



# दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

मिसिल संख्या P.1 (7) / 2020 - MP

टिप्पणी

पत्र व्यवहार

Minutes of 7th. Technical <sup>विषय</sup> Committee Meeting Held  
On 5.10.2020 at 10.30 A.M.



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

E. File No. - PLG/MP/0005/2020/F-1/316  
O/o DY DIRECTOR (PLG)  
MP AND DC/

Date: 28.10.2020

**Subject: Minutes of the 7<sup>th</sup> Technical Committee meeting of DDA for the year 2020 held on 05.10.2020.**

The 7<sup>th</sup> Technical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Monday, 05.10.2020. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

*Manju Paul*  
(Manju Paul) 28/10/2020  
Addl. Commissioner (Plg)-I

To:

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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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21. Director, Fire Service, GNCTD

**Special Invitees:**

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PLG/MP/0004/2020/F-1/

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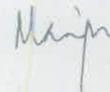
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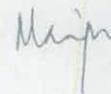
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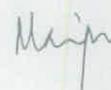
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MP AND DC/

Date: 28.10.2020

**Subject: Minutes of the 7<sup>th</sup> Technical Committee meeting of DDA for the year 2020 held on 05.10.2020.**

The 7<sup>th</sup> Technical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Monday, 05.10.2020. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

*Manju Paul*  
(Manju Paul) 28/10/2020  
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. (Plg.) - III, DDA
13. Addl. Commr. (Plg.) - Projects, DDA
14. Addl. Commr. (Plg.) - Land Pooling, DDA
15. Addl. Commr. (Landscape), DDA
16. Secretary, DUAC
17. Chief Town Planner, (SDMC, NDMC, EDMC)
18. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
19. Dy. Commr. of Police (Traffic), Delhi
20. Land & Development Officer, (L&DO)
21. Director, Fire Service, GNCTD

**Special Invitees:**

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

Item No. 36/2020

Confirmation of the Minutes of 6th Technical Committee meeting held on 03.09.2020.

PLG/MP/0004/2020/F-1/

- Since no observations/comments were received, the minutes of the 6<sup>th</sup> Technical Committee held on 03.09.2020 were confirmed as circulated.

Item No. 37/2020

Regarding applicability of Development Control Norms at Plot No. 4 in Public /Semi-public Use zone, FC-10, at Tahirpur, Delhi.  
F.13(2)/2013-MP

Proposal was presented by Additional Commissioner (Plg.)-I. After detailed deliberations, the proposal was approved with the following recommendations:

1. Development Control Norms for Educational Facilities (Higher Education) - Max Ground Coverage = 35%, Max. FAR = 225 and Max. Height = 37 m.
2. Modified lease document of School of Open Learning to be issued by DDA keeping the terminologies in lease document in consonance with the MPD provisions.

Item No. 38/2020

Proposal for sanctioning the layout of Shri Ram College of Commerce (SRCC), University of Delhi, which needs relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR) or re-categorisation of SRCC as General College by the Technical Committee of DDA. Regularisation of existing Wrestling Stadium / Hall built during the Common Wealth Games by Ministry of Youth Affairs and Sports (MOYAS) with the relaxation in Side & Rear Setbacks.  
F9(01)/2016-MP

Proposal was presented by SRCC and North DMC. After detailed deliberations, the following was decided:

1. The building plans approved for SRCC in 2012 may be considered for granting completion by the concerned local body as per Clause 3(4) of Chapter 17, MPD-2021.
2. The stadium infrastructure was built by the Government for an International event. It was observed that it is only a procedural lapse that proper approval was not granted at that point of time. Regularization of Wrestling Stadium and relaxation in setbacks were approved.



