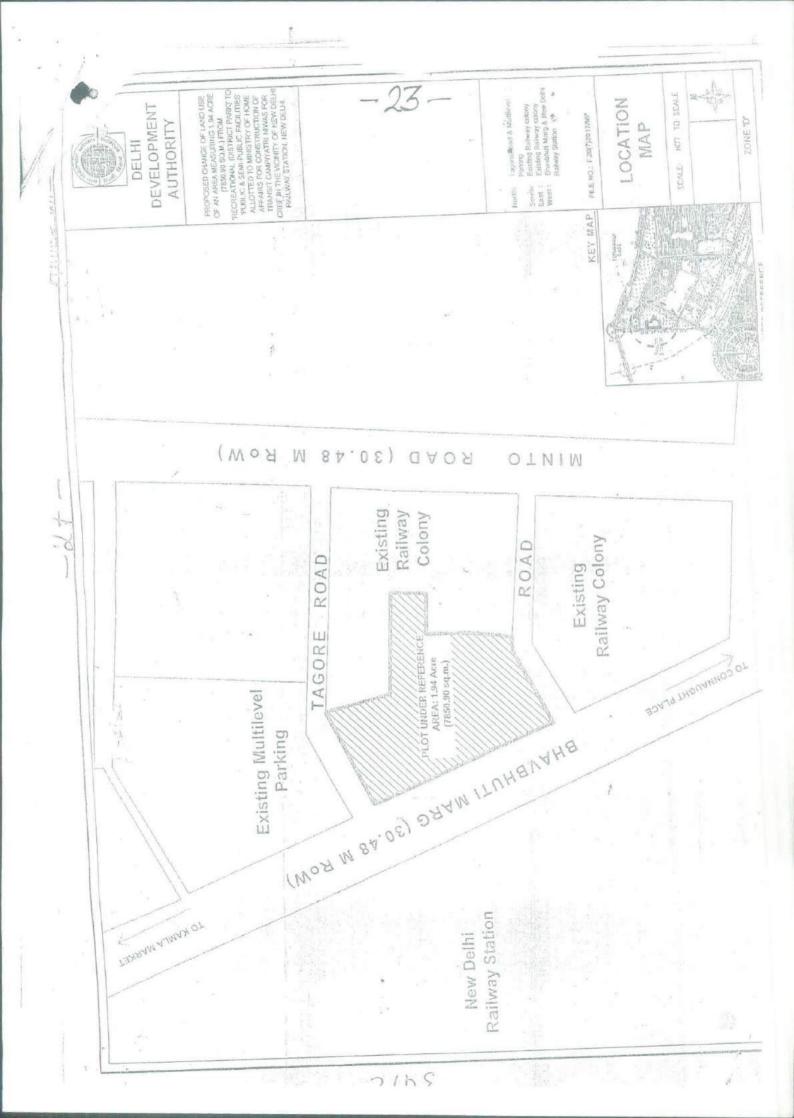
Rejew Revue (Raleev Kumar) Dy. Land and Development Officer For & on behalf of the President of India

A

as under:

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

- The DG (CRPF), CGO Complex, Lodhi Road, New Delhi, The Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New J! 2.
- The Director General (Works), CPWD, Nirman Bhawan, New Delhi. 3.
- The Chief Architect (NDR), CPWD, Nirman Bhawan, New Delhi 4.
- Engineer officer, L&DO 5
- .Drawing-Section, L&DO
- Accounts Section, L&DO 7.
- Copy for information to: PS to JS (A, L&E) 9.1 PS to L&DO





## OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110039 Dated, the 8-V-1/2017-19-55(TC LAND) -ANNBXURG. आसंक्त (सोजना) कार्पालय

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

11

Samer D

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.

डायरी सं

दिनांक...

一般可 In continuation to this office letter of even number dated 11/03/2019 and 15. 03. 19kindly 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

- 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.
- 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.

61 (gazane b -

Yours faithfully

Commandar

Dated, the 17 March, 2019

Mb. E-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.
- 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

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	DIRECTORATE	GENERAL. By hand
	C.R.P.F., BLOCK NO.7, LEVEL-III, S	SECTOR-L R K PURAM NEW
	DELHI-110	0066
	(Ministry of Home Affairs/ No. A.III-2(1)/1991-Works-NZ-TC/Y.N R.Stn	Grih Mantralaya) Dated, the 10 January 2020.
	To	and a sector of the T
	The Vice Chairman	अाजुवत (योजना) कार्यासंघ ाणग
	Delhi Development Authority, Vikas Sadan, New Delhi-110023.	3128 W. F. 18 12 14470
	Subject:- REGARDING CHANGE OF PARK/GREEN' TO 'PUBLICA	LAND USE FROM 'DISTRICT & SEMI PUBLIC' OF 2.05 ACRES
	MAND ALLOTTED TO CRP	F IN THE VICINITY OF NEW
	BELHI RAILWAY STATION.	AJMERI GATE NEW DELHI.
	Sir,.	C. DECKARY

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 Deihi Railway Station, Ajmeri gate for establishment of Transit Camp for the officers and personnel of CRPF deployed in far flung areas of Jahmu 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

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Contd.,p/2.

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-2021corrected 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 fare resulting the construction work is delaying inordinately.

- 27-

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.

(Bhupendra Kumar) DIGP(Works),CRPF

Yours faithfully wa

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

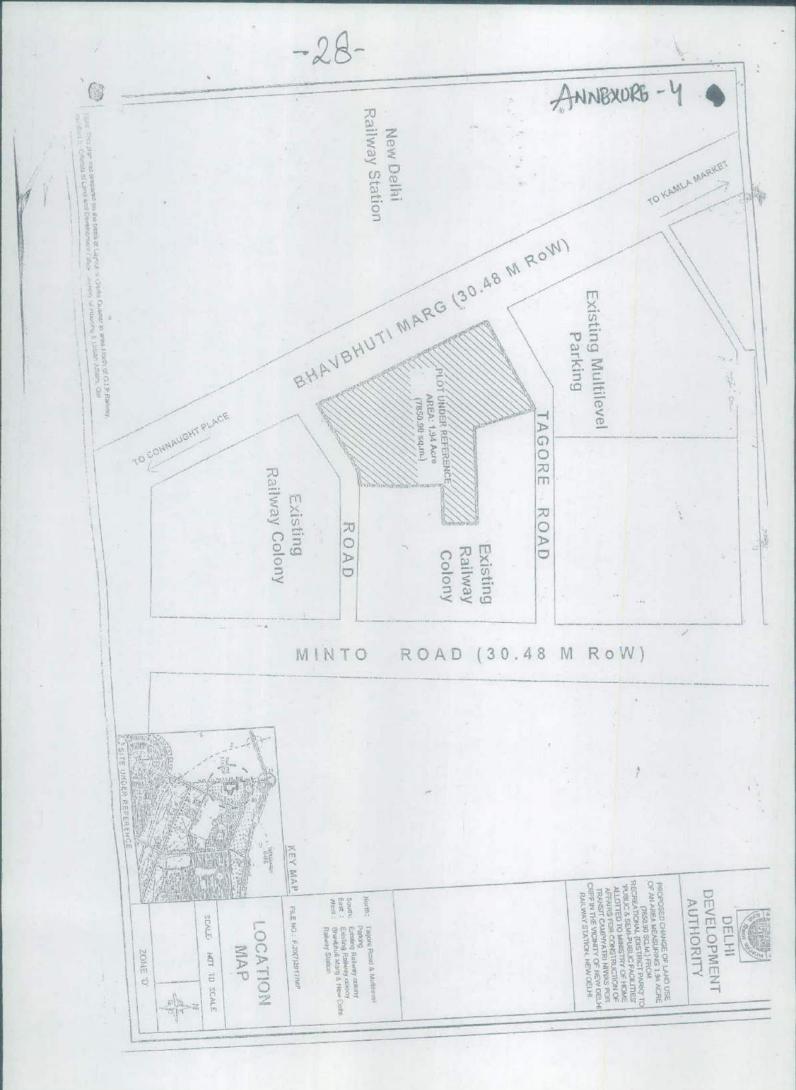
Dated, the 10 - January 2020.

Copy for information and necessary action forwarded to:-

- Che Commissioner (Planning) Delhi Development Authority, 2<sup>nd</sup> 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





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

### 1.0 Background:

 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.

ITEM No.16 TC

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 llmited 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 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.

-31

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/	MPD 2021						
S.No.	Existing Provisions	Proposed Amendments/Modifications					
	Chapter 4.0 Shelter	simental ments/mounications					
1.	Para 4.4.3 CONTROL FOR B RESIDENTIAL PREMISES I. STATE BHAWAN/STATE GUEST I	BUILDING/ BUILDINGS WITHI					
	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

Maijn P.J Addl. Comm. (Plg.) I

V.

# ITEM No. 17 TC /2020 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

-33.

# F3(36)1996/MP/PtI

### 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
- 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

Master Plan for Delhi - 2021 recognizes the In-situ up gradation of the land pockets 2.1 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.

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- 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.

-35-

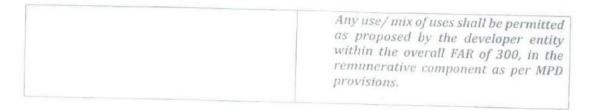
- 4.2 The land use plan, as per MPD-2021, was envisaged for a planned and balanced development of the city. However, the existence/upcoming of slums and JJ Clusters on various sites alter the characteristics of the site and also the sites around it.
- 4.3 Each site of Slum/JJ Cluster needs to be examined 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:

Para 4.2.3.4 of Chanter 4 0 Provision in	n MPD - 2021
<ul> <li>Existing Provisions</li> <li>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 FAD</li> </ul>	Proposed Amendments/Modifications iii) The scheme should be designed in a composite manner with an overal maximum FAR of 400 on the residentia component of the land (including facilities i.e. Facility for the level as
remunerative component of land shall be as applicable for the relevant land use.	The maximum FAR of 300 on the remunerative component of the land shall be applicable <i>irrespective of the</i> <i>landuse.</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

Marji Pel. Addl. Comm (Plg.) 1

# 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 atPocket A, Integrated Freight Complex, Gazipur for 'allotment of land to set up a plant for converting plastic wastes into diesel, tiles, etc. to SDMC.

37-

ITEM No. 18 TC 2020

#### 1.0 Background:

- 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 identify3 (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).

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- 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 Pandemicthe latest TSS is not received from Engineering Department.Accordingly, accurate dimensions are to be confirmedby Engineering Department, before placing the agenda in the Authority.
- g. Litigation, ownership & allotment status of the site not received from Land Management and Land Disposal Department even after various requests. Therefore, allotment, litigation and ownershipstatus 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

		-3.9-
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.	<ul> <li>Memorandum of Understanding was signed between DDA, MCDs and CSIR date 02.10.2019. As per the signed MoU, DDA agreed to provide land for setting up plants for converting plastic wastes into diesel, tilles, etc. In respective MCDs. (Refer Annexure-A)</li> </ul>
		<li>ii) Accordingly, vide letter dated 30.12.2019 SDM0 had requested for 2 (two) acres of land for settin up the plant. (Refer Annexure-B)</li>
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	<ul> <li>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)</li> </ul>
		<li>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)</li>
		(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)
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 handrecycling 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 ?	Short term outcome - Plastic waste will be recycled and put to an alternative use. Long term outcome Pressure on the Landfill site at Gazipur will reduce eventually as the Solid Waste will be

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14.	How the proposal will benefit in the development and economic growth of the city.	Plants for converting plastic waste into diesel, tiles, etcw 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
1,7.	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 la 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 la 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 <sup>th</sup> 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 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/parkingas 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.

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Addl. Commissioner AP-III Director (Plg.) Zone E&O Assistant Director (Plg.) Zone-E

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T. FROMMENNE OF UNDERSTANDING

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(1) A., International DELEGE (100123, of the First Englangement) Statistical submittees and (Land Disposed).

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COMPONENTIAN AN APPOINT KNOWNCHIME CODINCH, OF the Sec. (Part SOUTH/NORTH/EAST DELHI for address i war with all by E. So character Vermandalah, Campulsonang (kus. Sarina) (1) Also a " a May be arrange single. Clift Engineer: Month DMC (1) If a

THE DEFICICIES, COLLECTE OF SCIENTIFIC AND INDUSTRIAL RETARCH CARD RUMAN INSTITUTE OF PERCILEUM, DEHRADUM, of the Corpora.

The Indian redicute of Petrolouio, CSIR, Dehradun, h.s. doveloped technicalogy to convert the plastic waste into diesel, tiles, a qui The plastic waste is major source of pollution, and DDA < BRIC, NDARC,

EDLIC and New Delhi Municipal Council, so as to whimise the producion, proposes to avail the technology in disposal of the plastic

to is proposed to set up units/plants in Delhi based on this technology. name therefore, parties hereto agrae to, collaborate for acting up these plants and the responsibilities shall be shared as follows:

The DDA will make available the land for setting up the unit-plant. couth/Narth/Fast Delhi Idanicipal Corporation & New Delhi Municipal Council, will be responsible to provide the segregated plastic waste as a incidentack to the plant.

the fadian matitude of Petroleum, CSIS, Dehrjadan, will provide the technology and technical supervision on license flasis,

Some PSUs will be requested to set up and run the plants on contraction the, detailed terms and conditions will be finalized separately, after natural negotiations.

In witness where of, the parties hereto, have carefully gone through the contents of the Memorandum of Understanding and have signed and put their scals on the aforesaid MOU and agreed to ablde by the terms of the MOU, and have

signed this as of the day and year, first above written.

Q= 31046-22019

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

1. Sh. Ramesh Yerma-Adal, Commun (Engg.), SDINC sh. Naulang Shiff, Chief Engineer, North UNK, 3. Sh. P. K. Khandelwal-Chief Engineer-East GMC

(SECOND PARTY)

magin Dr. Anjan kay, Director-CSIR (THIRD PARTY)

Witness!

Page 2 of 2

		A	NNEX · (B)	~ .	1.52
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	<ul> <li>Commissione</li> <li>Delhi Develo</li> </ul>	March Arubant	C R JAN 2020	]	- 11 internet in the second
	Vikas Sadan, 10   New Delhi	INA,	डायरी सं		
	SDMC	p of the Plant f	or disposal/processing p	f Plastic W	aste in

\* itt.

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

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 fand 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.

Luch-Copy of Not

51-Director (DEMS)

Copy for information to :-

- T. VC, DDA

2. Commissioner, SDAC

3. Addl.Crnr. (DEMS)

4. E-in-C

5. SE(EMS)/HQ -to pursue

Star.	Eu 22	2		S.No.	
	Land Disposal	PLANNING	Landscape/Architect	Department(s)	
MoU with CSIR on Plastic Waste,	Disposal of Group Housing Plots. (i) 50% EWS (ii) 15% EWS	Projects with NBCC (i) Karkardooma	Landscape/Architectul Linking the Greens re Cycle Park.	Related Issues	
on 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 Roluni, East and Dwarka for installation of the plant.	<ul> <li>Group (i) 50% EWS : Dir (RL) to submit the agenda for placing it in the next Authority meeting.</li> <li>(ii) 15% EWS : CLD informed that 07 plots have been put for auction.</li> <li>Regd Vasant Gaon housing plot it - AC (Plg.)-II to Regd Vasant Gaon housing plot it - AC (Plg.)-II to that the proposal and put up for SCM approval.</li> <li>(ii) 15% EWS : 07 plots put for auction. T&amp;C of auction needs to be deliberated.</li> <li>(iii) 15% EWS : 07 plots put for auction. T&amp;C of auction needs to be deliberated.</li> <li>(iv) 15% EWS : 07 plots put for auction. T&amp;C of auction needs to be deliberated.</li> <li>(iv) 15% EWS : 07 plots put for auction. T&amp;C of auction needs to be deliberated.</li> <li>(iv) 15% EWS : 07 plots put for auction. T&amp;C of auction needs to be deliberated.</li> <li>(iv) 15% EWS : 07 plots put for auction. T&amp;C of auction needs to be deliberated.</li> <li>(iv) 15% EWS : 07 plots put for auction. T&amp;C of auction needs to be deliberated.</li> <li>(iv) 15% EWS : 07 plots put for auction. T&amp;C of auction needs to be deliberated.</li> <li>(iv) 15% EWS : 07 plots put for auction. T&amp;C of auction needs to be deliberated.</li> </ul>	Karkardooma - CE (EZ) informed that the observations       Karkardooma - SA(EZ) to submit the Master Plan of the site on the estimates are being incorporated for processing it to DUAC for conceptual approval. To be uploaded by 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 Sanjay Lake -STATUS on the DPR to be submitted by revised DPR.	EngagementofConsultant:SA (DUHF) to takeSA (DUHF) informed that inputs have been received fromapprovalfrom all concerned deptts, and put up the fileall the concerned departments and the same is beingA/A & E/S - part approval.compiled which shall be sent to Legal Deptt. VC directed toA/A & E/S - part approval for the cycle-tracks at Grade.compiled which shall be sent to Legal Deptt. VC directed toEstimates to be firmed up.consultant within a week.Cycle Park - Director (LS) informed that the detailedcensultant within a week.consultant store the prepared and submitted to EMcel(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.	Discussion held on 14.01.2020	SOM Dated 28.01.2020

ANNER - C

2 %

DELIH DEVELOPMENT AUTHORITY INSTITUTIONAL LA ND BRANCH A-216, 2<sup>nd</sup> Floor, Yikas Sadan, INA, New Delhi-11002.

No. F.32(Misc.)19/11/ 60

Dated: -05/02/2020

निदेशक (योजना) जोन ई एंड ओ

डावरी संख्या..

,दिनांक.....

ANNEX

#### 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, 1<sup>st</sup> 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
- Chief Architect, DDA
- 10. Addl. Commissioner (LS), E DA
- 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:-

All concerned

Copy for information to:-

OSD to VC, DDA

· Dy.Director (IL)

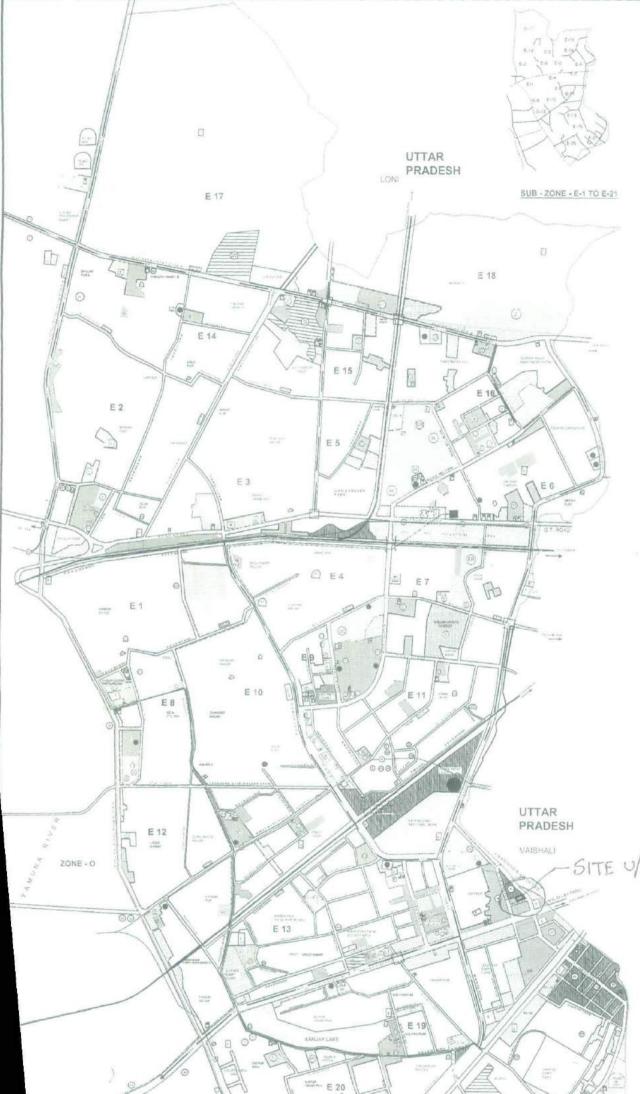
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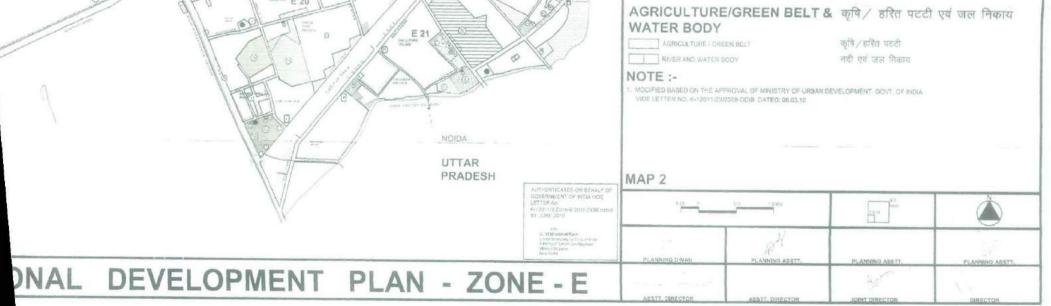
Welcome to Rediffmail NG: Inbox आयुक्त (योजना) कार्यालय् ·MATL Mailbox of commplg@dda.org.in 07/02/2020 at 4100 P.M डायरी सं M. दिनांक S 2020 Subject: Meeting Notice fixed on 07.02.2020 at 04:00 PM From: Dy Director IL <dydirildda@gmail.com> on Wed, 05 Feb 2020 12:33:19 To: pcdda@dda.org.in, pcddald@dda.org.in, director@iip.res.in, commissioner-sdmc@mcd.gov.in, commissioner-ndmc@gmail.com, commissioner-ndmc@mcd.gov.in, commissioner-edmc@mca.gov.in, commrIndmanag1@dda.org.in, commrInddisp@dda.org.in, commplg@dda.org.in, chieferchitect@dda.org.in, poonamruby@gmail.com, cesz@dda.org.in, cesz.dda@gmail.com, ceez@dda.org.in, cenz@dda.org.in, cenorthdda@gmail.com, cenz@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) 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 अति० आयवत्त (थो०)-II डायरी संव 222 Family JILLO O/o Dy.Director(IL)/DDA May See Please Comme (Pist in mis Liv. I (PED) Dover E Acophi) = Clarde Blulio Line up with concerned Ac (Plg) II Plg. Asth. I/Zone & Ac (14) Pageet 12/03/2020 Dir (Ry)Zone E & O Dir (Alg)zone Jap 150 intructed to all of the land to HCD, Submitted for Africa Ly Dir (Plg.) hording add dig of 14/02/2020 Unile 12020 Dir (FIg.) under FR49(1)/Zone E & O Add Coning (Plg.) Mat Comment (P19) i The sife will repture there of lad use. Commission (P19) i The sife will repture there of lade use. Accordingly the matter will be Placed https://webmail.rediffmailpro.com/ajaxbristm/readmail?printable=1&block\_imaget=1&file\_name=1580886199.S.271810.2650.H.WUR5IERpomVjdG9y1... 1/1 in Termical Committee for charge land we wagen the Mal, .0 1

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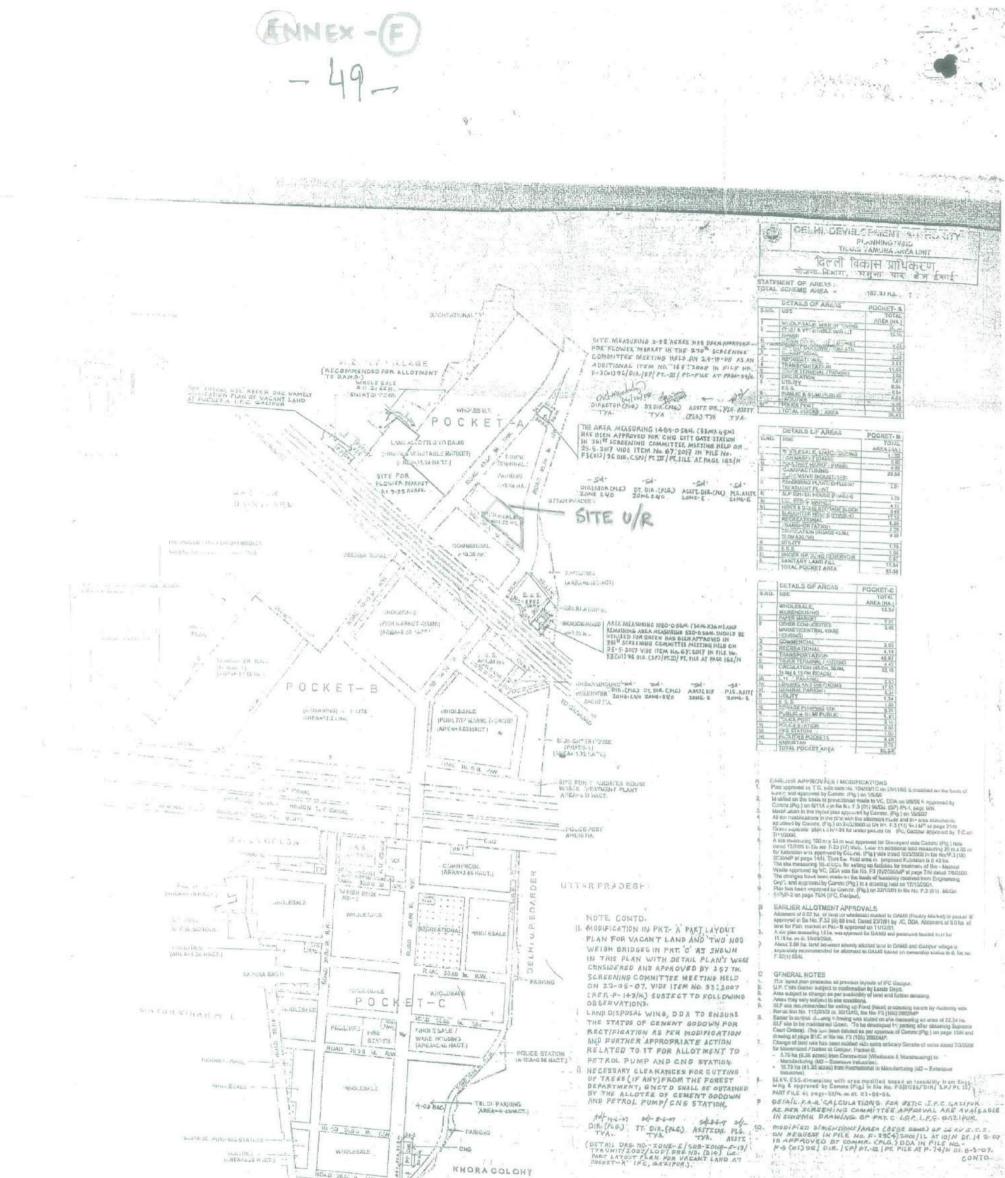




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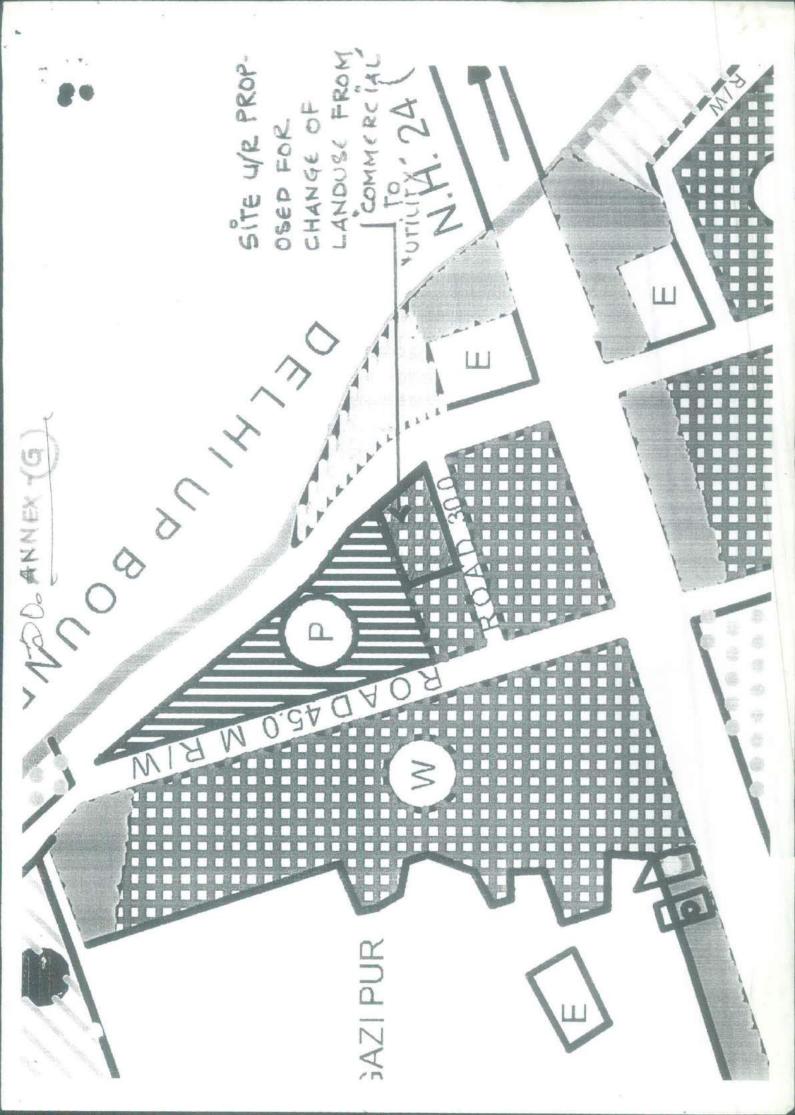






THE BEHEME WAS DISCUSSED IN THE 253<sup>WL</sup> SCREENING COMMITTEE MERTING HELD.DN 08-02-2007 VIDE ITEM NO. 14:2007 IN FILE NO. PER DW TERMULT REPEATED 10:04-02-2007 VIDE ITEM NO. 14:2007 IN FILE NO. PER DW TERMULT REPEATED IN THE ASENDA INCLUDING STANDARD DESIGNS WERE INTERNET AND TERMULT - AT THE OF THE ASENDA INCLUDING STANDARD DESIGNS WERE THE PLAY ADD TERMULT - AT THE OF THE ASENDA INCLUDING STANDARD DESIGNS WERE INTERNET AS (NA PROVED WITH THE DESIGN THOME THAT: THE PLAY ADD TERMULT - AT THERE IS AN INCREASE IN THE ASENDA BUE TERMINEL PARCE - ADD THE AND THE ASENDATION THAT: THE PLAY ADD THE ADD THE AND THE ASENDATION THAT INTERNET BUENT ATTROUGH THE HEAN, ENTRY IN AND IS ALL AND THEN THE TERMINAL FRANTS PLOTS NO DESIGN ADD THE ADD THE AND THE CILL WHOIL SALE AND THEORY THATE FRANKER BUTS VIDE TERMINEL PARCE THEN THE ADD THE ADD THE ADD THAT INTO THE ADD THE ADD THE SALE SALE OF THE ADD THE ADD THE ADD THE ADD THE ADD THAT THE ADD THE UNCLUBED ON THE ADD THE AD AGUITIES A State Sec. एकीकृत गाइन परिसर ुझाजीपुर का परिवर्षित ले-आऊट प्लान INODIFIED LAY JT PLAN OF INTEGRATED N DATED 29 BAT AT PARE MOUNT 99 ARC C (P.C. GADIDUR. Quantum Articles) 01 ACTOR JT. DIRECTOR ATT. DIRECTOR DIG ASST. PLOYING (REG.) T.S. (PLO) JTA TANK 55/11E-1:400 DRAWING ND. ZONT-S/200-ZONT-s-15, 17 Ang 11/ TALINIT/ 2407/109/088.00-(1+2) 91-69-224 The CPLE STYA Sall bonn fre 1 AR VirmEnge ALANT. DIRECTOR (PL-) DIRECTOR (PMp.) [018] DIRECTOR (P PLANRING 





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

### No. F01(03)2020/MP/

#### Date: 03.06.2020

#### MEETING NOTICE

The 3<sup>rd</sup> 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

# $3^{\rm rd}$ Technical Committee Meeting to be held on 05.06.2020

Sl.         Item No.           1.         14/2020		Subject	Page No.	
		Confirmation of the Minutes of 2 <sup>nd</sup> Technical Committee meeting held on 24.02.2020 F1(02)/2020/MP	1-7	
2.	15/2020	5/2020 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		
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 6<sup>th</sup> Floor, VikasMinar I.P. Estate, New Delhi - 110002

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

Date: 06.03.2020

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

The 2<sup>nd</sup>Technical Committee meeting of DDA for the year 2020 was held under the Chairmanship of V.C. DDA on24.02.2020. 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.

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(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, NirmanBhawan
- 17. Dy. Commr. of Police (Traffic), Delhi
- 18. Land & Development Officer, (1.&DO)
- 19. Director, Fire Service, GNCTD

#### Agenda Issue Discussion / Recommendations Remarks Item No. 07/2020 Confirmation of the minutes Since no observations/ comments were of 10st Technical Committee received, the minutes of the 10th Technical Committee meeting held on meeting held on 13.01.2020 were confirmed as 13.01.2020. circulated. F.1(1)/2020/MP 08/2020 Proposal regarding change It was informed by AC (Plg)-III that it is a of land use of an area MCD's proposal but the concern officer is measuring 10.17 Acres 48 not present in the meeting to explain the bighas, 17 biswas (Kh. No. proposal. The agenda was earlier 1579/474, 475, 465, 468 & deferred in the last T.C. Meeting held on 469) at village Bahapur 13.01.2020 due to non-presence of the situated along the officer of the concerned department. It MaaAnandimai Marg, was further pointed out that the Kalkaji from " Recreational ownership status as mentioned in (City Park District Park, agenda is not clear. It was finally decided Community that the agenda be returned to the Park) 'Institutional' in Planning concerned department of SDMC with the Zone-F. request to bring in forthcoming TC F.3(64)2003/MP meeting with clear cut land status. 09/2020 Applicability of The proposal was presented by Director Development Control (Plg) Zone J. Chief Town Planner (CTP), norms on Plot no. 3 and Plot SDMC requested for clarification w.r.t. no. 4 of M/s Pasco Motels the Use Premise and Development Pvt. Ltd. and M/s Pasco Control to be provided to these plots. Hotels Pvt. Ltd. Respectively The following points were deliberated: in Layout Plan of Facility Corridor F.C.-1. 1. it was deliberated that the plots F.26(8)2019-MP 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

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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.

Community

provisioning of District Centre and community centre in a linear form with specific area provisions. Besides the District Centres and

hierarchical Commercial Centres also permitted in para 5.5. The development Control Norms for all the above commercial centres

Centres, non

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SI.	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			<ol> <li>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.</li> </ol>	
			After deliberation, it was decided that:	
			<ol> <li>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.</li> </ol>	
			<li>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:</li>	
			<ul> <li>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.</li> </ul>	
			<ul> <li>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</li> </ul>	

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Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			requirement while preparing the Layout Plan. c. In case there are other general issues needing clarification, MCD's may identify and send to DDA and a discussion will be organized.	
4.	10/2020	Provision of additional land of 5.9 Acres to GNTCD for expansion of institute of Liver and Billiary Sciences (ILBS) Hospital, Vasant Kunj. F.20(2)2005/MP	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. 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. 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'. 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.	
5.	11/2020	Proposed modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum & JJ Clusters redevelopment regulations and Guidelines. F.3(36)1996/MP/Pt.I	The Agenda item was withdrawn for want of more information.	

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-Sl. Agenda No Item No.	Issue	Discussion / Recommendations	Remarks
No Item No. 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 <sup>th</sup> May 1996 and MPD- 2021 provisions of Table 7.3 para (xii). F.23(13)2005Bldg./Pt.	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. 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	
7. 13/2020 Laid on Table	Proposal of grant of NOC for CNG / EV charging station on PrivateLand Khasra No. 10/22 min, village – Singhola, Tehsil – Alipur, DistrictNorth, Delhi in view of notified regulations dated 08.03.2019. F.3(11)2009-MP/	<ul> <li>the Technical Committee.</li> <li>The proposal was presented by AC (PIg.) 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.</li> <li>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.</li> <li>After detailed deliberations, the proposal was approved with the conditions that:</li> <li>(i) The approval shall be null and void if the said site is affected in any of the future infrastructure project.</li> <li>(ii) For EV Charging, till such time the D.C. norms for EV Station / EV charging point are framed,</li> </ul>	

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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 2<sup>nd</sup>meeting for the year 2020 of Technical Committee on 24.02.2020.

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#### 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

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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

ITEM NO. 15 TO

#### 1.0 Background

- 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.
- 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 3<sup>rd</sup> 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:

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- 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

- The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site falls outside Lutyens' Bungalow Zone (LBZ).
- 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.

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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:

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SI. 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.
- lii. 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), Gol 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.	Information asked by MoUD	Reply		
No.	vide letter dated 07.04.2015			
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.	<ul> <li>The site under reference was inspected by the officers of Planning Department and following was observed: <ol> <li>The site under reference is accessible from Bhavbhuti Marg.near New Delhi Railway Station.</li> <li>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.</li> </ol></li></ul>		
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 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.		
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?			
7.	Whether any court cases are ongoing on the land mentioned in the proposal? Full details be attached.	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:

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	espect to MoUD, GOI letter date	
S.	Information asked by MoUD vide letter dated 04.09.2015	Reply
No. 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> <li>Earlier, on the basis of the request received from the land owning agency (i.e. L&amp;DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957.</li> <li>This is a proposal of the Ministry of Home Affairs, Gol.</li> </ul>
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul> <li>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.</li> <li>The proposal, if recommended by the Technical Committee is to be considered by the Authority</li> <li>as per Section 11-A of DD Act, 1957 and further action will be taken as per the recommendations of the Authority.</li> </ul>
4.	How and why proposal was initiated	<ul> <li>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.</li> </ul>
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	meeting held at MoUD, then plot was allotted b 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	Camp to accommodate to CRPF personnel an
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7.		Besides, the transit of jawans, CRPF coys election and urgent law & order duties are also accommodated at the transit Camp or requirement basis, in view of large scale movements in CRPF due to unpredictable changing internal scenario in the Nation.
	How the proposal will benefit in the development and economic growth of the city	<ul> <li>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.</li> </ul>
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	<ul> <li>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 &amp; order duties. Considering security scenario &amp; 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.</li> </ul>
10.	What is the number of people/ families/ households likely to be affected by the proposed policy	<ul> <li>Not applicable. It will benefit the families/jawans of the CRPF.</li> </ul>
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	<ul> <li>The proposal is not in consonance with the land use of the site under reference as per MPD- 2021 &amp; 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.</li> </ul>
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	<ul> <li>Yes, Ministry of Home Affairs (MHA) &amp; MoUE have been consulted and approved allotment o the land.</li> </ul>

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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	

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#### 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.

rector (Plg.) ne-D

Director (Plg.), Zone-D

Addl. Commissioner (Plg.)-II

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-15- LAID ON TABLE -19- ITEM No. 10/TC/2019 ANNEXDRE-1 - 19-

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
- 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.
- 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'.
- 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)
- Examination
  - The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site (alls outside Lutyens' Bungalow Zone (LBZ).
- 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.

Page 1 of f

- As per Para 2 (ii) of L&DO allotment letter dated 30 03,2017, the allottee we't tak 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:

SI. 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), Gol 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. 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:

-21-

17-

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.	<ul> <li>The site under reference was inspected by the officers of Planning Department and following was observed: <ol> <li>The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station.</li> <li>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.</li> </ol> </li> </ul>
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:

Page 3 of 6

S.No.	Information asked by MoUD vide letter dated 04.09.2015	Reply O
. 1.	Background note indicating the current situation/ provisions	L&DO has allotted land to Ministry of Hom Affairs (MHA) for construction of Trans Damp/Yatri Niwas for CRPF in the violnit of New Delhi Railway Station, Ajmari Gate New Delhi, The land fails under Distric Park Use Zone as per MPD-2021 and to b changed to Public & Semi-Public Facilities Presently temporary tin sheds of CRP camp existing within the site under
	and the second second	reference
2.	Whether similar proposal have earlier been considered by DDA/ Ministry and /or disposed and if yes, when and how?	<ul> <li>Earlier also, on the basis of the requerectived from the land owning agence (i.e., L&amp;DO); MoHUA, GOI, DDA has initiated this proposal for the change land use under Section 11A of DD A, 1957</li> <li>This is a proposal of the Ministry of Hom</li> </ul>
		Affairs, Gol.
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul> <li>Central Reserve Police Force (CRPE functions under the aegls of Ministry of Home, Affairs (MHA) of the Government of Ingla to enable the government f maintain Rule of Law, Public Order an Internal Security effectively an efficiently.</li> </ul>
		<ul> <li>The proposal is to be considered by th Authority as per Section 11-A of DD Ac 1957 and further action will be taken a per a the recommendations of th Authority.</li> </ul>
4.	How and why proposal was Initiated	<ul> <li>The proposal has been initiated to Ministry of Home Affairs vide D.O. data 05.01.2017, wherein, MoUD was requested to allot the said lar permanently in favor of CRPF/MHA f construction of Transit Camp/Yatri Niwa with change of land use,</li> </ul>
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 Transit, Camp to accommodate to CR personnal. The case examined in LA meeting held at McUD then plot was allot by MoUD letter. No. F.N L.IIA/11/474/2016/137 dated 30 March 20
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	This plece of land is being utilized as Tran Camp to accommodate to CRPF person and safe custody of Go equipment/materials. Besides, the transit

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-18-

Page 4 of 6

	-19-	-23-
		awans, 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 cas 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 pe MPD-2021 & approved Zonal Developmen 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	proposal will require changes in certain rules, provisions of Master Plans etc and if yes what action has been taken to	provisions of Master Plan. However, th proposed change of land use is bein processed under Section 11-A of DD Ac
13	bring about such changes. Whether the department organization/ Ministry related with the proposal have been	<ul> <li>Yes, Ministry of Home Affairs (MHA)</li> <li>MoUD have been consulted and approve</li> </ul>

Page 5 of

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	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. Chandu Bhula, Addi. Commission

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.		Land upo	Boundaries
Location Area		Land use as per MPD-2021/ ZDP-2001	Land use Changed to	
	0	3	4.4	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 Proposed change of land use of an area measuring 1.94 acrs (7850.90) sqm. from 'Recreational' (District Park) to 'Public & Semi Public Facilities' MASTER P AMARTER P AMARTER P AMARTER P AMARTER P AMARTER P AMARTER P	C1S1015       Dy. Director         The proposal was presented by       Dy. Director         The proposal was presented by       (Pig) Zone-1)         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
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OFFICE	OF	THE	ron	AAAAA	DA	NT-55	BN	CRPF,	BAVVA	AIVA,	DELIN
OFFICE	UF	ITTE	CON	11512 111	1 200 1 2	No. of Concession, Name		and a state of the	Data	d the	lanu

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

To.

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

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.

VC Office

Dy. No.

Osted\_

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.

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 18<sup>th</sup> 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.

It is therefore requested to kindly change the land use from "District Park/Green" 13. to "Public & Semi-Public" please. Yours faithfully

Regards.

Encl: (01 Leaf)

Commandant-55 Bn, CRPF

Commandant-55 Bn

Dated, the ()) January, 2019

NEXUR

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.

A. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.

The Director (Pig.) 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.

Asset of (Pg) Zore D

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.

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'.

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

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

(Raleev Kumar) Dy. Land and Development Officer For & on behalf of the President of India

The Home Secretary, Ministry of Home Affairs (MHA),

North Block New Delhi - 11000.