Item No. 39/2020

Planning permission for CNG / EV Charging Station on Private Land Khasra No. 105/21/2, Village Jharoda Kalan in view of notified regulations dated 08.03.2019. F7(4)/2020-MP

- a) Before presenting the proposal, General Manager, IGL, raised the concerns w.r.t. general observations required for Planning Permission for Fuel stations as decided in the 4<sup>th</sup> Technical Committee meeting and communicated vide letter and email dt. 01.10.2020. To expedite and streamline the processing of the cases, the following were agreed:
  - i. EV Charging station may not be considered currently in the proposal till the norms are formulated and notified. The applicant can have the flexibility of providing it at a later stage on need basis as per the Policy.
  - ii. Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA
- b) The proposal for CNG/EV charging station on private land Khasra No. 105/21/2, Village Jharoda Kalan was approved as per the provisions approved in 4<sup>th</sup> Technical Committee meeting and modified as per (a) above.

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

*Manoj*

**ANNEXURE-I**

**List of participants of 7<sup>th</sup> meeting for the year 2020 of Technical Committee on 05.10.2020**

**DELHI DEVELOPMENT AUTHORITY**

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

**Representatives of the following Organizations has also attended the meeting:**

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. Delhi Fire Service
5. Principal, SRCC
6. IGL



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

E. File No. - PLG/MP/0005/2020/F-1/316  
O/o DY DIRECTOR (PLG)  
MP AND DC/

Date: 28.10.2020

**Subject: Minutes of the 7<sup>th</sup> Technical Committee meeting of DDA for the year 2020 held on 05.10.2020.**

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*Manju Paul*  
(Manju Paul) 28/10/2020  
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. (Plg.) - III, DDA
13. Addl. Commr. (Plg.) - Projects, DDA
14. Addl. Commr. (Plg.) - Land Pooling, DDA
15. Addl. Commr. (Landscape), DDA
16. Secretary, DUAC
17. Chief Town Planner, (SDMC, NDMC, EDMC)
18. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
19. Dy. Commr. of Police (Traffic), Delhi
20. Land & Development Officer, (L&DO)
21. Director, Fire Service, GNCTD

**Special Invitees:**

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

Item No. 36/2020

Confirmation of the Minutes of 6th Technical Committee meeting held on 03.09.2020.

PLG/MP/0004/2020/F-1/

- Since no observations/comments were received, the minutes of the 6<sup>th</sup> Technical Committee held on 03.09.2020 were confirmed as circulated.

Item No. 37/2020

Regarding applicability of Development Control Norms at Plot No. 4 in Public /Semi-public Use zone, FC-10, at Tahirpur, Delhi.  
F.13(2)/2013-MP

Proposal was presented by Additional Commissioner (Plg.)-I. After detailed deliberations, the proposal was approved with the following recommendations:

1. Development Control Norms for Educational Facilities (Higher Education) - Max Ground Coverage = 35%, Max. FAR =225 and Max. Height = 37 m.
2. Modified lease document of School of Open Learning to be issued by DDA keeping the terminologies in lease document in consonance with the MPD provisions.

Item No. 38/2020

Proposal for sanctioning the layout of Shri Ram College of Commerce (SRCC), University of Delhi, which needs relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR) or re-categorisation of SRCC as General College by the Technical Committee of DDA. Regularisation of existing Wrestling Stadium / Hall built during the Common Wealth Games by Ministry of Youth Affairs and Sports (MOYAS) with the relaxation in Side & Rear Setbacks.  
F9(01)/2016-MP

Proposal was presented by SRCC and North DMC. After detailed deliberations, the following was decided:

1. The building plans approved for SRCC in 2012 may be considered for granting completion by the concerned local body as per Clause 3(4) of Chapter 17, MPD-2021.
2. The stadium infrastructure was built by the Government for an International event. It was observed that it is only a procedural lapse that proper approval was not granted at that point of time. Regularization of Wrestling Stadium and relaxation in setbacks were approved.



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- a) Before presenting the proposal, General Manager, IGI, raised the concerns w.r.t. general observations required for Planning Permission for Fuel stations as decided in the 4<sup>th</sup> Technical Committee meeting and communicated vide letter and email dt. 01.10.2020. To expedite and streamline the processing of the cases, the following were agreed:
  - i. EV Charging station may not be considered currently in the proposal till the norms are formulated and notified. The applicant can have the flexibility of providing it at a later stage on need basis as per the Policy.
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- b) The proposal for CNG/EV charging station on private land Khasra No. 105/21/2, Village Jharoda Kalan was approved as per the provisions approved in 4<sup>th</sup> Technical Committee meeting and modified as per (a) above.