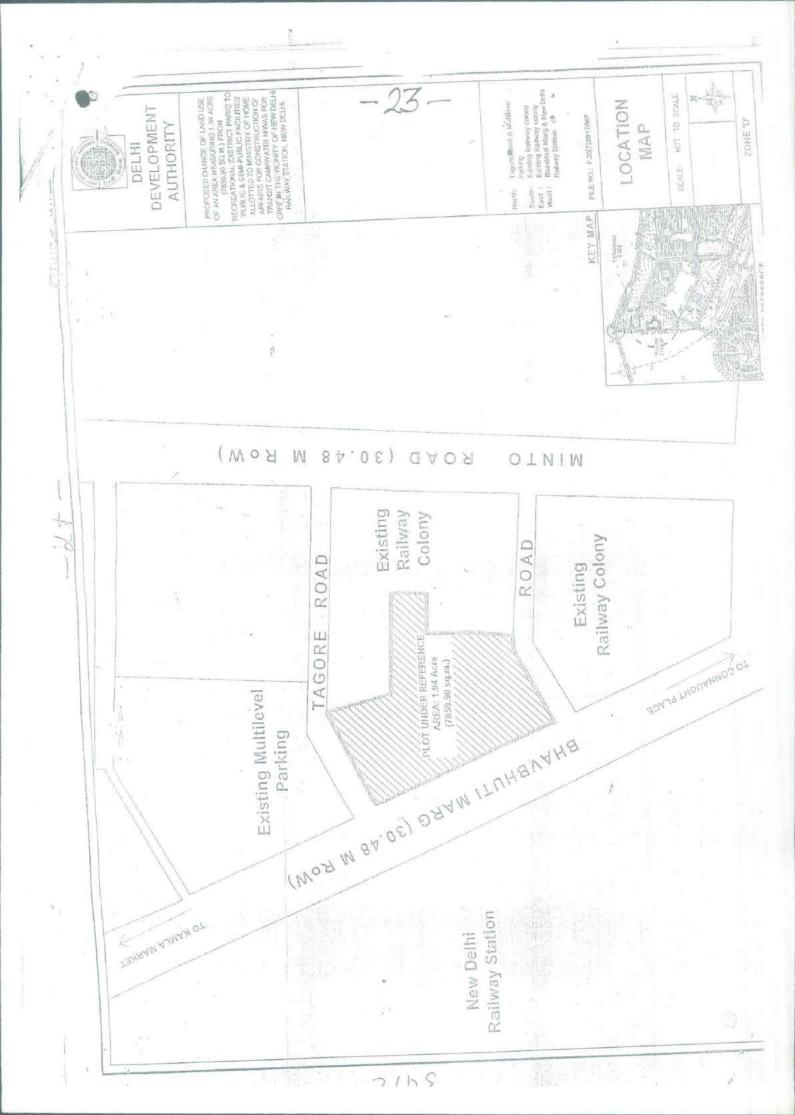
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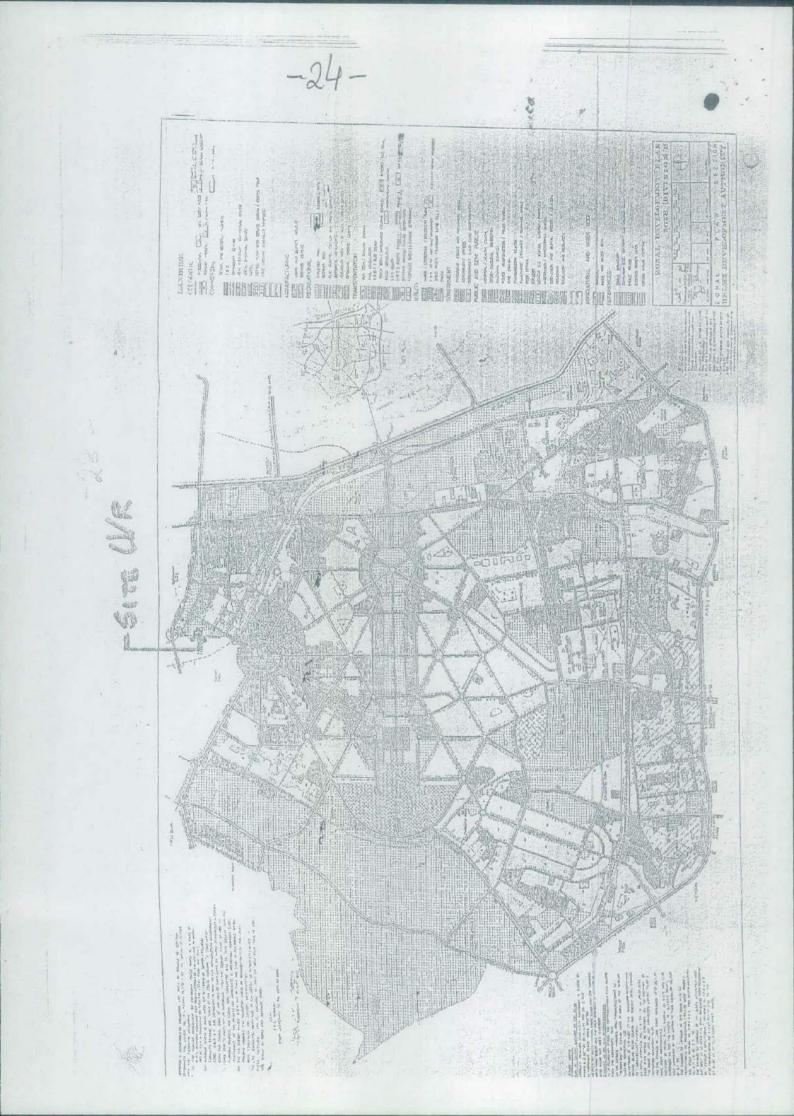
The DG (CRPF), CGO Complex, Lodhi Road, New Delhi,

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

Copy for information to:

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





# OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110039 Dated, the

The Commissioner (Plg.), on shely far ANNBXUEB Delhi Development Authority, Vikash Minar, New Delhi.

B-V-1/2017-19-55(TC LAND)

-80

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 DELMI RAILWAY STATION, AJMERI GATE, NEW DELHI.

In continuation to this office letter of even number dated 11/03/2019 and 3. 33.19 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

- 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.
  - 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.

Gir Cappane D ma

Commandan

Yours faithfully

आस्वत (योजना) कार्यालय,

डायरी सं.

दिनांक...

PARAN

Dated, the Warch, 2019

No. E-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.
- The DIGP Range New Delhi, CRPF, R. K. Puram, New Delhi.

Commandant-55 Bn, CRPF

अति० आयुक्त (यो०)-11 डायरी सं0. 2 4 2 दिनांक 21-2-20

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To

ANNBXURE ZOTOL 2012 Farmies. O. 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.111-2(1)/1991-Works-NZ-TC/Y.N R.Stn Ful Dated, the 1. January 2020. The Vice Chairman জাৰাৰল (যাজলা) জান্নলিটা जयरी य 1 - 449 Delhi Development Authority, Renia 18 12 12 12 12 10 20 Vikas Sadan, New Delhi-110023.

REGARDING CHANGE OF LAND USE FROM 'DISTRICT Subject:-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.

<sup>234</sup>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.

In this regard, it is submitted that, 2.05 Acres of land allotted to CRPF in 02) 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 501212020 Contd..p/2.

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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-2021corrected 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 fare resulting the construction work is delaying inordinately.

- 2:7-

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 me

# (Bhupendra Kumar) DIGP(Works),CRPF

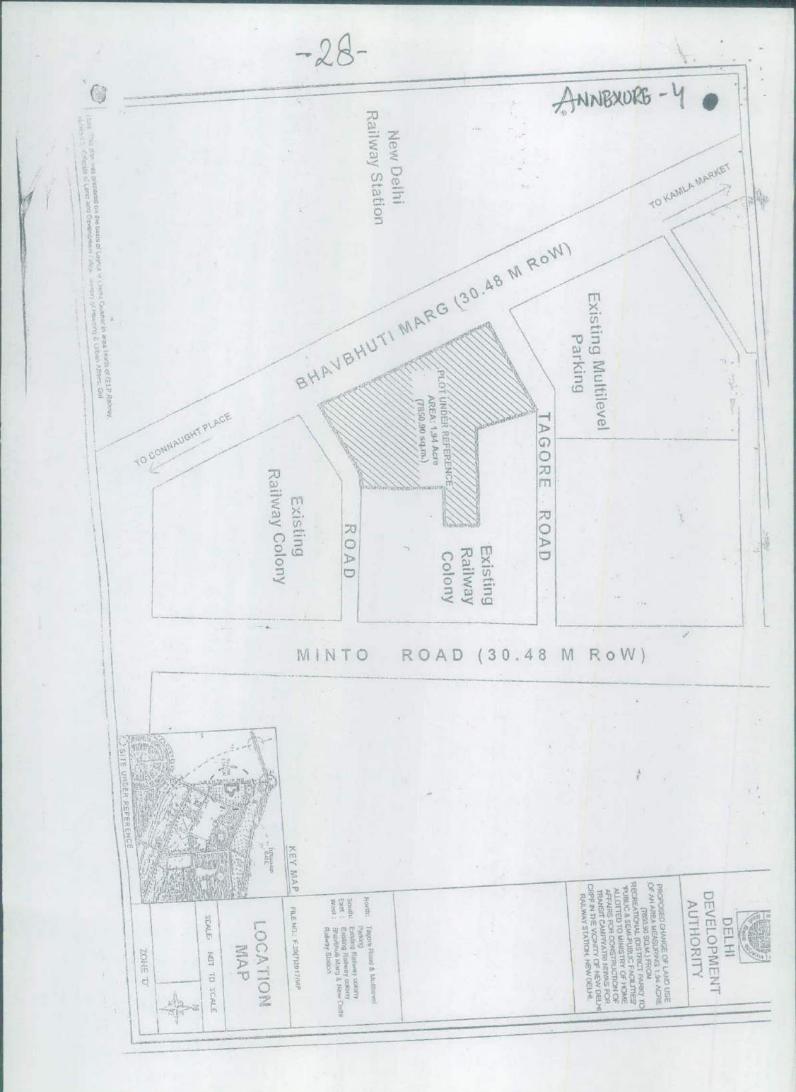
No. A.III-2(1)/1991-Works-NZ-TC/Y.N R.Stn

Dated, the 10 - January 2020.

Copy for information and necessary action forwarded to:-

- Che Commissioner (Planning) Delhi Development Authority, 2<sup>nd</sup> 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.

61Maa (Bhupendra Kumar) DIGP(Works), CRPF





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

-30-

# 1.0 Background:

 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.

ITEM NO.16 TC 2020

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.

ili. 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

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. 1.	MPD	MPD 2021								
	Existing Provisions	Proposed Amendments/Modifications								
	Chapter 4.0 Shelter									
	Para 4.4.3 CONTROL FOR B RESIDENTIAL PREMISES I. STATE BHAWAN/STATE GUEST I	BUILDING/ BUILDINGS WITHIN 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

Sheks

Dy. Director (Plg.) MP & DC

Maijn f.d Addl. Comm. (Plg.) I



SUB: PROPOSED MODIFICATION IN MPD - 2021, PARA 4.2.3.4 OF CHAPTER 4.0, W.R.T.

# F3(36)1996/MP/Pt1

# 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.

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- 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:
  - "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.

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- 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
Frovision in Existing Based of Chapter 4.0 Shelter	
-isong 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.	<ul> <li>iii) The scheme should be designed in a composite manner with an overal maximum FAR of 400 on the residentia 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).</li> <li>The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of the landuse.</li> </ul>

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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.

### 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.

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Asst. Director (Plg.) MP

Dy. Director (Plg.) MP

Marji Pel. Addl. Comm (Plg.) 1

#### 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 atPocket A, Integrated Freight Complex, Gazipur for 'allotment of land to set up a plant for converting plastic wastes into diesel, tiles, etc. to SDMC.

ITEM No. 18 TC 2020

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### 1.0 Background:

- 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 identify3 (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"
- 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'.

(Commercial C2)' and area of 1.55 Hectares i.e 15,500 sq.m (Refer Annexure-

- 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 Pandemicthe latest TSS is not received from Engineering Department.Accordingly, accurate dimensions are to be confirmedby Engineering Department, before placing the agenda in the Authority.
- g. Litigation, ownership & allotment status of the site not received from Land Management and Land Disposal Department even after various requests. Therefore, allotment, litigation and ownershipstatus 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 Lopkdown 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

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F).

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.	<ul> <li>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)</li> </ul>		
		<li>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)</li>		
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	<ol> <li>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)</li> </ol>		
		<ul> <li>Accordingly, vide letter dated 30.12.2019 SDMC had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)</li> </ul>		
		<ul> <li>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)</li> </ul>		
• 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 handrecycling 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 ?	put to an alternative use.		

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14,	How the proposal will benefit in the development and economic growth of the city.	Plants for converting plastic waste into diesel, tiles, etcwill 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 <sup>th</sup> 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 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/parkingas 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

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Director (Plg.) Zone E&O

Assistant Director (Plg.) Zone-E

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FOR DEDUCTOR, CONSIGN OF SCHENTIFIC AND INDUSTRIAL RESEARCH CORE HURSTERS OF UT OF PETROLEDIA, DEBRADUNE OF the T - A PART. en Bressenherd Berlin, amfan Best, Directorer sin

The hadian institute of Petroleum, CSIR, Dehradun, has developed furtherstogy to convert the plastic waste into diesel, filos, ere-The plastic searce is major source of pollution, and DEA + 467C, MERAE,

ESOLIC and New Delhi Municipal Council, so as to minimise the restriction, proposes to avail the technology in disposal of the plasm

to is proposed to set up units/plants in Delhi based on this technology.

more therefore, parties heroto agree to, collaborate for setting up these plants and the responsibilities shall be shared as follows:

The DLse will make available the land for setting up the unit plant. south/Marth/Sast Delhi Idunicipal Corporation & New Delhi Municipal Coursell, well be responsible to provide the segregated plastic waste as a

the Lalian fostitute of Petroleum, CSIR, Delugdun, will provide the technology and technical supervision on license thasis.

Some PSUs will be requested to set up and run the plants or commercial the, detailed terms and conditions will be finalized separately after normal 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.

62 310182722019

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

1. Sh. Rounesh Yerma-Addi, Camme (Engg.), Sorec assemply 1 Sh. Naulang Single, Chief Engineer, North UNIC, 3. Sh. P. K. Khundelwal-Chief Engineer-East UNIC

(SECOND PARTY)

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

Witness!

Page 2 of 2

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ANNEX. ficial figure states बाल्यीय संबद्धी जिल्ल niti ci àna (sa 2020 0 2 JAN 2020 SOUTH DELHI MUNICIPAL CORPORATION 5 OFFICE OF DIRECTOR (DEMS) Dr. Sleyama Prasad Multherjee Civic Centre, E-1 Block (8th Floor), Javoharlal Nehm Marg, New Delhi-110002 Phone: 2322 1821 (Office) निवन्त प्राचिकरण  $\mathcal{A} = (-1) - i_{\mathcal{A}} (\mathcal{A} - \mathbf{f}) (\mathbf{r}) \mathbf{f} (\mathbf{r}) \mathbf{r} \mathbf{s} \mathbf{r} \mathbf{s} \mathbf{s} \mathbf{s} \mathbf{s} \mathbf{f} \mathbf{s} \mathbf{r} \mathbf{r} \mathbf{s} \mathbf{s} \mathbf{s}$ ्रियोगं जावरी यहा जाणि एवं प्रेथण (मुख्य) ई-रिसीट dl. Profile Kenty Commissioner (Land), 1 A JAN 2020 Delhi Development Authority, Vikas Sadan, INA, डावरी सं... New Dulhi Subject :- Setting up of the Plant for disposal/processing of Plastic Waste in An MoU was signed on 02/10/19 in the presence of Hon'ble L.G., where senior orficers 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 As per this MoU, DDA will make available the land for setting up the unit/plant, bouth 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. East-Copy of Flott 81-Director (DEMS) copy for information to :-OT. VC, DDA 2. Commissioner, SDMC 3. Addl.Cmr. (DEMS) 4. E-in-C 5. SE(EMS)/HQ -to pursue

1 3.1	T	EL PE	c4		S.No.	
1-	- Jur	Land Disposal	PLANNING	Landscape/Architec	Department(s)	
the second	MoU with CSIR on Plastic Waste, 00	Disposal of Group Housing Plots. (i) 50% EVVS (ii) 15% EVVS	Projects with NBCC (i) Karkardooma	Landscape/Architectu re Cycle Park.	Related Issues	
	on It was discussed that Engineering in coordination with Planning and Engineering to identify the sites STATUS Plg. Deptt to identify 03-sites (approx. 5 acres each) in Rohini, East and Dwarka for installation of the plant.	<ul> <li>Group (i) 50% EWS : Dir (RL) to submit the agenda for placing it in the next Authority meeting.</li> <li>(ii) 15% EWS : CLD informed that 07 plots have been put for auction.</li> <li>Regd Vasant Gaon housing plot it - AC (Plg.)-II to revisit the proposal and put up for SCM approval.</li> </ul>	Karkardooma - CE (EZ) informed that the observation on the estimates are being incorporated for processing i 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.	<ul> <li>Engagement of Consultant :SA (DUHF) to tal approval from all concerned deptts. and put up the fi for approval.</li> <li>A/A &amp; E/S - part approval for the cycle-tracks at Grad Estimates to be firmed up.</li> <li>Cycle Park - Director (LS) informed that the detaile project report has been prepared and submitted to Ep office. Discussion to be held with VC/DDA.</li> </ul>	Discussion held on 14.01.2020	SOM Dated 28.01.2020
	Planning and Engineering to identify the sites. STATUS.	Dir (RL) to submit the agenda for next Authority meeting. CLD informed that 07 plots have been aon housing plot it - AC (Plg.)-II to al and put up for SCM approval. *	Karkardooma - CE (EZ) informed that the observations       Karkardooma - SA(EZ) to submit the Master Plan of the site on the estimates are being incorporated for processing it to DUAC for conceptual approval. To be uploaded by 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 Sanjay Lake -STATUS on the DPR to be submitted by NBCC.	<ul> <li>Engagement of Consultant :SA (DUHF) to take approval from all concerned depts, and put up the file all the concerned departments and the same is being compiled which shall be sent to Legal Dept. VC directed to A/A &amp; E/S - part approval for the cycle-tracks at Grade.</li> <li>Estimates to be firmed up.</li> <li>Cycle Park - Director (LS) informed that the detailed to EM proposed cycle track at Grade and submitted to EM proposed cycle track at Grade and obtain approval from the empanelled office. Discussion to be held with VC/DDA.</li> <li>Office. Discussion to be held with VC/DDA.</li> <li>Director (LS) informed that the detailed to EM proposed cycle track at Grade and obtain approval from the empanelled.</li> <li>Cycle Park - As per the meeting committee.</li> <li>Cycle Park - As per the meeting held under VC/DDA, the BFP document to be finalized in consultation with Advisor.</li> </ul>		

DELIH DEVELOPMENT AUTHORITY INSTITUTIONAL LA ND BRANCH A-216, 2<sup>nd</sup> Floor, Vilas Sadan, INA, New Delhi-110023<sup>दिनांक.......</sup>

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No. F.32(Mise.)19/11/ 60

Dated: -05/02/2020

निदेशक (योजना)

ANNER

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#### MEETING NOTICE

A meeting is scheduled on 07.02.2020 nt 04:00 PM under the Chairmanship of worthy Vice Chairman, DDA, in the Conference room of Vice Chairman, DDA at 'B' Block, 1<sup>st</sup> 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), E DA
- 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:-

All concerned

Copy for information to:-

OSD to VC, DDA

· Dy.Director (IL)

(Sada Shiv)

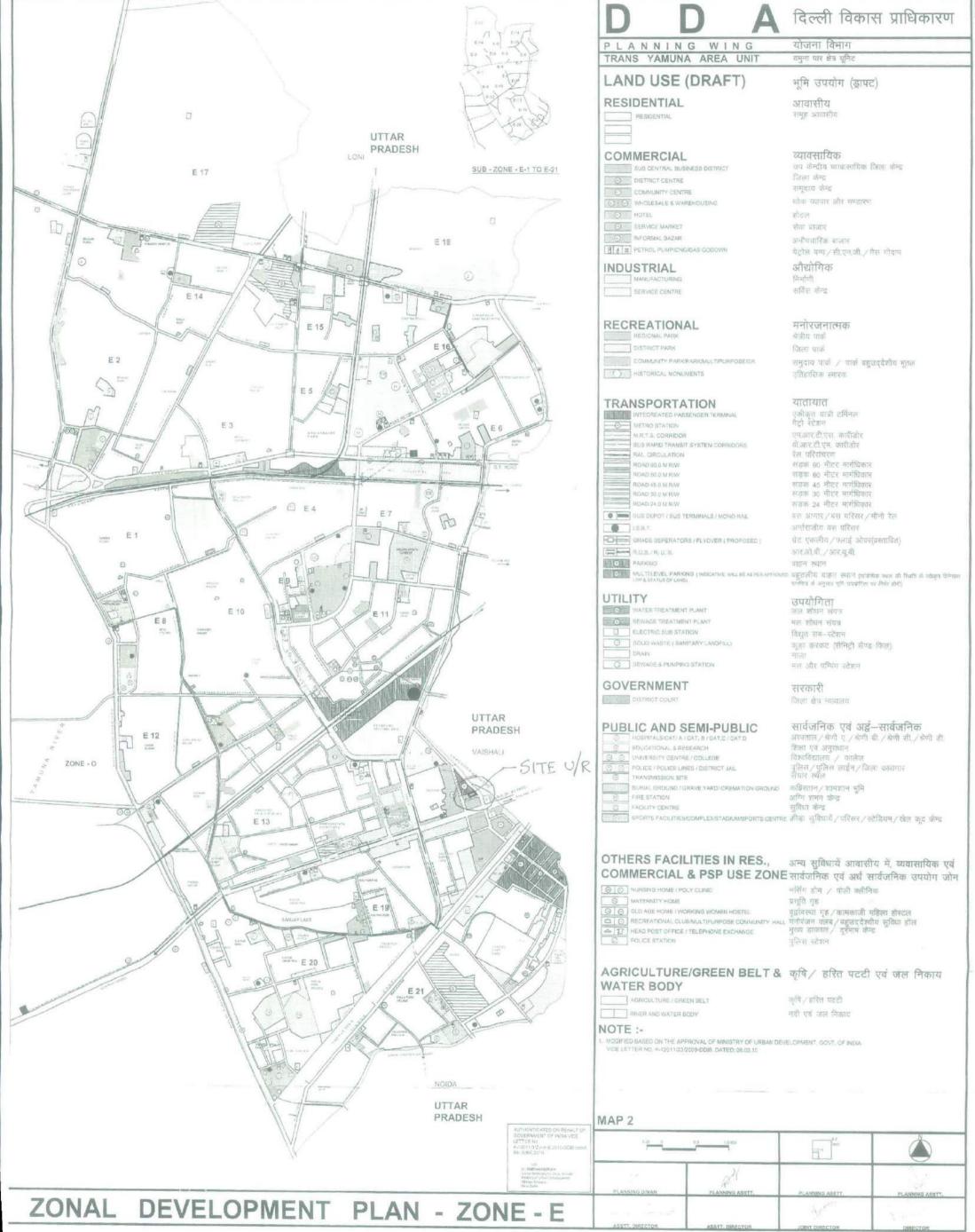
Dy. Director (IL)

and informed in the meeting. As the site was real p.T.

Welcome to Reditimail NG: Inbox आयुक्त (योजना) कार्यालय JAVEL Mailbox of commplg@dda.org.in 07/02/2020 ar 4100 P.M डायरी सं M-दिनांक S 2000 Subject: Meeting Notice fixed on 07.02.2020 at 04:00 PM From: Dy Director IL <dydinldda@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, cenz@dda.org.in, cenorthdda@gmail.com, cenz@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) 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. अति० आस्यवत्त (यो०)-11 Regards, डायरी संव. 222 A12/20 O/o Dy.Director(IL)/DDA 127195 .... May See Please Grow (PIS, L in mass Livii (1993) Desers F Acopis) = Okerde Bly 2000 Link up with concerned Ac (ly) Plg. Asth. I/zone & Ac (Pigs Parjeet 203 2020 Dir (Ply) Zone E 40 Dir (Alg) zone J & USC instructed to all of the land to HCD. Submitted for Alipping my Dir (Plg.) hording add dig of 14/02/2020 1000 2020 Dir (PIg.) under FR49(i)/Zone E & O Iddl Cover (Plg. Hat Comment (P19.) [ ] The sife will replay here of land use. (Automicijowa (P19.) ] Har The sife will replay here of land use. Autoratingly the matter will be Relaced https://webmail.rediffmailpro.com/ajaxbrigm/readmail?printable=1&block\_images=1&file\_name=1580886199.5.271810.2650.H.WURSIERpcmVjdG9y1... 1/1 in Termical Committee for charge land we used the Mal 10 6-1 Ad to mat Ply 14

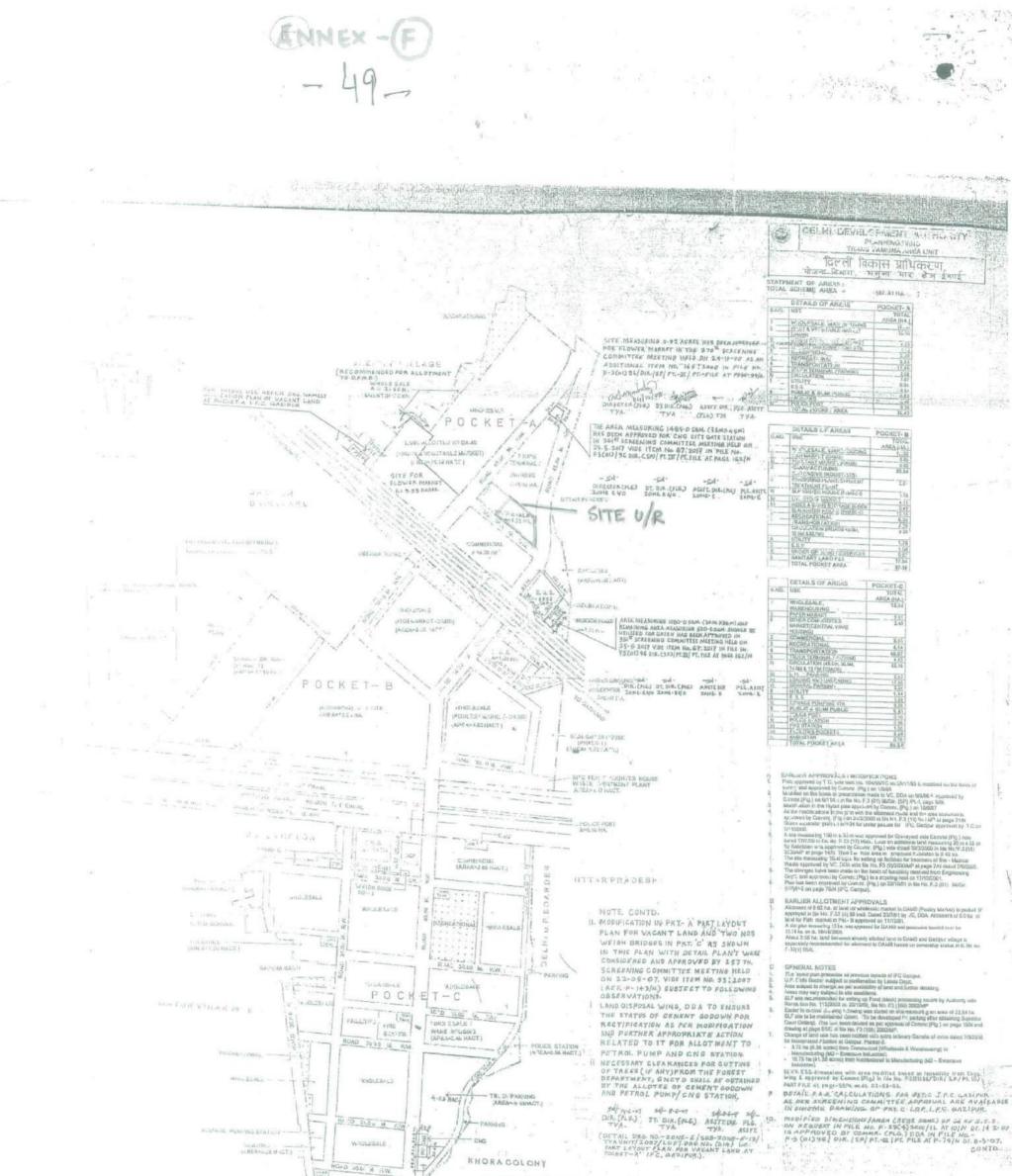
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P L A N N I N G W I N G TRANS YAMUNA AREA UNIT LAND USE (DRAFT) RESIDENTIAL PERDENTIAL PERDENTIAL PERDENTIAL BUG CENTRAL BUSINESS DISTRICT DISTRICT CENTRE COMMUNITY CENTRE COMMUNITY CENTRE COMMUNITY CENTRE COMMUNITY CENTRE COMMUNITY CENTRE DISTRICT CENTRE DISTRICT CENTRE DISTRICT CENTRE DISTRICT PARA ILL PETROL PUMP/CNG/GAS GODOWN INDUSTRIAL MANUFACTURING SERVICE MARKET ONFORMAL BAZAR ILL PETROL PUMP/CNG/GAS GODOWN INDUSTRIAL MANUFACTURING SERVICE CENTRE RECREATIONAL AREGICINAL PARA DISTRICT PARA COMMUNITY PARK/PARK/MULTIPURPOSEACR MISTORICAL MONUMENTS TRANSPORTATION MITEOREAL MONUMENTS TRANSPORTATION MITEOREAL MONUMENTS READ STATCOM MITEOREAL MONUMENTS TRANSPORTATION MITEOREAL MONUMENTS DUS DEPOT / BUS TERMINALS / MONO RAL LS.B.T OF MARCH BARAN DUS DEPOT / BUS TERMINALS / MONO RAL LS.B.T OF MARCH CAMPONING (INDICATIVE, WILL BE AS PERCAMPROVED MULTI LEVEL PARIONG (INDICATIVE, WILL BE AS PERCAMPROVED	योजना विभाग यमुना पार क्षेत्र यूनिट भूमि उपयोग (ड्राफ्ट) आवासीय त्रमूह आवसीय व्यावसायिक जय केन्द्रीय जन्म केन्द्र योक व्यावस और मण्डारण होटल सेवा बाजार अनीपवारिक बाजार येदोल पाप, सी.एन.जी./ गैस गोदम औद्योगिक भिर्माणी सर्वेश केन्द्र मनोरजनात्मक श्रेत्रीय पार्क जिला पार्छ समुदाय पार्क / पार्क बहुछद्देशीय मूतल एतिहासिक स्मारक यातायात एकीकृत पाठी टॉमिनल नेद्दो स्टेशन प्रमार टी.एन. कारी डोर मे.आर.टी.एन. कारी डोर मे.आर.टी.एन. मार्ग डिकार सडक 40 मीटर मार्ग डिकार
LAND USE (DRAFT) RESIDENTIAL RESIDENTIAL BUB CENTRAL BUBINESS DISTRICT DISTRICT CENTRE COMMUNITY CENTRE COMMUNITY CENTRE COMMUNITY CENTRE COMMUNITY CENTRE SERVICE MARKET NFCRUAL BAZAR MOTEL SERVICE MARKET NFCRUAL BAZAR MATUFACTURING SERVICE CENTRE RECICAL PARK DISTRICT PARK COMMUNITY PARKIPARKIMULTIPURPOBEASK PETROL PARK DISTRICT PARK COMMUNITY PARKIPARKIMULTIPURPOBEASK NETORICAL MONUMENTS RECORDENTED RECORDENT PARK COMMUNITY PARKIPARKIMULTIPURPOBEASK NETORICAL MONUMENTS RECORDENTED NITECREATED PASSENGER TERMINAL METRO STATION MRT 3. CORRIDOR BUS RAPID TRANSIT SYSTEM CORPROSES FAL CRECLATION MRT 3. CORRIDOR BUS RAPID TRANSIT SYSTEM CORPROSES FAL CRECLATION ROAD 90.0 M RAW ROAD 46.0 M RAW ROAD 46.0 M RAW ROAD 46.0 M RAW ROAD 50.0 M RAW	भूमि उपयोग (द्रापट) आवासीय समूह आवसीय ज्यावसायिक उप केन्द्रीय व्यावसायिक जिला केन्द्र जिला केन्द्र थोक व्यापार और मण्डारण होटल सेवा बाजार जनीपवारिक बाजार पेट्रोल पम्प / सी.एन.जी. / मैस गोवाम औद्योगिक मिर्माणी सर्विस केन्द्र मनोरजनात्मक त्रेत्रीय पार्क जिला पार्क समुदाय पार्क / पार्क बहुछद्देशीय मृतल एतिहासिक स्मारक यातायात एकीकृत यात्री टॉमनल नेद्रो स्टेशन पम.आर.टी.एन. कारीजेर मे.आर.टी.एन. कारीजेर मे.आर.टी.एन. मार्गविकार सडक 45 मीटर मार्गविकार
RESIDENTIAL         BUB CENTRAL BUSINESS DISTRICT         BUB CENTRAL BUSINESS DISTRICT         DISTRICT CENTRE         COMMUNITY CENTRE         DISTRICT NAME         MANUFACTURING         SERVICE CENTRE         RECICICAL PARK         DISTRICT PARK         COMMUNTY PARKPARKANULTIPURPOSEACK         PETROL PARK         DISTRICT PARK         DISTRICTRICAL MONUMENTS         DISTRICTRICAL<	समूह आवासीय व्यावसायिक उप केन्द्रीय व्यावासायिक जिला केन्द्र जिला केन्द्र समुदाय केन्द्र योक व्यापार और मण्डारण होटल सेवा बाजार अनीपवारिक बजार पेट्रोल पम्प / सी.एन.जी. / गैस गोदाम <b>औद्योगिक</b> निर्माणी सर्वेस केन्द्र <b>मनोरजनात्मक</b> श्रेत्रीय पार्क जिला पार्क समुदाय पार्क / पार्क बहुछद्देशीय मूलल एतिहासिक स्मारक <b>यातायात</b> एकोकृत यात्री टॉमनल नेट्रो स्टेशन पमआर.टी.एन. कारीडोर मो.आर.टी.एन. कारीडोर मो.आर.टी.एन. मार्गविकार सडक 45 मीटर मार्गविकार
COMMERCIAL SUB CENTRAL BUSINESS DISTRICT DISTRICT CENTRE COMMUNITY CENTRE COMMUNITY CENTRE COMMUNITY CENTRE COMMUNITY CENTRE COMMUNITY CENTRE SERVICE MARKET NFORMAL BAZAR COMMUNITY PARKING SCOODWN INDUSTRIAL MANUFACTURING SERVICE CENTRE RECICICAL PARK DISTRICT PARK COMMUNITY PARKIPARKAULTIPURPOSEACR INSTRICT PARK COMMUNITY PARKER COMMUNITY	व्यावसायिक उप केन्द्रीय व्यावासायिक जिला केन्द्र जिला केन्द्र समूदाय केन्द्र थोव व्यापर और मण्डारण होटल सेवा बाजार अनीपचारिक बाजार पेट्रोल पम्प/सी.एन.जी./गैस गोदाम औद्योगिक भिर्माणी सर्वेस केन्द्र मनोरजनात्मक अंत्रीय पार्क जिला पार्क जिला पार्क जिला पार्क जिला पार्क समुदाय पार्क / पार्क बहुज्यदेशीय मूलल एतिहारिक स्मारक यातायात एक्कि सा को टॉर्मिनल नेद्दी स्टेशन एम.आर.टी.एम. कारीडोर मे.आर.टी.एम. कारीडोर मे.आर.टी.एम. कारीडोर मे.आर.टी.एम. मार्गविकार सडक 45 मीटर मार्गविकार
SUB CENTRAL BUSINESS DISTRICT  SUB CENTRAL CENTRE  COMMUNITY CENTRE  SCOMMUNITY CENTRE  SERVICE MARKET  SERVICE MARKET  SERVICE CENTRE   RECREATIONAL  MARUFACTURING SERVICE CENTRE   RECREATIONAL  RECOLONAL PARK  DISTRICT PARK  DISTRICT PARK  COMMUNITY PARKPARCAULTIPURPOSEASE  () HITEOREATED PASSENGER TERMINAL  METRO STATION  MR.T.S. CORRIDOR  BUS RAPID TRANSIT SYSTEM CORRIDORS  RAL. CRCULATION  ROAD 30.0 M RAV  SUB SERVICE  CENTRE   COMMUNITY PUSTERMINALS / MONO RAL  ES.B.T  COMMON SCIENT (J.B.  PARKING	उप केन्द्रीय व्यावासायिक जिला केन्द्र जिला केन्द्र समुदाय केन्द्र थोक व्यापार जीर मण्डारण होटल सेवा बाजार जनीपवारिक बाजार पेटोल पमा / सी.एन.जी. / गैस गोवाम <b>औद्योगिक</b> निर्माणी सर्विस केन्द्र मनोरजनात्मक श्रेजीय पार्क जिला पार्क समुदाय पार्क / पार्क बहुछद्देशीय मूलल एतिहासिक स्मारक यातायात एकीकृत यात्री टॉमनल नेट्रो स्टेशन पम.आर.टी.एन. कारीबोर मो.आर.टी.एन. कारीबोर मो.आर.टी.एन. मार्गविकार सडक 45 मीटर मार्गविकार
SUB CENTRAL BUSINESS DISTRICT DISTRICT CENTRE COMMUNITY CENTRE COMMUNITY CENTRE SERVICE MARKET NICORMAL BAZAR INFORMAL BAZAR INFORMAL BAZAR INFORMAL BAZAR INFORMAL BAZAR INFORMAL BAZAR INFORMAL BAZAR DISTRICT PARK COMMUNITY PARKIPARKOMULTIPURPOBEASR INFORMAL MONUMENTS FRANSPORTATION MRT 5. CORRIDOR BUS RAPID TRANSPERINGEN TERMINAL METRO STATON MRT 5. CORRIDOR BUS RAPID TRANSPERINGEN TERMINAL METRO STATON MRT 5. CORRIDOR BUS RAPID TRANSPERINGEN CORPRODES H. CIRCULATION ROAD 80.0 M RAW ROAD 60.0 M RAW	उप केन्द्रीय व्यावासायिक जिला केन्द्र जिला केन्द्र समुदाय केन्द्र थोक व्यापार और मण्डारण होटल सेवा बाजार जनीपवारिक बाजार पेटोल पमा / सी.एन.जी. / गैस गोवाम औद्योगिक मिर्माणी सर्विस केन्द्र मनोरजनात्मक श्रेजीय पार्क जिला पार्क समुदाय पार्क / पार्क बहुछद्देशीय मूलल एतिलासिक स्मारक यातायात एकीकृत यात्री टॉमनल नेट्रो स्टेशन पम.आर.टी.एन. कारीबोर मो.आर.टी.एन. कारीबोर मो.आर.टी.एन. मार्गविकार सडक 40 मीटर मार्गविकार
COMMUNITY CENTRE WHOLEBALE & WAREHOUSING HOTEL SERVICE MARKET INFORMAL BAZAR MOTEL SERVICE MARKET INFORMAL BAZAR MILE SERVICE CENTRE	समुदाय केन्द्र थोक व्यापार और मण्डारण होटल सेवा बाजार अनीभवारिक बाजार पेट्रोल पम्प / सी.एन.जी. / गैस गोदाम <b>औद्योगिक</b> निर्माणी सर्वेश केन्द्र मनोरजनात्मक अंत्रीय पार्क जिला पार्क जिला पार्क जिला पार्क जिला पार्क समुदाय पार्क / पार्क बहुछद्देशीय भूतल एतिहासिक स्मारक यातायात एकीकृत यात्री टॉमिनल नेट्रो स्टेशन पम.आर.टी.एन. कारीडोर मे.आर.टी.एन. कारीडोर मे.आर.टी.एन. मार्गविकार सडक 45 मीटर मार्गविकार
COMMUNITY PARKPARCAULTIPURPOSEAR  FISTORICAL MONUMENTS	भेक व्यापार और मण्डारण होटल सेवा काजार अनीपचारिक बाजार पेट्रोल पम्प्∕सी.एन.जी./गैस गोदाम <b>औद्योगिक</b> निर्माणी सर्वेश केन्द्र मनोरजनात्मक अंत्रीय पार्क जिला पार्क जिला पार्क जिला पार्क जिला पार्क जिला पार्क समुदाय पार्क ∕ पार्क बहुछद्देशीय भूतल एतिहारिक स्मारक यातायात एक्कि सा की टॉमिनल नेट्रो स्टेशन प्रमाआर.टी.एन. कारी बोर मे.आर.टी.एन. कारी बोर मे.आर.टी.एन. मार्गविकार सडक 40 मीटर मार्गविकार
HOTEL     SERVICE MARKET     INFORMAL BAZAR     INFORMAL BARK     INFORMAL PARK     DISTRICT PARK     DISTRI	होटल सेवा बाजार अनीपचारिक बाजार पेट्रोल पम्प्∕सी.एन.जी./गैस गोदाम औद्योगिक मिर्माणी सर्वेस केन्द्र मनोरजनात्मक अंत्रीय पार्क जिला पार्क जिला पार्क जिला पार्क जिला पार्क जिला पार्क जिला पार्क जिला पार्क पितारिक स्मारक पातायात एक्कि साकी टॉमिनल नेट्रो स्टेशन पमआर.टी.एम. कारी.बोर मे.आर.टी.एम. कारी.बोर मे.आर.टी.एम. कारी.बोर मे.आर.टी.एम. कारी.बोर मे.आर.टी.एम. मार्गिकार सडक 40 मीटर मार्गविकार
SERVICE MARKET  SINFORMAL BAZAR  HIPORMAL BAZAR  SINFORMAL BAZAR  MARUFACTURING SERVICE CENTRE   RECICAL PUMPRING AGAS CODOWN  RECORDANCE PARK DISTRICT PARK DISTRICT PARK DISTRICT PARK COMMUNITY PARKPARCIAUL TIPURPOSEAGE HISTORICAL MONUMENTS   RECORDER CONTINUENTS   RECORDING NEW ROAD 30 0 M RW ROAD 30 M	सेवा बाजार अनीमवारिक बाजार येट्रोल यम्प / सी.एन.जी. / गैस गोदाम <b>औद्योगिक</b> निर्माणी सर्वेश केन्द्र मनोरजनात्मक अंत्रीय पार्क जिला पार्क जिला पार्क जिला पार्क तमुदाय पार्क / पार्क बहुछद्देशीय भूतल एतिहासिक स्मारक यातायात एकीकृत याद्री ट्विंगल नेट्रो स्टेशन पम.आर.टी.एम. कारीडोर मे.आर.टी.एम. कारीडोर मे.आर.टी.एम. कारीडोर मे.आर.टी.एम. कारीडोर संदर्क 90 मीटर मार्गधिकार सडक 45 मीटर मार्गधिकार
INFORMAL BAZAR    Image: Service Centre   RECREATIONAL   MARUFACTURING   SERvice Centre   RECIONAL PARK DISTRICT PARK COMMUNITY PARKPARCIMULTIPURPOBEACR INSTORICAL MONUMENTS COMMUNITY PARKPARCIMULTIPURPOBEACR INSTORICAL MONUMENTS SERVICE ORTALION METRO STATION METRO STATION METRO STATION ROAD 90.0 M RAV ROAD 45.0 M RAV ROAD 50.0	अनीपचारिक बाजार येट्रोल यम्प / सी.एन.जी. / गैस गोदाम औद्योगिक निर्माणी सर्विस केन्द्र मनोरजनात्मक अंत्रीय पार्क जिला पार्क जिला पार्क जिला पार्क जिला पार्क जिला पार्क जिला पार्क जिला पार्क जिला पार्क जिला पार्क तमुदाय पार्क / पार्क्त बहुछद्देशीय भूतल एतिहारिक स्मारक यातायात एक्कि सार्ज टॉमिनल मेट्रो स्टेशन एम.आर.टी.एम. कारीडोर ये.आर.टी.एम. कारीडोर ये.आर.टी.एम. कारीडोर ये.आर.टी.एम. कारीडोर संदर्क 90 मीटर मार्गधिकार सडक 45 मीटर मार्गधिकार
	पेट्रोल पम्प / सी.एन.जी. / गैस गोदाम औद्योगिक मिर्माणी सर्विश केन्द्र मनोरजनात्मक श्रेत्रीय पार्क जिला पार्क समुदाय पार्क / पार्क बहुछद्देशीय मूतल एतिहासिक स्मारक यातायात एकीकृत यात्री टर्मिनल नेट्रो स्टेशन एम.आर.टी.एन. कारीडोर मे.आर.टी.एन. कारीडोर मे.आर.टी.एन. कारीडोर मे.आर.टी.एन. कारीडोर संदर्फ 90 मीटर मार्गधिकार सडक 45 मीटर मार्गधिकार
INDUSTRIAL MARUFACTURING SERVICE CENTRE RECICINAL PARK DISTRICT PARK COMMUNITY PARKPARKIMULTIPURPOBEACR COMMUNITY PARKPARKIMULTIPURPOBEACR COMMUNITY PARKPARKIMULTIPURPOBEACR MIRTORKCAL MONUMENTS TRANSPORTATION METROSTATION METROSTATION METROSTATION METROSTATION METROSTATION METROSTATION METROSTATION METROSTATION METROSTATION METROSTATION MEROSTATION MEROSTATION MEROSTATION MEROSTATION MEROSTATION ROAD 90.0 M RW ROAD 45.0 M RW RW RW RW RW RW RW RW RW RW	औद्योगिक भिर्माणी सर्विस केंग्द्र मनोरजनात्मक त्रेत्रीय पार्क जिला पार्क समुदाय पार्क ∕ पार्क बहुउद्देशीय मूलल एतिहासिक स्मारक यातायात एकीकृत यात्री टर्मिनल मेट्टो स्टेशन एम.आर.टी.एस. कारीबोर मे.आर.टी.एस. कारीबोर मे.आर.टी.एस. कारीबोर मे.आर.टी.एस. कारीबोर मे.आर.टी.एस. कारीबोर संदर्भ 90 मीटर मार्गधिकार सडक 45 मीटर मार्गधिकार
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SEWAGE TREATMENT PLANT	मल शोधन संग्रंत्र विद्युत सग-स्टेशन
O BOLID WASTE ( SANITARY LANDFILL)	विधुत सब-स्टेशन कूढा करकट (सैनिट्टी सैण्ड फिल)
DRAW	नाला
SEWARE & PUNPING STATION	मल और पमियंग स्टेशन
GOVERNMENT	सरकारी
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G O UNIVERSITY CENTRE / COLLEGE	विश्वविद्यालय / कालेज
POLICE / POLICE LINES / DISTRICT LAIL     TRANSMISSION SITE	पुलिस/पुलिस लाईन/जिला कारागार संघार स्थल
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FIRE STATION	अग्नि शमन केन्द्र
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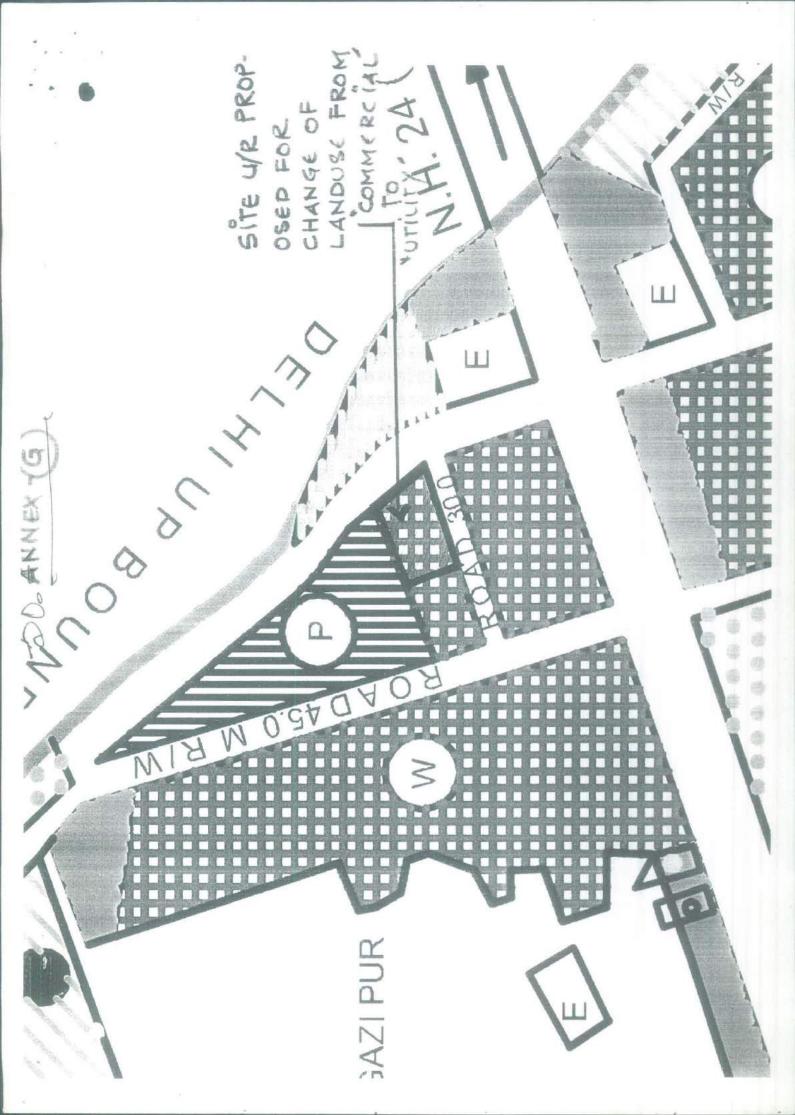