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

*Manju*

**ANNEXURE-1**

**List of participants of 7<sup>th</sup> meeting for the year 2020 of Technical Committee on 05.10.2020**

**DELHI DEVELOPMENT AUTHORITY**

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

**Representatives of the following Organizations has also attended the meeting:**

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. Delhi Fire Service
5. Principal, SRCC
6. IGL

ITEM No. 40/TC/2020



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

E. File No. - PLG/MP/0005/2020/F-1/316  
O/o DY DIRECTOR (PLG)  
MP AND DC/

Date: 28.10.2020

**Subject: Minutes of the 7<sup>th</sup> Technical Committee meeting of DDA for the year 2020 held on 05.10.2020.**

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*Manju Paul*  
(Manju Paul) 28/10/2020  
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
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15. Addl. Commr. (Landscape), DDA
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18. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
19. Dy. Commr. of Police (Traffic), Delhi
20. Land & Development Officer, (L&DO)
21. Director, Fire Service, GNCTD

**Special Invitees:**

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

Item No. 36/2020

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PLG/MP/0004/2020/F-1/

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F.13(2)/2013-MP

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2. Modified lease document of School of Open Learning to be issued by DDA keeping the terminologies in lease document in consonance with the MPD provisions.

Item No. 38/2020

Proposal for sanctioning the layout of Shri Ram College of Commerce (SRCC), University of Delhi, which needs relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR) or re-categorisation of SRCC as General College by the Technical Committee of DDA. Regularisation of existing Wrestling Stadium / Hall built during the Common Wealth Games by Ministry of Youth Affairs and Sports (MOYAS) with the relaxation in Side & Rear Setbacks.

F9(01)/2016-MP

Proposal was presented by SRCC and North DMC. After detailed deliberations, the following was decided:

1. The building plans approved for SRCC in 2012 may be considered for granting completion by the concerned local body as per Clause 3(4) of Chapter 17, MPD-2021.
2. The stadium infrastructure was built by the Government for an International event. It was observed that it is only a procedural lapse that proper approval was not granted at that point of time. Regularization of Wrestling Stadium and relaxation in setbacks were approved.

*Manoj*

Minutes of the Technical Committee Meeting Held  
On 5.10.2020, ITEM No. 38/TC/2020



**NORTH DELHI MUNICIPAL CORPORATION**  
**Town Planning Department**  
E-Block, 13<sup>th</sup> Floor Civic Centre Minto Road,  
Jawaharlal Nehru Marg Delhi-02



No: TP/4/792/20

उप निदेशक (योजना) सी. एवं जी.

Dated: 26/8/20

To,

डाकूरी सं. 614

दिनांक 02.09.2020

The Dy. Director (Plg.) Zone-C,

Delhi Development Authority,

Vikas Minar, I. P. Estate,

New Delhi-02.

निदेशक (क्षेत्रीय योजना) तीन  
उपनि. नं. 717  
दिनांक 02/9/2020

**Sub: - Agenda for Technical Committee Meeting of DDA regarding Sri Ram College of Commerce at University of Delhi, Delhi -07 for relaxation in Ground Coverage & FAR in playfield area and relaxation in setbacks of the wrestling stadium.**

Ref. - Letter no. F.9(1)/2016-MP/119 dated 30.06.2020

Madam,

This is with respect to the subject and reference cited above. A letter vide no TP/G/2020/386 dated 20.03.2020 from this office was sent before along with agenda and copies of various communications from LG office. In response of that the reference letter was received to submit the agenda as per the prescribed format. Accordingly, the agenda for present proposal is prepared on the basis of format available for similar cases. The applicant has sought relaxation in Ground Coverage & FAR in playfield area and setback relaxation on two sides of the wrestling stadium as mentioned in the agenda attached herewith.

In view of the above, the agenda prepared by the authority of Shri Ram College of Commerce is being forwarded with the request to place it before the Technical Committee for consideration.