THE SCHEME WAS DISCUSSED IN THE 253<sup>54</sup> GEREENING COMMITTEE METTING HELDON OF 02-2007 VICE ITEM NO. 14:2007 IN FILE NO. HER BUT TRANULLY REPLECTED IN THE ABUNDA INCLUDING STANDARD DESIONS WERE THE BUT TRANULLY REPLECTED IN THE ABUNDA INCLUDING STANDARD DESIONS WERE HER BUT TRANUL PARAMENT IN A START THE ABUNDA INCLUDING STANDARD DESIONS WERE BUT THE ALL THE ABUNDA SHALL PARAMENT IN THE ABUNDA INCLUDING STANDARD DESIONS WERE BUT THE ALL THAT THE ABUNDA INCLUDING STANDARD DESIONS WERE THE BUT TRANUL PARAMENT IN A START THE ABUNDA INCLUDING STANDARD DESIONS WERE BUT THE ALL THAT THE ABUNDA INCLUDING STANDARD DE FAR AR ON A START ADVENT IN A START START AND THE STANDARD DE FAR AR ON THE THAT HELD BY 240-54 IN MORE STANDARD DE TANDARD DE FAR AR ON THE THAT HELD BY 240-54 IN THE ABUNDA INCLESS ALL AND TRUCE TRANNAL FRAMINKE CERT AND THAT AND AND THE THE ABUNDA IN THE ABUNDA INCLESS AND THE ALL ADVENDED TO THE AR AND THE THAT ADVENT ADVENT AND THE STANDARD DE THAT ARE AND THE ALL FRAMINES CERT ADVENT ADVENT AND THE ABUNDA INCLESS AND THAT THE ABUNDA ADVENDED AND THE ADVENT ADVENT ADVENT ADVENT ADVENT AND THE ADVENT ADVENT ADVENT ADVENT ADVENT ADVENT ADVENT ADVENT ADVENT AND THE ADVENT ADVENTIONS AND ADVENT ADVENT ADVENT ADVENT ADVENT ADVENT ADVENT ADVENT ADVENTION AND ADVENT ADVENT ADVENTION AND ADVENT ADVENT ADVENT ADVENT ADVENT ADVENTION ADVENT ADVENTION ADVENT ADVENTION ADVENT ADVENTION ADVENT ADVENTION ADVENT ADVENTION ADVENTION ADVENT ADVENTION ADVENT ADVENTION ADVE एकीकृत गाड़ा परिसर ुगाजीपुर का परिवर्षित ले-आकट प्लान MODIFIED LAY JT PLAN OF INTEGRATED FREIG IT COMPLEX GAZIPUR all som BCALE -0, 4000 ZONE-E/SUB-ZONE-F-91-09-2501 13, 13 ANY 14/ TYALDHIT/ 2001/LMP/SHL-NO+(102) State A. bland -VinneBarle ALSTI ZORA (PL) ZORA (PL) 000 CARGOTOR (P HLANGING" ASSISTENT 

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

Dated : 19 .05.2020

ातिरिवस आयुक्त (योजना)-

2020

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

आयुक्त (योजना) कार्यासय डायरी स<u>्ट</u> - १८८ दिनाक. <u>२१८ २०</u>

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

Sir / Madam,

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Let us discuss the issue in The

T.C. where officer of SDMC will

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.

S.E. (Building)-HQ South DMC

Yours faithfully,

also he participating. Before that, The isme needs & he discussed with approace(4) mi 4/2/1040 - DDLm) Discussed with Comm (P4) the may discuss the issue during T.C as older items. Some may be informed accordingly. Mpl 4/6/2020

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

#### No. F01(03)2020/MP/

#### Date: 03.06.2020

#### MEETING NOTICE

The 3<sup>rd</sup> 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

3<sup>rd</sup> Technical Committee Meeting to be held on 05.06.2020

SI. No.	Item No.	Subject	Page No.
1.	14/2020	Confirmation of the Minutes of 2 <sup>nd</sup> 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 6<sup>th</sup> Floor, VikasMinar I.P. Estate, New Delhi - 110002

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

Date: 06.03.2020

# Subject: Minutes of the 2<sup>nd</sup>Technical Committee meeting of DDA for the year 2020 held on 24.02.2020.

The 2<sup>nd</sup>Technical Committee meeting of DDA for the year 2020 was held under the Chairmanship of V.C. DDA on24.02.2020. 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.

indallis 613/2020

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

#### To:

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

SI. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
1.	07/2020	Confirmation of the minutes of 10 <sup>st</sup> 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.C1. F.26(8)2019-MP	<ul> <li>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:</li> <li>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.</li> <li>2. CTP, SDMC informed superimposition of Khasraon the maps as mentioned in SOP,</li> </ul>	

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SI. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			<ol> <li>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.</li> </ol>	
			After deliberation, it was decided that:	
			<ol> <li>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.</li> </ol>	
			<li>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:</li>	
2			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. 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	

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SI. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			requirement while preparing the Layout Plan. c. In case there are other general issues needing clarification, MCD's may identify and send to DDA and a discussion will be organized.	
4.	10/2020	Provision of additional land of 5.9 Acres to GNTCD for expansion of institute of Liver and Billiary Sciences (ILBS) Hospital, Vasant Kunj. F.20(2)2005/MP	The proposal was presented by Dir(plg) Zone J, it was informed that Chlef 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. 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. 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'. 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.	
5.	11/2020	Proposed modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum & JJ Clusters redevelopment regulations and Guidelines. F.3(36)1996/MP/Pt.I	The Agenda item was withdrawn for want of more information.	

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SI.	Agenda	Issue	Discussion / Recommendations	Rémarks
No 5.	Item No. 12/2020	Allowing FAR of 400 for	The proposal was presented by	
<i>J.</i>	12/2020	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 <sup>th</sup> May 1996 and MPD- 2021 provisions of Table 7.3 para (xii). <b>F.23(13)2005Bldg./Pt.</b>	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. 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.	
7.	13/2020 Laid on Table	Proposal of grant of NOC for CNG / EV charging station on PrivateLand Khasra No. 10/22 min, village – Singhola, Tehsil – Alipur, DistrictNorth, Delhi in view of notified regulations dated 08.03.2019.	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.	
	2	F.3(11)2009-MP/	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</i> <i>on privately owned lands,</i> the proposal is placed for approval.	
			After detailed deliberations, the proposal was approved with the conditions that:	
			<ul> <li>The approval shall be null and void if the said site is affected in any of the future infrastructure project.</li> </ul>	
			(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	

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Sl. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			<ul> <li>shall conform to specifications and safety norms as per the PESO Act and obtain clearance from the concern Authority.</li> <li>(iii) The approved site of fuel station shall be incorporated in the area lowerty plan ( devaluament)</li> </ul>	
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#### **`ANNEXURE-I**

# List of participants of 2<sup>nd</sup>meeting for the year 2020 of Technical Committee on 24.02.2020.

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#### 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)

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- 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

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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

ITEM No. 15 TCH020

#### 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.
- 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 3<sup>rd</sup> 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:

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- 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).
- 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:

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SI. 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.
- Thereafter, CRPF vide letter dated 22.01.2019, enclosing therewith, L&DO Viii. 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.
  - Further, Land & Development Office vide letter dated 11.02.2019 has given 'No ix. 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), Gol 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:

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S.	Information asked by MoUD	Reply
No.	vide letter dated 07.04.2015	
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.	<ul> <li>The site under reference was inspected by the officers of Planning Department and following was observed: <ol> <li>The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station.</li> <li>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.</li> </ol></li></ul>
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
	2 7.4	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 there will be only 30% Ground
6.	What will be proposal's impact/ implications on general public eg. Law & order etc.?	
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:

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). 10.	Information asked by MoUD vide letter dated 04.09.2015	Reply
	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> <li>Earlier, on the basis of the request received from the land owning agency (i.e. L&amp;DO), MoHUA GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957.</li> <li>This is a proposal of the Ministry of Home Affairs, GoI.</li> </ul>
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul> <li>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.</li> <li>The proposal, if recommended by the Technica 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.</li> </ul>
4.	How and why proposal was initiated	<ul> <li>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.</li> </ul>
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	<ul> <li>Yes, this piece of land is being utilized a Transit Camp to accommodate to CRP personnel. The case examined in LASC meeting held at MoUD, then plot was allotted b MoUD to MHA vide letter No. F.No L.IIA/11/474/2016/137 dated 30 March 2017 fo construction of Transit camp / Yatri Niwas fo CRPF.</li> </ul>
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	Camp to accommodate to CRPF personnel ar

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		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	<ul> <li>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.</li> </ul>
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	<ul> <li>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 &amp; order duties. Considering security scenario &amp; 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.</li> </ul>
10.	What is the number of people/ families/ households likely to be affected by the proposed policy	<ul> <li>Not applicable. It will benefit the families/jawans of the CRPF.</li> </ul>
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	<ul> <li>The proposal is not in consonance with the land use of the site under reference as per MPD- 2021 &amp; 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.</li> </ul>
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	<ul> <li>Yes, Ministry of Home Affairs (MHA) &amp; MoUD have been consulted and approved allotment of the land.</li> </ul>

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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	
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	- Sh Deepak Dhoundiyal , Commandant 55 Bh, CRPF, Contact No. 9868395001
10.00	Ministry regarding the proposal	

#### 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 5	
1	2	3	4		
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.

rector (Plg.) ne-D

Director (Plg.), Zone-D

Addl. Commissioner (Plg.)-II

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-15-cal committee Meeting " LAID ON TABLE I-19- ITEM No. 10/TC/2019 ANNEXDRE-1 - 19 -

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,

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
- 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'.
- 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)
- - The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site ialls outside Lutyens' Bungalow-Zone (LBZ).
- 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 100
- 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.
- 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.

Page 1 of £

- v. As per Para 2 (ii) of L&DO allotment letter dated 30 03,2017, the allottee will tak 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:

SI. 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 /	City level	Upto 5 Ha:	50	300	2.0
199.44	Security Forces, Disaster -Management Centre	1.1.1.	1	La Margania	4.11	AL STATE

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.

information as per the MoUD (now MoHUA), Gol 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.

Page 2 of 6

The information received from CRPF vide letters dated 25.05.20.17 & 26.05.2017 with respect to MoUD letter dated 07.04.2015 is as follows:

-2-17-

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.	Whethein a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	<ul> <li>The site under reference was inspected by the officers of Planning Department and following was observed: <ol> <li>The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station.</li> <li>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.</li> </ol> </li> </ul>
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:

Page 3 of 6

		-18-1
•		-22-
S.No.	Information asked by MoUD vide letter dated 04.09.2015	Reply 🔘
7.	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 Distric 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> <li>Earlier also, on the basis of the reques received from the land owning agence (i.e. L&amp;DO), MoHUA, GOI, DDA ha initiated this proposal for the change of land use under Section 11A of DD Au 1957</li> <li>This is a proposal of the Ministry of Hom Affairs, Gol.</li> </ul>
3. 	What are the specific recommendations of the Authority with regard to the proposal.	<ul> <li>Central Reserve Police Force (CRPE functions under the aegls of Ministry o Home Affairs (MHA) of the Government of India to enable the government of India to enable the government maintain Rule of Law, Public Order and Internal Security effectively and efficiently.</li> </ul>
	.4	<ul> <li>The proposal is to be considered by the Authority as per Section 11-A of DD Act 1987 and further action will be taken a per the recommendations of th Authority.</li> </ul>
4,	How and why proposal was initiated	<ul> <li>The proposal has been initiated by Ministry of Home Affairs vide D.O. data 05,01,2017, wherein, MoUD was requested to allot the said ian permanently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwa with change of land use.</li> </ul>
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 Transit Camp to accommodate to CRI
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	Camp to accommodate to CRPF personn

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Page 4 of 6

	-19-	-23-
		awans, 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 evailability 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 sas 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.		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 is consonance.
, 12 , c <sup>3</sup>	. 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	provisions of Master Plan. However, th proposed change of land use is bein processed under Section 11-A of DD Ac
13	bring about such changes.	- Yes, Ministry of Home Affairs (MHA)
	organization/ Ministry related with the proposal have been	

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Page 5 of

	consulted and if yes what were their views and how they were disposed.	the second upper is not
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.	here and the second sec	- Sh. Chandu Bhulla, Addi. Commedicine

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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 unuer.		Landung	Boundaries
Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	
1 1	2	3	1200 A 199 De	5 North: Tagore Road &
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.

10/19Proposed change of land use of an area measuring 1.94 acrs (7850.90)Th th de (7850.90)Recreational' (District Park) to 'Public & Semi Public Facilities' MASTER P MASTER P Alfansie Gamp/, Yatri Niwas for	1       Statute         he proposal was presented by       Dy. Director         he proposal was presented by       Dy. Director         he proposal was presented by       Presented         he proposed use of       Presented         he proposed use of
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OFFICE OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-1 Dated, the January, 201

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

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

Subject :-

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

VC omce

Dy. No

Cated

It is to inform you that, a piece of land measuring 2.05 Acres allotted to CRPF in Sir. the vicinity of New Delhi Raliway station for construction of multi storey transit Camp/Vatri 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.

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 18<sup>th</sup> January, 2019 amended the Clouse 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.

It is therefore requested to kindly change the land use from "District Park/Green" 1 to "Public & Semi-Public" please. Yours faithfully

Regards.

Encl: (01 Leaf)

NNEXURF

Commandant-55 Bn, CRPF

Commandant-55

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

Dated, the 97) 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.

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.

Asset dig (Rg) Zone D

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 Deini 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-IJA/ 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

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'."

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

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

Rajeer Recup (Raleev Kumar)

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

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

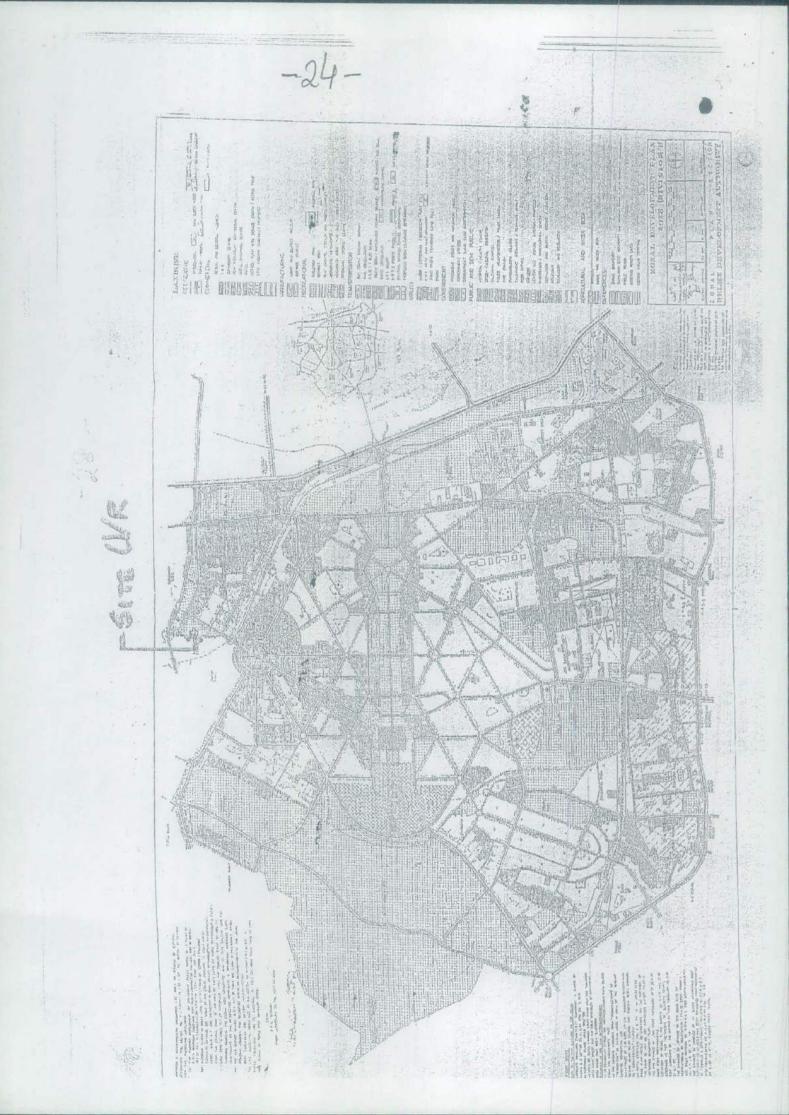
The DG (CRPF), CGO Complex, Lodhi Road, New Delhi, The Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New 2.

- 3. The Director General (Works), CPWD, Nirman Bhawan, New Delhi.
- The Chief Architect (NDR), CPWD, Nirman Bhawan, New Delhi 4
- Engineer officer, L&DO
- 6. Drawing Section, L&DO
- Accounts Section, L&DO 70

Copy for information to:

- PS to JS (A, L&E)
- PS to L&DO





### DEFICE OF THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110039 March, 2019 Dated, the

study for ANNBXURG The Commissioner (Plg.), 🕬 Delhi Development Authority, Vikash Winar, New Delhi.

B-V-1/2017-19-55(TC LAND)

Subject :-

PARK/GREEN' TO REGARDING CHANGE OF LAND USE FROM 'DISTRICT '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 10/03/19 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

- 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.
- 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.

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CRPF Commandan

Yours faithfully

आयवत्त (बोजना) कार्यालय

दिनोक.

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Dated, the Warch, 2019

No. 8-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.
- The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
- The DIGP (Works) Directorate, CRPF, R.K. Puram, New Delhi.
- The DIGP Range New Delhi, CRPF, R. K. Puram, New Delhi.

Commandant-55 Bn, CRPF

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	अति अायुक्त (यो०)-11 ENTER 142 (MANUS 2947) डायरी सं0. 2-42 ENTER 02-03-2020 IN NO. 2947
7	डायरी सं0. 2-42 EPATE 02-03-2020 IN No. 2947
	हावरा संव हिनांक 21-2-20 , विनांक 02-03-2020 Mare 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)
	Dated, the 1. January 2020.
	To
	The Vice Chairman (योजना) आवसिंस (योजना) आवसिंस
	Delhi Development Authority, Grad di 7 - 449
	Vikas Sadan, New Delhi-110023.
	Subject:- "REGARDING CHANGE OF LAND USE FROM (DISTRICT
	LAND ALL OF DEFICE DEAT FUBLIC OF 2.05 ACRES
	LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW
	Sir. Sir.
	Set is and the set

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 Jahnmu 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

20/00/2020

Contd..p/2.

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-2021corrected 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 fare resulting the construction work is delaying inordinately.

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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.

# (Bhupendra Kumar) DIGP(Works),CRPF

Yours faithfully M.

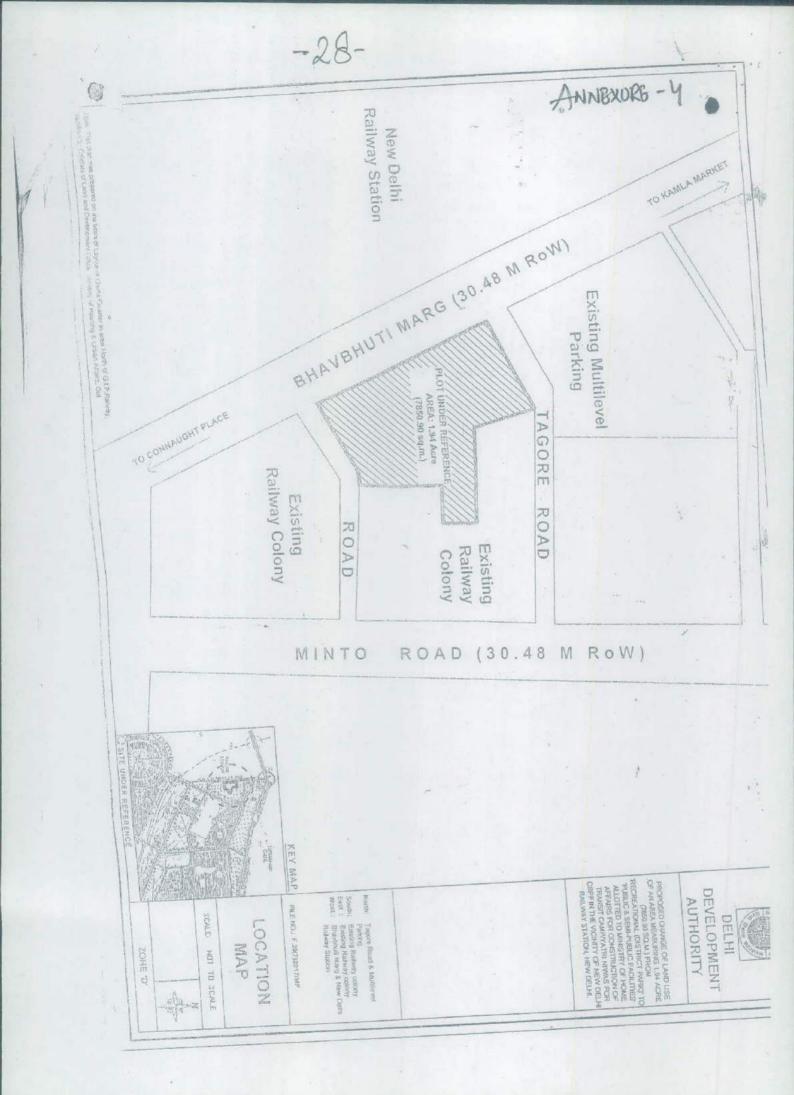
Dated, the 10 January 2020.

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

Copy for information and necessary action forwarded to:-

- L. The Commissioner (Planning) Delhi Development Authority, 2<sup>nd</sup> Floor, Vikas Minar, New Delhi.
  - 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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Sub: Relaxation of Parking Norms for State Bhawan/ State Guest Houses File No.: F.20(09)/2015-MP

-30-

### 1.0 Background:

 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.

ITEM No.16 TC 2020.

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.

-31

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/	MPD 2021						
S.No.	Existing Provisions	Proposed Amendments/Modifications					
	Chapter 4.0 Shelter	intertences/mounications					
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

Shik

Dy. Director (Plg.) MP & DC Main f.d. Addl. Comm. (Plg.) I SUB: PROPOSED MODIFICATION IN MPD - 2021, PARA 4.2.3.4 OF CHAPTER 4.0, W.R.T.

# F3(36)1996/MP/PtI

## 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.

-34-

- 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.

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- 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:

Para 4.2.3.4 of Charles 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.	<ul> <li>iii) The scheme should be designed in a composite manner with an overal 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).</li> <li>The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of the land shall be applied by the land shall by the land shall</li></ul>

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.

## 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.

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Asst. Director (PIg.) MP

Dy. Director (Plg.) MP

Margin Pal Addl. Comm (Plg.) I

### 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 atPocket A, Integrated Freight Complex, Gazipur for 'allotment of land to set up a plant for converting plastic wastes into diesel, tiles, etc. to SDMC.

ITEM No. 18 TC 2020.

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### 1.0 Background:

- 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)
- 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 identify3 (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).

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- 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 Pandemicthe latest TSS is not received from Engineering Department.Accordingly, accurate dimensions are to be confirmedby Engineering Department, before placing the agenda in the Authority.
- g. Litigation, ownership & allotment status of the site not received from Land Management and Land Disposal Department even after various requests. Therefore, allotment, litigation and ownershipstatus 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.	<ul> <li>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)</li> </ul>
		<ul> <li>Accordingly, vide letter dated 30.12.2019 SDM0 had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)</li> </ul>
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	<ul> <li>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)</li> <li>Accordingly, vide letter dated 30.12.2019 SDMC</li> </ul>
		had requested for 2 (two) acres of land for setting up the plant (Refer Annexure-B)
		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)
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 handrecycling 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 ?	Short term outcome - Plastic waste will be recycled and put to an alternative use. Long term outcome Pressure on the Landfill site at Gazipur will reduce eventually as the Solid Waste will be recycled

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K a C	- 41	) ~
14	How the proposal will benefit in the development and economic growth of the city.	Plants for converting plastic waste into diesel, tiles, etcw 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 la 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 la down as per DD Act, 1957.
20.	Whether the departments/organizations/Ministnes 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 <sup>th</sup> 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 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/parkingas 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 Lond 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

D. le

Director (Plg.) Zone E&O Assistant Director (Plg.) Zone-E

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THE THATCHOR, COUNTER OF SCREATERC AND INDUSTRIAL IN A ARCH SEED REPORTED FROM THE OF PETROLEDIAL DEFINATION OF The CONTRACT OF PERCENT. or fire sented by Dr. Anjan R.A. Director CSB.

The budian institute of Pidroleum, CSIR, Debradum, his developed technology to convert the plastic waste into diesel, tiles, etc. The plastic wante is major source of pollution, and DDA \* HelC, NDMC, EDUC and three Delhi Municipal Council, so as to originalise the

prolitions, proposition to avail the technology in disposal of the plastic

it is proposed to see up units/plants in Delhi based on this technology. issue, therefore, parties herato agoie to, collaborate for setting up these plants and the responsibilities shall be shoud as follows:

- The Disc will make available the land for setting up the unit plant. South/North/Fost Dehn Municipal Corporation & New Dehn Municipal Council, will be responsible to provide the segregated plastic waste as a lead-mach to she plast,
- the tradition traditionte of Pertroleum, CSIR, Duhrpidum, will provide the technology and technical supervision on license flashs.

Some PSDs will be requested to ser up and run the plants in commendation the, detailed terms and conditions will be imalized separately after particul negotiations.

In witness where of, the parties hereto, have carefully gone through the contorio 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.

672 Stevister 22019 Sabu R. (Commissioner-LD, DDA) (FIRST PARTY)

1. Sh. Rumesh Verma-Adal, Commun (Engg.), Street antenig by Sh. Naulang Singh, Chief Engineer, North UNIC, 3. Sh. P. K. Khandelveul-Chief Engineer-East GMC

(SECOND PARTY)

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

Witnessy

Page 2 of 2

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ANNEX -化石油 印刷制 如此评论 राजीवि शिवली सिंहित्यन कार्यत एवं केल्वा (ताव DA 21/2020 O ZI JAN 2020 SOUTH DELHI MUNICIPAL CORPORATION 58 OFFICE OF DIRECTOR (DEMS) Lin, Sleyama Prasad Mukherjee Clvic Centre, E-1 Block (8th Floor), Jawaharial Nehru Marg, New Delhi-110002 Phone: 232220001 (Office) โรงกล หมันสงงา  $\hat{\boldsymbol{\sigma}}^{(1-k)}(\boldsymbol{1}) = \hat{\boldsymbol{t}}_{1} \hat{\boldsymbol{\sigma}}^{(1)} \hat{\boldsymbol{t}}_{1}^{(1)} \left[ \boldsymbol{t}_{1} \hat{\boldsymbol{t}}_{1}^{(1)} \hat{\boldsymbol{t}}_{1}^{(1)} \right] \left[ \boldsymbol{t}_{2} \hat{\boldsymbol{t}}_{1} \hat{\boldsymbol{t}}_{1}^{(1)} \hat{\boldsymbol{t}}_{2}^{(1)} \hat{\boldsymbol{t}}_{1}^{(1)} \hat{\boldsymbol{t}}_{2}^{(1)} \right] \hat{\boldsymbol{t}}_{2} \hat{\boldsymbol{t}}_{2} \hat{\boldsymbol{t}}_{1} \hat{\boldsymbol{t}}_{1}^{(1)} \hat{\boldsymbol{t}}_{2}^{(1)} \hat{\boldsymbol{t}}_$ ेत्रेन जन्मी यस प्राणि एवं प्रेषण (मुख्य) ई-रिसीट d1. 30/18/2019 Commissioner (Land), C 8 JAN 2020 Delhi Development Authority, Vikas Sadan, INA, डायरी सं..... New Delhi Subject :- Setting up of the Plant for disposal/processing of Plastic Waste in An MoU was signed on 02/10/19 in the presence of Hon'ble L.G., where senior orficers 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 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 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. End: Copy of Matt SI--Director (DEMS) Copy for information to :--T. VC, DDA 2. Commissioner, SDMC 3. Addl.Cmr. (DEMS) 4. E-in C 5. SE(EMS)/HQ -to pursue

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DELIU DEVELOPMENT AUTHORITY INSTITUTIONAL LA ND BRANCH A-216, 2<sup>nd</sup> Floor, Vikas Sadan, INA, New Delhi-11002

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

Dated: -05/02/2020

निदेशक (योजना) जोन ई एंड ओ

डावरी संख्या..

,दिनांक.....

ANNEX

### 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, 1<sup>st</sup> 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), E DA
- 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:-

### All concerned

Copy for information to:-

OSD to VC, DDA

· Dy.Director (IL)

(Sada Shiv)

Dy. Director (IL)

in any successfermed Dy Dir (Plg.) Scanned by CamScanner me alle opposite Fish market in IFC Gasipus w can be considered and informed in the meeting. As the site was real of T

Welcome to Rediffmail NG: Inbox आयुक्त (योजना) कार्यालय Mailbox of commplg@dda.org in 07/02/2020 4+ 4100 P.M डायरी छं 19-दिनांक S 2020 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, chieferchitect@dda.org.in, poonamruby@gmail.com, cesz@dda.org.in, cesz.dda@gmail.com, ceez@dda.org.in, cenz@dda.org.in, cenorthdda@gmail.com, cenz@yahoo.com, directorildda@gmail.com, dirhortsouth@dda.org.in, dirhonnorth@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. अति० आखुवत्त (यो०)-II Regards, डायरी मंब रेट्रे Ramin Allano O/o Dy.Director(IL)/DDA May See Please Gram (Pist in Mits UNIT I (PED) DOWNE Acopin) = Olerde Bluelie Line up with concurred Ac (Ply) 1 Plq. Asil-I/Zone & Ac (ly) Pagest 203/2020 Dir (llg) Zone E & O Sir (Alg) zone J& UC instructed to allof the land to HCD. Submitted for Affron Ly Dir (Pig.) hording add. dug of 14/02/2020 10mle 12020 Dir (FIG.) under FR49(i)/Zone E & O fildt Commer (Plg.) [ " (Har Comment (Plg.)) is The sife will require these of long use the matter will be Placed in the period of the the per in Termical Committee for Charge in Termical Committee for Charge inter land use. Use of Ple preder Oref.) Jack Mal All commelly 5 k

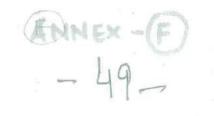




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DDA	दिल्ली विकास प्राधिकारण
PLANNING WING TRANS YAMUNA AREA UNIT	योजना विभाग यमुना पार क्षेत्र यूनिट
LAND USE (DRAFT)	भूमि उपयोग (ड्राफ्ट)
RESIDENTIAL	आवासीय
RÉSIDENTIAL	रामूह आवरसीय
COMMERCIAL	व्यावसायिक
SUB CENTRAL BUSINESS DISTRICT	उप केन्द्रीय य्यावासायिक जिला केन्द्र जिला केन्द्र
COMMUNITY CENTRE	समूदाय केन्द्र
WHOLESALE & WAREHOUSING	थोक य्यापार और भण्डारण
O HOTEL O SERVICE MARKET	होटल सेवा बाजार
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MANUFACTURING SERVICE CENTRE	निर्माणी सर्विस केन्द्र
RECREATIONAL	मनोरजनात्मक
REGIONAL PARK	अन्त्रीय पार्क जिल्ला पार्क
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15.8.7	अन्तराजीय वस परिसर
GRADE SEPERATORS / FLYOVER ( PROPOSED )	ग्रेट एकलीय / पलाई ओवर(प्रस्ताचित) आर.ओ.बी. / आर.यू.बी.
PARKING	वाहन स्पान
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WATER TREATMENT PLANT	उपयोगिता जल शोधन संयव
SEWAGE TREATMENT PLANT	অল ব্যাগ্রন ক্রথন্ন নল হাঁগ্রন ক্ররন
ELECTRIC SUB STATION     SOLID WASTE (SANITARY LANOFILE)	विद्युत सव-स्टेशन
DRAIN	कूड़ा खरकट (सैनिट्री सैण्ड फिल) माला
SEWAGE & PUNPING STATION	मल और पम्पिंग स्टेजन
	सरकारी जिला क्षेत्र न्यायलय
PUBLIC AND SEMI-PUBLIC	सार्वजनिक एवं अर्द्ध-सार्वजनिक
HOSPITALS/CAT/A / CAT, B / CAT, C / CAT, D     EDUCATIONAL & RESEARCH	अस्पताल / नेणी ए. / शेणी बी. / श्रेणी सी. / श्रेणी झी. शिक्षा एवं अनुसंधान
O O UNIVERSITY CENTRE / COLLEGE	विश्वविद्यालय / कालेज
POLICE / POLICE LINES / DISTRICT JAL     TRANSMISSION SITE	पुलिस / पुलिस लाईन / जिला कारागार संधार स्वल
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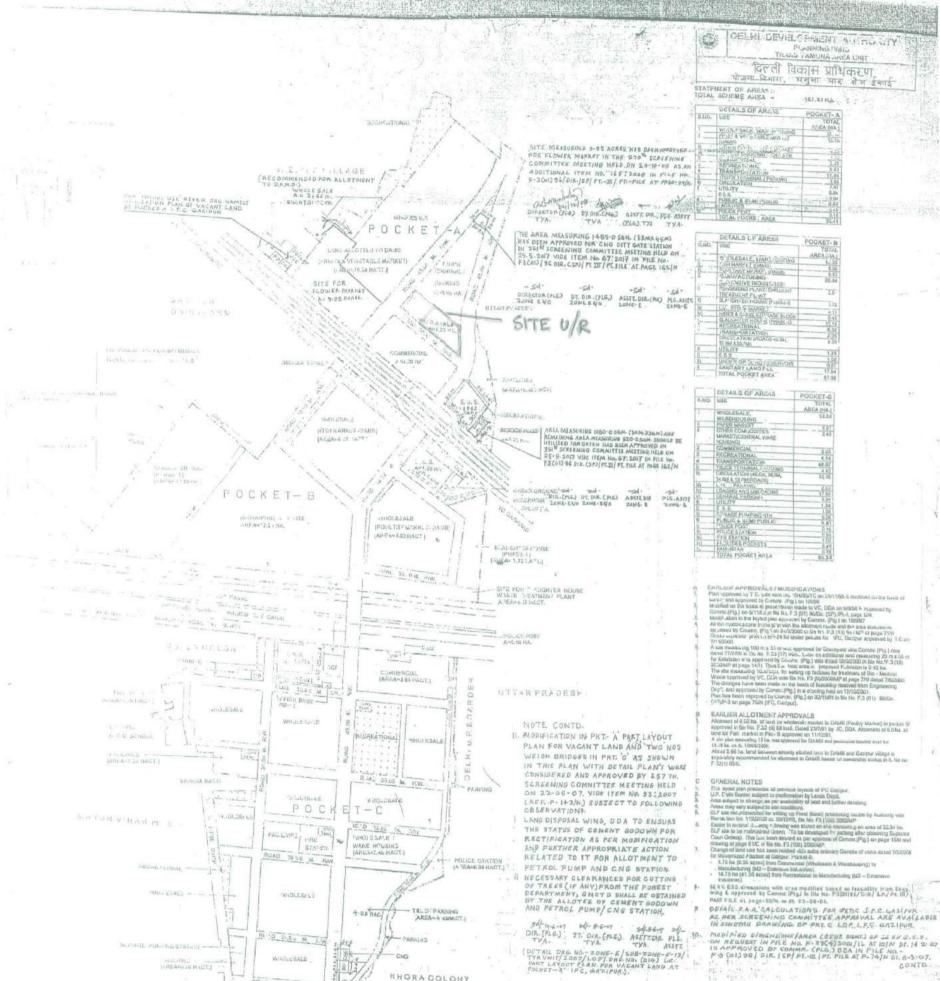






### **林山台市林田**和山山 與保護和基礎的機能的管理

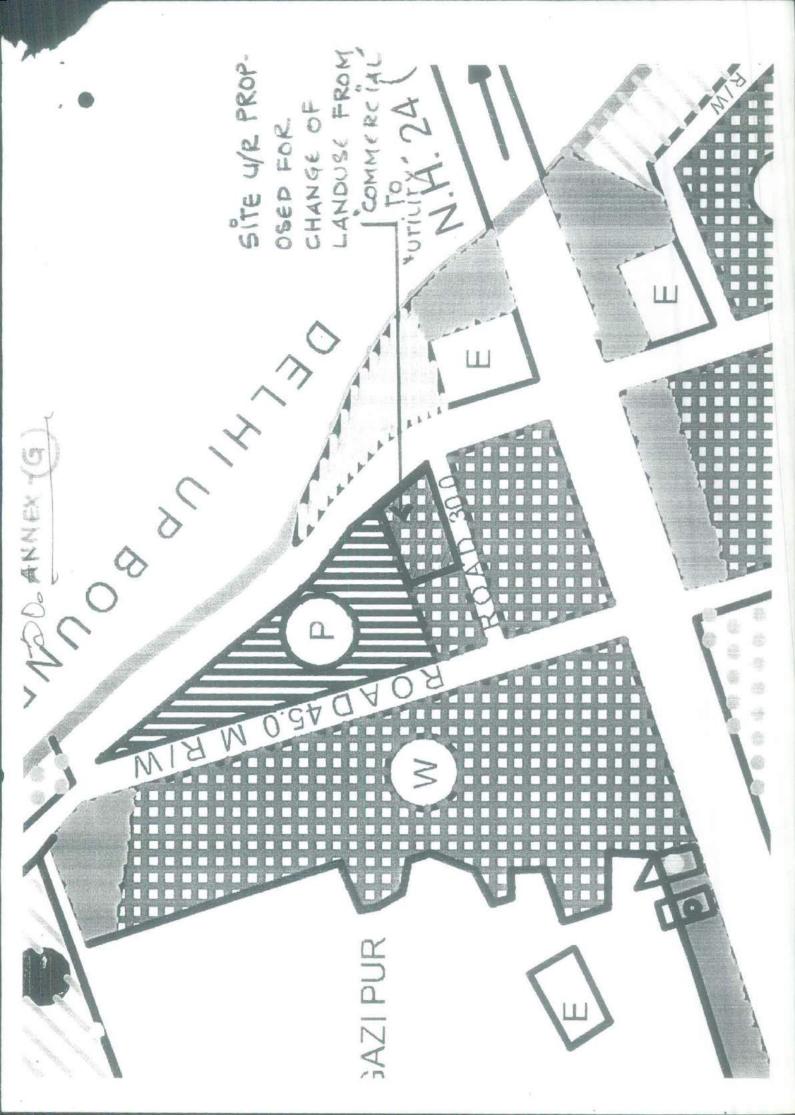
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SOUTH DELHI MUNICIPAL CORPORATION OFFICE OF THE SUPERINTENDENTING ENGINEER (BUILDING)-HQ 9<sup>TH</sup> FLOOR : DR. S.P.M. CIVIC CENTRE J.L. NEHRU MARG : NEW DELHI-110002

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

Dated : 19.05.2020

ातिरिवस आयुक्त

दिनाक .....

**The Commissioner (Planning),** Delhi Development Authority, 5<sup>th</sup> Floor, Vikas Minar, I.P. Estate, New Delhi – 110002.

आयुक्त (योजना) कार्यालय डायरी सं <u>1</u>-966 दिनांक. <u>2|6|202</u>0

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.

Very Stoppero Nekellant Let us discuss the issone in The T.C. where offices of SDne will also be patricipating. Before that, the isme need to be discuss with population - DDcog Hild boo Discussed with Commerce(4) NU may discuss the issue decoup T.C as older items. SDne may be informat Accordingly. MM

Yours faithfully,

S.E. (Building)-HQ South DMC DELHI DEVELOPMENT AUTHORITY MASTER PLAN SECTION 6<sup>th</sup> FLOOR, VIKAS MINAR I.P. Estate, New Delhi - 110002 Phone No. : 23370507

### No. F01(03)2020/MP/

### Date: 03.06.2020

### MEETING NOTICE

The 3<sup>rd</sup> 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

# 3<sup>rd</sup> 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 <sup>nd</sup> 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 <b>F.03(36)1996/MP</b>	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 6<sup>th</sup> Floor, VikasMinar 1.P. Estate, New Delhi – 110002

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

Date: 06.03.2020

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

The 2<sup>nd</sup>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.

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

SI. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
1.	07/2020	Confirmation of the minutes of 10 <sup>st</sup> Technical Committee meeting held on 13.01.2020. <b>F.1(1)/2020/MP</b>	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.C1. F.26(8)2019-MP	<ul> <li>The proposal was presented by Director (Plg) Zone J. Chief Town Planner (CTP), SDMC requested for clarification w.r.t. the Usg Premise and Development Control to be provided to these plots. The following points were deliberated:</li> <li>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.</li> <li>2. CTP, SDMC informed superimposition of Khasraon the maps as mentioned in SOP, cannot be done by MCD. This may be dealt by DDA.</li> </ul>	

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SI.	Agenda	Issue	Discussion / Recommendations	Remark
No	Item No.			
			<ol><li>It was informed by Director,</li></ol>	
			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 -	
1			19.07.2018 and 18.02.2020.	
			After deliberation, it was decided that:	
			i. Since the area of the plots does not	
			<ol> <li>Since the area of the plots does not qualify in either of the category of</li> </ol>	
			Quality in entiter 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.	
			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:	
			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.	
			b. Further, utilization of land in	
1 1			facility corridors on	
			proportionate basis shall be	
			worked out while preparing	
			the layout plan in and	
			the layout plan, in order to	
			cater to the City / Zonal	

Page 3 of 7

SI. No	Agenda Item No.	Issue	Discussion / Recommendations	Remarks
			requirement while preparing the Layout Plan. c. In case there are other general issues needing clarification. MCD's may identify and send to DDA and a discussion will be organized.	
4.	10/2020	of 5.9 Acres to GNTCD for expansion of institute of Liver and Billiary Sciences	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. 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. 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'. 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.	
5.	11/2020	Proposed modification in MPD-2021, Para 4.2.3.4 of Chapter 4.0 w.r.t. Slum & JJ Clusters redevelopment regulations and Guidelines. F.3(36)1996/MP/Pt.I	The Agenda item was withdrawn for want of more information.	

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CSI. 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 <sup>th</sup> May 1996 and MPD- 2021 provisions of Table 7.3 para (xii). F.23(13)2005Bldg./Pt.	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. 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.	
7.	13/2020 Laid on Table	Proposal of grant of NOC for CNG / EV charging station on PrivateLand Khasra No. 10/22 min, village – Singhola, Tehsil – Alipur, DistrictNorth, Delhi in view of notified regulations dated 08.03.2019. F.3(11)2009-MP/	<ul> <li>The proposal was presented by AC (Plg.)</li> <li>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.</li> <li>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.</li> <li>After detailed deliberations, the proposal was approved with the conditions that:</li> <li>(i) The approval shall be null and void if the said site is affected in any of the future infrastructure project.</li> <li>(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</li> </ul>	



SI. 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 2<sup>nd</sup>meeting for the year 2020 of Technical Committee on 24,02,2020.

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#### 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

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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

ITEM No. 15 TC 1020

#### 1.0 Background

- 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.
- 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'.
- 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 3<sup>rd</sup> 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)

Page 1 of 7

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

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- 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).
- 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 & Developmen Controls for Public Semi-Public (Government Use Premises) are as under:

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SI. 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.
- Thereafter, CRPF vide letter dated 22.01.2019, enclosing therewith, L&DO viii. 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.
  - Further, Land & Development Office vide letter dated 11.02.2019 has given 'No ix. 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), Gol 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.

Page 3 of 7

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

11-

S.	2017 with respect to MoUD letter of Information asked by MoUD	Reply
No.	vide letter dated 07.04.2015	
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.	<ul> <li>The site under reference was inspected by the officers of Planning Department and following was observed: <ol> <li>The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station.</li> <li>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.</li> </ol> </li> </ul>
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 emergen 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
	204	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 there will be only 30% Ground Coverage and FAR -300 will be limited as pe plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained b CRPF.
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 feer 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 sit under reference.

The information received from CRPF vide letters dated 25.05.2017 & 26.05.20

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	espect to MoUD, GOI letter date	
5.	Information asked by MoUD	Reply
10.	vide letter dated 04.09.2015	1000 it has deted 00.00 0017 her elletted
	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> <li>Earlier, on the basis of the request received from the land owning agency (i.e. L&amp;DO), MoHUA, GOI, DDA has initiated this proposal for the change of land use under Section 11A of DD Act, 1957.</li> <li>This is a proposal of the Ministry of Home Affairs, Gol.</li> </ul>
3.	What are the specific recommendations of the Authority with regard to the proposal.	<ul> <li>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.</li> <li>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.</li> </ul>
4.	How and why proposal was initiated	<ul> <li>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.</li> </ul>
5.	What are the pros and cons of the proposal whether they have been carefully examined and if yes, the outcomes thereof.	meeting held at MoUD, then plot was allotted b MoUD to MHA vide letter No. F.No L.IIA/11/474/2016/137 dated 30 March 2017 fo construction of Transit camp / Yatri Niwas fo CRPF.
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	Camp to accommodate to CRPF personnel an
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Page 5 of 7

		- 3-
7.	How the proposal will benefit	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.
	in the development and economic growth of the city	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	<ul> <li>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 &amp; order duties. Considering security scenario &amp; 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.</li> </ul>
10,	What is the number of people/ families/ households likely to be affected by the proposed policy	<ul> <li>Not applicable. It will benefit the families/jawans of the CRPF.</li> </ul>
11.	Whether the proposal is in consonance with the existing plans, laws, by laws, rules etc.	<ul> <li>The proposal is not in consonance with the land use of the site under reference as per MPD- 2021 &amp; 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.</li> </ul>
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	<ul> <li>Yes, Ministry of Home Affairs (MHA) &amp; MoUE have been consulted and approved allotment o the land.</li> </ul>

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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 Deepak Dhoundiyal , Commandant 55 Br, CRPF, Contact No. 9868395001

-14-

#### 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 North: Tagore Road &
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.

rector (Plg.) ne-D

Director (Plg.), Zone-D

Addl. Commissioner (Plg.)-II

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-15- Jupmmittee Meding LAID ON TABLE -19- ITEM No. 10/TC/2019 ANNEXDRE-1 - 19-

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,

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,
- 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
- 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'.
- 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)/2015/31dated 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)
- The site is located on Bhavbhuti Marg near New Delhi Railway Station. The site ialls outside Lutyens' Bungalow Zone (LBZ).
- 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.
- 1.8.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.
- As per GRPF 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

Page 1 of f

- As per Para 2 (ii) of L&DO allotment letter dated 30 03,2017, the allottee will ta. 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.
- Further, CRPF vide letter dated 03:08:2017 sent the requirements of the said plot vi. 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:

SI. 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.
  - Further, Land & Development Office vide letter dated 11.02.2019 has given 'No ix. 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), Gol 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.

Page 2 of 6

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:

-21-17-

S.No.	Information asked by MoUD vide letter dated 07.04.2015	Reply
۹.,	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.	<ul> <li>The site Under reference was inspected by the officers of Planning Department and following was observed;</li> <li>i. The site under reference is accessible from Bhavbhuti Marg near New Delhi Railway Station.</li> <li>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.</li> </ul>
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/
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:

Page 3 of 6

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		-10
	many and some the second	-22-
S.No.	Information asked by MoUD vide letter dated 04.09.2015	-18- -22- M Reply
1.	Background note indicating the current situation/ provisions	L&DQ has allotted land to Ministry of Home Affairs (MHA) for construction of Transi Camp/Yatri Niwas for CRPF in the vicinity of New Delhi Railway Station, Ajmeri Gate New Delhi. The land fails under Distric 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> <li>Earlier also, on the basis of the request received from the land owning agenc (I.e., L&amp;DO); MoHUA, GOI, DDA ha initiated this proposal for the change of land use under Section 11A of DD Ac 1957</li> <li>This is a proposal of the Ministry of Home</li> </ul>
3.	What are the specific	Affairs, Gol. - Central Reserve Police Force (CRPE
****** *****	recommendations of the Authority with regard to the proposal.	functions under the aegls of Ministry of Home, Affairs (MHA) of the Government of India to enable the government for 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 1967 aud further action will be taken a per othe recommendations of the Authority.
4,	How and why proposal was Initiated	The proposal has been initiated by Ministry of Home Affairs vide D.O. date 05.01.2017, wherein, MoUD was requested to allot the said ian permanently in favor of CRPF/MHA for construction of Transit Camp/Yatri Niwa 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 Transit. Camp to accommodate to CRF personnel. The case examined in LAS
6.	What are the expected short term and long term outcomes if the proposal is approved and implemented	Camp to accommodate to CRPF personn

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Page 4 of 6

	-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.
t	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.
	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
- I	What will be the public purpose served by the proposed modification	As per CRPF letter dated 28.05.2017, 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 cas 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.	
12.	Whether the implementation of proposal will require changes in certain rules, provisions of	provisions of Master Plan. However, th proposed change of land use is bein
- 2	Master Plans etc and if yes what action has been taken to bring about such changes.	<ul> <li>1957 at an entry the state of t</li></ul>
13,	Whether the department organization/ Ministry related with the proposal have been	MoUD have been consulted and approve

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Page 5 of

	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	have a second se	- Sh. Chandu Brutta, Addi. Commission

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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.		a statement of the	Boundaries
Location	Area	Land use as per MPD-2021/ ZDP-2001	Land use Changed to	Doundarios
11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		0	4	972 St. 45
1. 40	2	2		North: Tagore Road &
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	

(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 Proposed change of land use of The an area measuring 1.94 acrs (7850.90) sqm. from 'Recreational' (District Park) to 'Public & Semi Public Facilities' MASTER / Allottag The Ministry of Home MASTER / Allottag The Ministry of Home Transit Camp/ Yatri Niwas for Comparison the evicinity of New	<ul> <li>Dy. Director (Plg)Zone-D. After (Plg)Zone-I. (Plg) Zone-I.)</li> <li>Dy. Director (Plg)Zone-D. After (Plg) Zone-I.)</li> <li>Committee commended that the matter any be submitted after xamining the following:</li> <li>The impact of the traffic due to the proposed use of the land.</li> <li>Explore the possibility of limiting the ground memory and the total built</li> </ul>
--	--

OFFICE OF THE COMMANDANT-55 BN CRPF, BAWANA January, 201 Dated, the

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

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

Subject :-

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

VC Office

Dy. No

Osted

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

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.

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 18<sup>th</sup> 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. It is therefore requested to kindly change the land use from "District Park/Green" to "Public & Semi-Public" please. Yours faithfully

Regards.

Encl: (01 Leaf)

NEXUE

Commandant-55 Bn, CRPF

ommendant-55 Bn

Dated, the Opplanuary, 2019

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

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

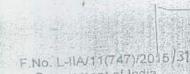
1. The IGP, Northern Sector, CRPF, R. K. Puram, New Delhi: 2. The DIGP ( Works) Directorate, CRPF, R.K. Puram, New Delhi.

3. The DIGP, Range New Delhi, CRPF, R. K. Puram, New Delhi.

A. The Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.

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.

Asset obit (PG) ZONE D



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

Accordingly, Clause 2(ii) of allotment letter dated 30.03,2017, may be read

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'.'

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

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

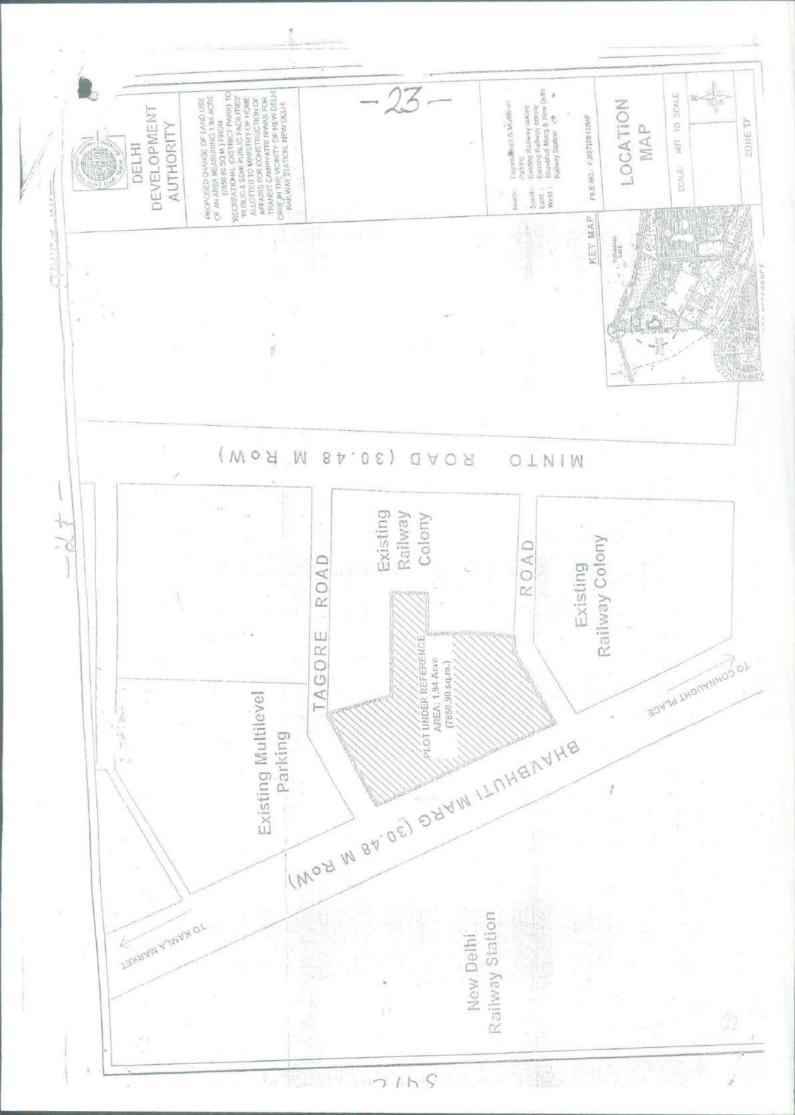
Rajeer Reeve (Raleev Kumar)

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

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

#### Copy lo:

- The DG (CRPF), CGO Complex, Lodhi Road, New Delhi,
- The Vice Chairman, Delhi Development Authority, Vikas Sadan, INA, New 2.
  - The Director General (Works), CPWD, Nirman Bhawan, New Delhi. 3.
  - The Chief Architect (NDR), CPWD, Nirman Bhawan, New Delhi A.
  - Engineer officer, L&DO 5.
  - Drawing Section, L&DO
  - Accounts Section, L&DO 7
- Copy for information to:
  - 1 PS to JS (A, L&E)
  - 2 PS to L&DO





#### THE COMMANDANT-55 BN CRPF, BAWANA, DELHI-110039 7. - March, 2019 Dated, the 50 8-V-1/2017-19-55(TC LAND)

The Commissioner (PIg.), en study four ANNBXURG Delhi Development Authority, Vikash Minar, New Delhi.

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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 25/03/19kindly 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

- There will be only 30 % Ground coverage and FAR-300 will be limited as per are as under:plan under land use Public-Semi Public Facility. The remaining portion of the area will be green and will nicely be maintained by us.
  - 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.

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Yours faithfully

आयंवत (योजना) कार्यालय

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दिनोक

92-8 ANN BU

Commandan

Dated, the "Warch, 2019

No. 8-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.
- 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

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ANNBXU2G Genies, C 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) Ful

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

To

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The Vice Chairman Delhi Development Authority, Vikas Sadan, New Delhi-110023. आज्यत (योजना) कार्यालय जयरी यां 1 - 44 26000 Region 1.8.

Dated, the 10 January 2020

REGARDING CHANGE OF LAND USE FROM 'DISTRICT Subject:-PARK/GREEN' TO 'PUBLIC& SEMI PUBLIC' OF 2.05 ACRES LAND ALLOTTED TO CRPF IN THE VICINITY OF NEW BELHI 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 101212020

Contd..p/2. 25/02/2020

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-2021corrected 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 fare resulting the construction work is delaying inordinately.

- 2:7-

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 washing

## (Bhupendra Kumar) DIGP(Works),CRPF

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

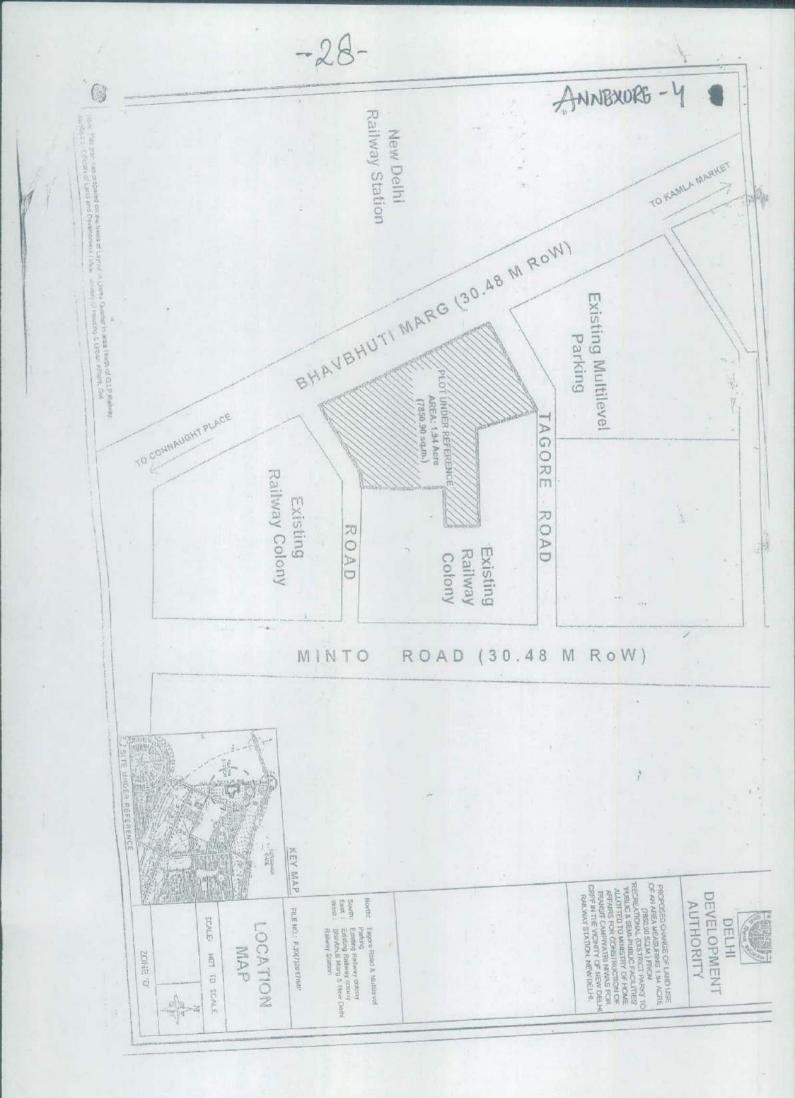
Dated, the 10. January 2020.

Copy for information and necessary action forwarded to:-

- Minar, New Delhi.
  - 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.

10/1/20 (Bhupendra Kumar) DIGP(Works), CRPF



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

-30-

### 1.0 Background:

 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.

ITEM NO.16 TC 2020

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/	MPD 2021							
S.No.	Existing Provisions	Proposed Amendments/Modifications						
	Chapter 4.0 Shelter	sumences/modifications						
1.	Para 4.4.3 CONTROL FOR B RESIDENTIAL PREMISES I. STATE BHAWAN/STATE GUEST I	BUILDING/ BUILDINGS WITHIN 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

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Marin f.J. Addl. Comm. (Plg.) I

Dy. Director (Plg.) MP & DC

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

-33- ITEM No. 17 TC/2020

## F3(36)1996/MP/PtI

#### 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:
  - 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.

-35-

- 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:

Para 4.2.3.4 of Cl	MPD - 2021				
Para 4.2.3.4 of Chapter 4.0 Shelter Existing Provisions Proposed Amendements					
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.	<ul> <li>Proposed Amendments/Modifications</li> <li>iii) The scheme should be designed in a composite manner with an overal maximum FAR of 400 on the residentia 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).</li> <li>The maximum FAR of 300 on the remunerative component of the land shall be applicable irrespective of the landuse.</li> </ul>				

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.

### 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.

-36-

Asst. Director (Plg.) MP

Dy. Director (Plg.) MP

Margin Pal. Addl. Comm (Plg.) I



### 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 atPocket A, Integrated Freight Complex, Gazipur for 'allotment of land to set up a plant for converting plastic wastes into diesel, tiles, etc. to SDMC.

ITEM No. 18 TC 2020

37-

#### 1.0 Background:

- 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)
- 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 identify3 (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).

- 38-

- 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 Pandemicthe latest TSS is not received from Engineering Department.Accordingly, accurate dimensions are to be confirmedby 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 ownershipstatus are to be confirmed by concerned Departments before placing the agenda in the Authority.

3.0	The information	required a	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

	-	-3.9-
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.	<ul> <li>Memorandum of Understanding was signe between DDA, MCDs and CSIR date 02.10.2019. As per the signed MoU, DDA agree to provide land for setting up plants for converting plastic wastes into diesel, tiles, etc.t respective MCDs. (Refer Annexure-A)</li> <li>Accordingly, vide letter dated 30.12.2019 SDMM had requested for 2 (two) acres of land for settin up the plant. (Refer Annexure-B)</li> </ul>
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	<ul> <li>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)</li> <li>Accordingly, vide letter dated 30.12.2019 SDMC had requested for 2 (two) acres of land for setting up the plant. (Refer Annexure-B)</li> <li>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)</li> </ul>
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 handrecycling 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?	Short term outcome - Plastic waste will be recycled and put to an alternative use. Long term outcome Pressure on the Landfill site at Gazipur will reduce eventually as the Solid Waste will be recycled.

11	- 41	$\mathcal{D}$ =
14	How the proposal will benefit in the development and economic growth of the city.	Plants for converting plastic waste into diesel, tiles, etcwill 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 Dethil.	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 <sup>th</sup> 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 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/parkingas 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.

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Addl. Commissioner

AP-III

Burle

Assistant Director (Plg.) Zone-E

Director (Plg.) Zone E&O

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FOR LOBELCTOR, COLETCE, OF SCILETTERC AND INDUSTRIAL BUG ARCH SET INDIAE INSTITUTE OF PETROLEUM, DEHRADUM, of the Corpora-(B) sentering by Dr. Anjan R.A. Director-Cali.

The Indian Indiane of Petroleum, CSIR, Debradum, has developed lecturology to consert the plastic waste into diesel, tiles, ex-The plastic versite is major source of pollution, and ODA in 1995, White, EDIAC and New Delhi Municipal Council, so as to omininise the production, proposes to avail the technology in disposal of the plastic

it is proposed to set up units/plants in Delhi based on this (echnology, issues therefore, parties herato agree to, collaborate for acting up these plants and the responsibilities shall be shared as follows:

The DDA will make available the land for setting up the unit-plant. contryNexth/Seal Delhi Manicipal Corporation & New Delni Municipal Council, will be responsible to provide the segregated plastic waste as a

the hadian institute of Petroleum, CSIR, Dubradua, will provide the technology and trichmeal supervision on license flasis.

Some PSD, will be requested to set up and run the plants in control such the, detailed terms and conditions will be finalized separately after monual nagoliations.

In witness whereof, the parties hereto, have carefully gone throw, in 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.

62 Stower 27019 Subu R. (Commissioner-LD, DDA) S. S. S. S. (FIRST PARTY)

LE 1. Sh. Bamesh Yerma Addi. Camma TEbgg J. SDRAC 3. Sh. P. K. Khandelwal-Chief Engineer-East DMC

(SECOND PARTY)

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

Witness

Page 2 of 2

ANNEX. 化动力 医动脉 到前外的 station statisfies from स्वाधित एवं क्रेस्क (स DA 1020 0 2 JAN 2020 SOUTH DELHI MUNICIPAL CORPORATION 5 OFFICE OF DIRECTOR (DEMS) Dr. Stryama Prasad Mukherjee Civic Centre, E-I Block (8th Floor), Jawaharlal Nofru Marg, New Dolhi-110002 Phone : 2322 រាសា (Orlice) ក្មេតអ នាតែតសា  $\frac{d^{-1}}{dt} = \int_{\mathcal{O}} df \int_{\mathcal{O}} df$ िद्यान जनति व्हस प्राणि एवं प्रेषण (मुख्य) ई-रिसीट  $\in [1, \neg_{12}] \otimes [12] \otimes [12]$ ) Commissioner (Land), 1 9 JAN 2020 Delhi Development Authority, Vikas Sadan, INA, डायरा सं..... New Delhi Subject :- Setting up of the Plant for disposal/processing of Plastic Waste in

An MoU was signed on 02/10/19 in the presence of Hon'ble L.G., where senior onicers 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.

had - Copy of Mati

Director (DEMS)

copy for information to :-

CT. VC, DDA

2. Commissioner, SDMC

3. Addl.Cmr. (DEMS)

4. E-in C

5. SE(EMS)/HQ -to pursue

Stature of	3 Land Dispose	2 PLANNING	L Landus	S.No. D		
PI PI			cape/Architectu	Department(s)		
Plastic Waste. on	Disposal of Group Housing Plots, (i) 50% EVVS (ii) 15% EVVS	Projects with NBCC (i) Karkardooma	re Cycle Park.	Related Issues		
on It was discussed that Engineering in coordination with Planning and Engineering to identify the sites. STATUS, Plg. Deptt to identify 03-sites (approx. 5 acres each) in Rohini, East and Dwarka for installation of the plant.	<ul> <li>Group (i) 50% EWS : Dir (RL) to submit the agenda for placing it in the next Authority meeting.</li> <li>(ii) 15% EWS : CLD informed that 07 plots have been put for auction.</li> <li>Regd Vasant Gaon housing plot it - AC (Plg.)-II to Regd Vasant Gaon housing plot it - AC (Plg.)-II to that the proposal and put up for SCM approval.</li> <li>(ii) 15% EWS : 07 plots put for auction. T&amp;C of auction needs to be deliberated.</li> <li>(iii) 15% EWS : 07 plots put for auction. T&amp;C of auction needs to be deliberated.</li> <li>(iv) Vasant Gaon housing plot it - AC (Plg.)-II to that the proposal shall be put up in the next SCM.</li> </ul>	Karkardooma - CE (EZ) informed that the observations       Karkardooma -SA(EZ) to submit the Master Plan of the site on the estimates are being incorporated for processing it in DUAC for conceptual approval. To be uploaded by 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 Sanjay Lake -STATUS on the DPR to be submitted by revised DPR.	<ul> <li>Engagement of Consultant :SA (DUHF) to take SA (DUHF) informed that inputs have been received from approval for approval.</li> <li>AVA &amp; E/S - part approval for the cycle-tracks at Grade.</li> <li>Estimates to be firmed up.</li> <li>Cycle Park - Director (LS) informed that the detailed proposed cycle track at Grade and submitted to EM project report has been prepared and submitted to EM proposed cycle track at Grade and obtain approval from each of the proposed cycle track at Grade and obtain approval from the empanelled consultant within a week.</li> <li>Cycle Park - Director (LS) informed that the detailed proposed cycle track at Grade and obtain approval from the empanelled consultant within a week.</li> <li>Cycle Park - Director (LS) informed that the detailed 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 Streening Committee.</li> <li>Cycle Park - As per the meeting held under VC/DDA, the RFP document to be finalized in consultation with Advisor.</li> </ul>	Discussion held on 14.01.2020	SOM Dated 28.01.2020	D. Junes C.

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DELIH DEVELOPMENT AUTHORITY जोन ई एंड ओ INSTITUTIONAL LA ND BRANCH द्वायरी संख्या... A-216, 2<sup>nd</sup> Floor, Vikas Sadan, INA, New Delhi-110023<sup>दितांक.......</sup>

-46.

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

Dated: -05/02/2020

নিदेशक (योजना)

. ANNER

#### 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, 1<sup>st</sup> 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), E DA

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:-

All concerned

Copy for information to:-

OSD to VC, DDA

· Dy.Director (IL)

(Sada Shiv)

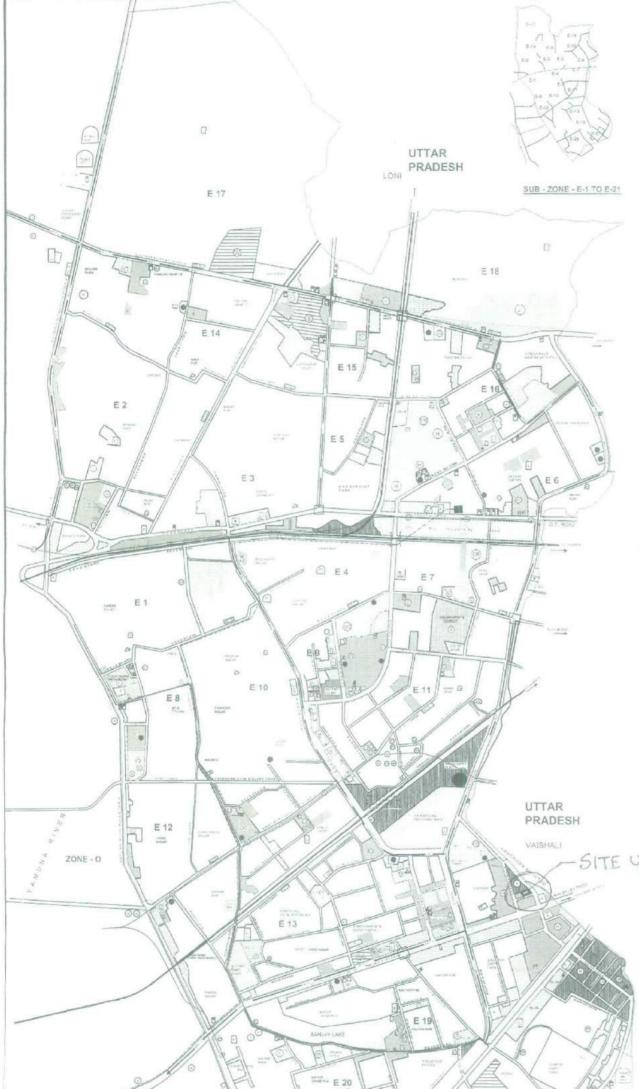
Dy. Director (IL)

in the opposite Fish market in IFC Gaspus we can be considered in the meeting. As the site was near to T

Welcome to Rediffmall NG: Inbox - La Jan Brachers आयुक्त (योजना) कार्यालय MATL Mailbox of commplg@dda.org.in 07/02/2020 4+ 4100 P.M डायरी सं 19-दिनांक S 2020 Subject: Meeting Notice fixed on 07.02.2020 at 04:00 PM From: Dy Director IL <dydiriidda@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, cenz@dda.org.in, cenorthdda@gmail.com, cenz@yahoo.com, directorildda@gmail.com, dirhortsouth@dda.org.in, dirhorthorth@dda.org.in, dirhortnwdda@gmail.com 1 attachment(s) - Meeting Notice MCDs and CSIR\_1.pdf (192.68KB) 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. अति० आयुवत (यो०)-II Regards, डायरी मंठ. ..... Alpho O/o Dy.Director(IL)/DDA दिनाक... May See Please Gunne (Pist in mass Lin, I (PED) Doous E Acoph) = Olerde Bhulis Line up with concerned Ac (1/2) 1 Ac (ly) Paugeet Plg. Asit. I./ Zone & 2/03/2020 Dir (ly) Zone E 40 Dir (Alg)zone Jap USC wisting dumpyard was considered fit by EDHC . Worthy V.C. DDA instructed to all of the land to MCD. Submitted for Ly Dir (Pig.) holding add. dug of 14/02/2020 Unite 2020 Dir (PIg.) under FR49(i)/Zone E & O fold comment Plg. Hot guin (PIg.) i The sife will require hape of lad use. (La ministro will (PIg.) ) i The sife will require hape of lad use. Accordingly the matter will be Relaced https://webmail.rediffmailpro.com/ajaxbrish/readmail?printable=1&block\_images=1&file\_name=1580886199.S.271810.2650.H.W/UR5IERpcmVjdG9y1... 1/1 in reconsider of the man .0 Allto Match 19 6-1

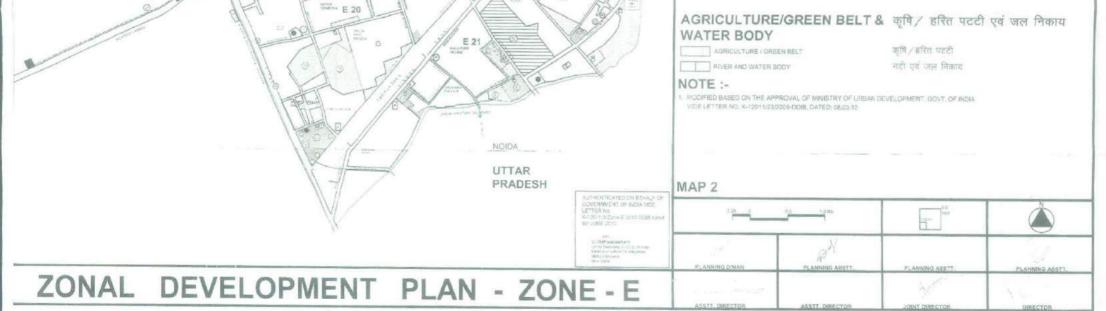
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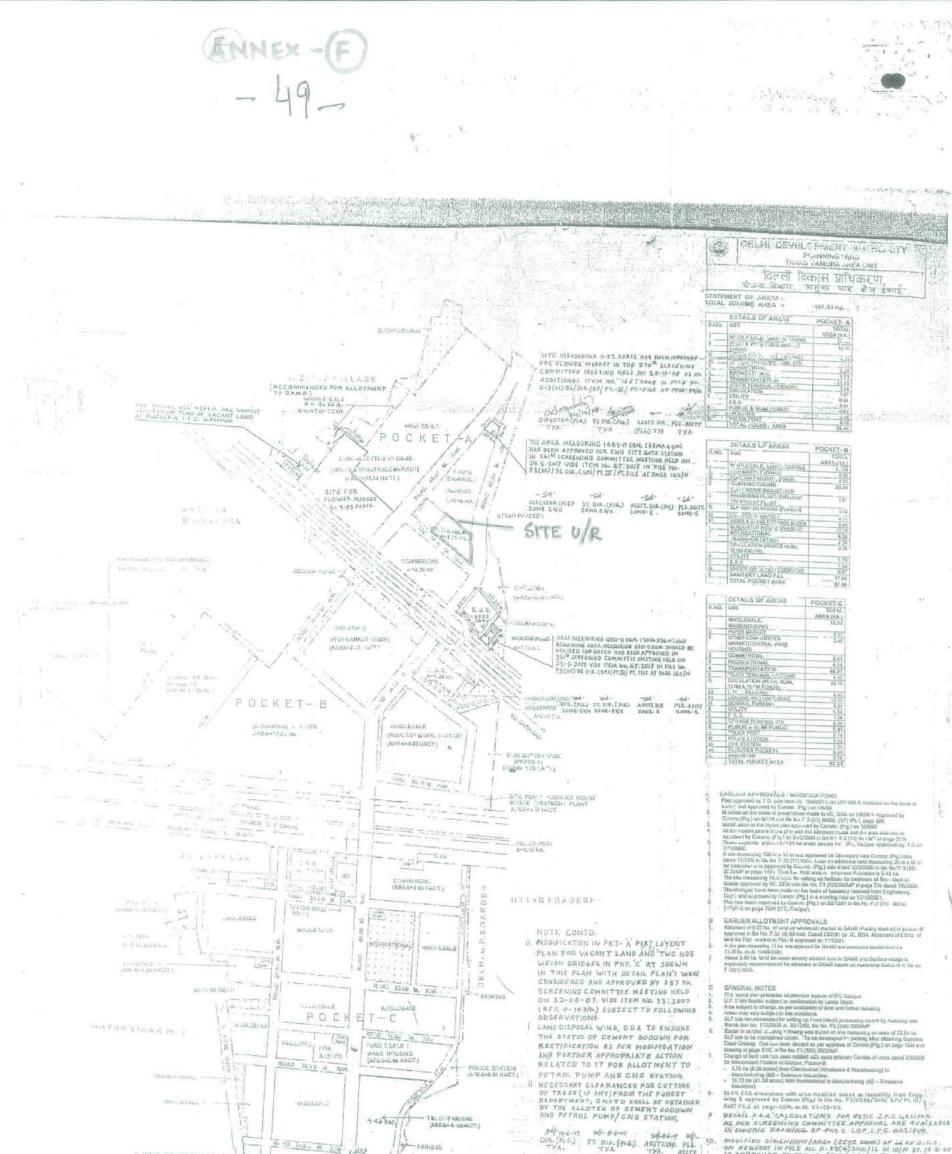


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	PLANNING WING TRANS YAMUNA AREA UNIT	योजना विभाग यमुना पार क्षेत्र युनिट
	LAND USE (DRAFT)	भूमि उपयोग (ड्राफ्ट)
	RESIDENTIAL	आवासीय
	RESIDENTIAL	समूह आवासीय
	COMMERCIAL	व्यावसायिक उप केन्द्रीय व्यावासायिक जिला योग्द
	SUB CENTRAL BUSINESS DISTRICT	जिला केम्द
	COMMUNITY CENTRE	समूदाय केन्द्र धोक व्यापार और मण्डारण
	HOTEL	होटल
	SERVICE MARKET	सेवा बाजार अमीपयारिक बाजार
	ELG PETRO, PUMPICNGIGAS GODOWN	अन्तपयास्क बाजार पेट्रोल प्रम्प / सी.एन.जी. / गैस गोदाम
	INDUSTRIAL	औद्योगिक
	MANUFACTURING SERVICE CENTRE	निर्माणी सर्विस केन्द्र
	RECREATIONAL	मनोरजनात्मक
	DISTRICT PARK	न्नेत्रीय मार्क जिला पार्ज
	COMPUNITY PARKPARKMULTIPURPOSE/CR	समुदाय पार्क / पार्क बहुउद्देशीय भूतल
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	INTEGREATED PASSENGER TERMINAL	एफीकृत यात्री टर्मिनल मेट्रो स्टेशन
	M.R.T.S. CORRIDON BUS RAPID TRANSIT SYSTEM CORRIDORS	एम.आर.टी.एस. कारीकोर ग्री.आर.टी.एम. कारीकोर
	RAIL CIRCULATION ROAD 50.0 M RAV	रेल परिसंधरण सडक 90 मीटर मार्गधिकार
	RDAD 65.5 M RAM ROAD 45.9 M RAM	सरक 60 मीटर मार्गविकार सडक 48 मीटर मार्गविकार
	ROAD 30,0 M RAV	सरतक 30 मीटर मार्गचिकार सरतक 24 मीटर मार्गचिकार
	ROAD 24.0 M RAV	यस आगार/यस परिसर/गौनो रेल
	LS.B.T. GRADE SEPERATORS / FLYOVER ( PHOPOSED )	अग्लेराजीय बस परिसर ग्रेट एकलीय/प्रलाई ओवर(प्रस्तावित)
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	PUBLIC AND SEMI-PUBLIC	सार्वजनिक एवं अर्द्व–सार्वजनिक
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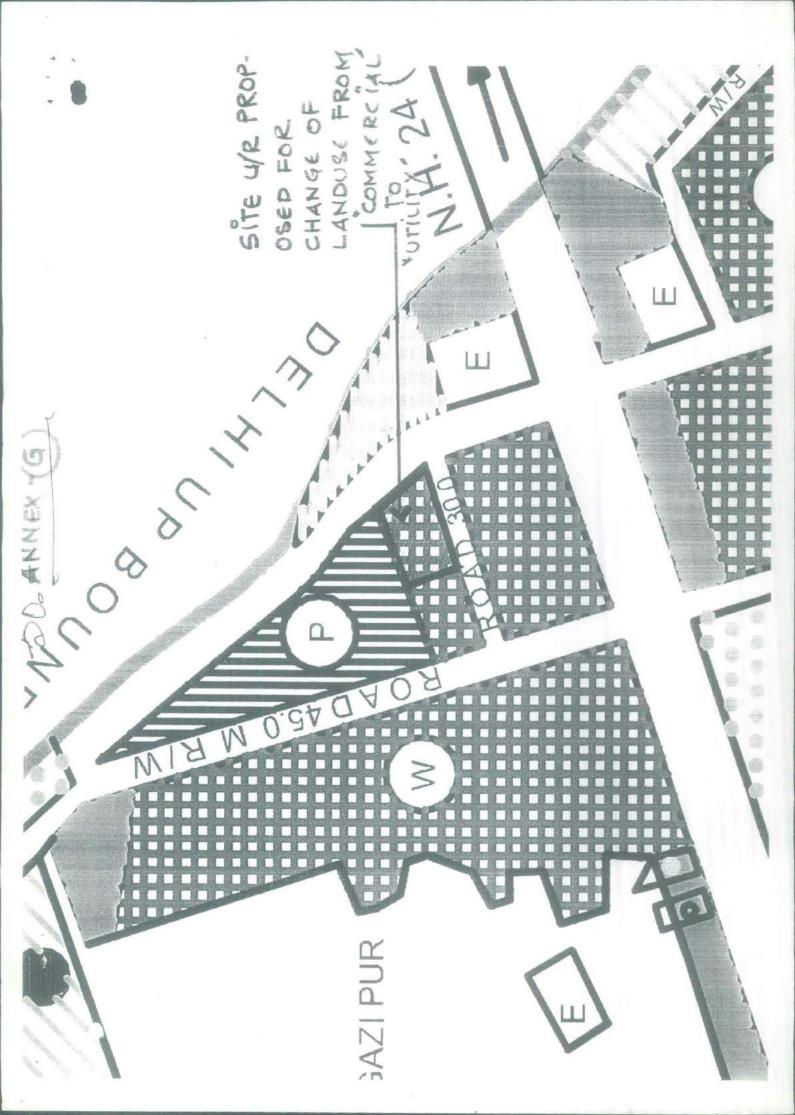
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(CA)

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

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

Dated : 19.05.2020

6/2020

**The Commissioner (Planning),** Delhi Development Authority, 5<sup>th</sup> Floor, Vikas Minar, I.P. Estate, New Delhi – 110002.

आयुक्त (योजना) कार्यालय डायशे सं [ - 766

विनाक.....

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

#### Sir / Madam,

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her us discuss the issue in The

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

T.C. where offices of SDmc will also he prosiduation. Before that , the isme needs if he discussed with supermodely) MN 4/2/1000 - DDUM) Discussed with Comm (P4) All may discuss the issue during T.C as other items. Some may be informed accordingly. Mpt 4/6/2020