Encls: As above

*Ref: 10/10/20*

Asst. Town Planner-I

Copy to:-

1. Prof. Simrit Kaur, Principal, Sri Ram College of Commerce University of Delhi, Maurice Nagar, Delhi-110007- with request for pursue the case with DDA and submit any detail/document directly to DDA, if required.

As the said matter was earlier dealt by MP Section, this may be forwarded to MP Section for a:

Dir: (Plg.) AP/III

27/9/2020

26/8/20  
Dy. Dir: (Plg.)  
e.g.

Dir: (Plg.) MP



श्री राम कॉलेज ऑफ कॉमर्स  
SHRI RAM COLLEGE OF COMMERCE

दिल्ली विश्वविद्यालय  
मौरिस नगर, दिल्ली-110 007  
दूरभाष : +91-11-27667905, 27666519  
वेबसाईट : www.srcc.edu  
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principaloffice@srcc.du.ac.in

University of Delhi  
Maurice Nagar, Delhi-110 007  
Phone: +91-11-27667905, 27666519  
Website : www.srcc.edu  
Email : principal@srcc.du.ac.in  
principaloffice@srcc.du.ac.in

SRCC/AD/196/2020 / 26

August 19, 2020

The Chief Town Planner  
North Delhi Municipal Corporation  
MCD Civic Center  
J.L. Nehru Marg  
New Delhi - 110 002



Refer TP/G/2020/386 dated 20/03/2020

**Subject:** Submission of agenda to NDMC for sanctioning the layout plan of Shri Ram College of Commerce (SRCC) University of Delhi, which needs relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR) or re-categorization of SRCC as *General College* and regularization of existing Wrestling Stadium/Hall built during the Common Wealth Games with the relaxation in Side and Rear Setbacks.

Dear Sir/Madam,

This is in continuation of our previous letter dated February 12, 2020.

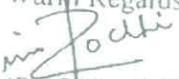
Herewith, please find appended the Desired Agenda in prescribed format duly signed by myself in the capacity of 'Principal, Shri Ram College of Commerce' and 'College Architect, M/s Vijay Gupta Architects' to be sent to the 'Technical Committee', DDA for sanctioning the layout plan of Shri Ram College of Commerce (SRCC), University of Delhi.

Primarily, SRCC seeks relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR), or re-categorization of the College as a *General College* by the Technical Committee of DDA. In addition, we seek regularization of existing Wrestling Stadium/Hall built during the Common Wealth Games by the Ministry of Youth Affairs and Sports (MOYAS), with relaxation in its Side and Rear Setbacks.

It is hereby reiterated that SRCC faces extreme paucity of physical infrastructure. While the student strength has increased substantially, practically no change has so far materialized in Classroom Expansion. Expansion of sanctioned student strength under EWS has further stretched our space related constraints. Keeping the future requirement of college infrastructure, there are plans for augmenting class rooms in the Academic Block, staff residences, hostels for the students and Play Field infrastructure. Additionally, the grant given to SRCC for infrastructure expansion (under the OBC Expansion plans) lies unutilized on account of regulatory restrictions prohibiting expansion.

We are sure that with your kind intervention, SRCC will get justice in expanding its much needed infrastructure, commensurate with its vision and commitment in maintaining high standards of academic and non-academic rigour.

Thanking You,

Warm Regards  
  
(Prof. Simrit Kaur)  
Principal

please accept Return  
RC

M. Kaur  
ATP-I  
  
20/8/20

**AGENDA FOR THE TECHNICAL COMMITTEE MEETING**

**Subject:** Proposal for sanctioning the layout of Shri Ram College of Commerce (SRCC) University of Delhi, which needs relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR) or re-categorisation of SRCC as *General college* by the Technical committee of DDA. Regularisation of existing Wrestling Stadium/Hall built during the Common Wealth Games by Ministry of Youth Affairs and Sports (MOYAS) with the relaxation in Side & Rear Setbacks.

**1. Background :**

**Ground Coverage (GC) and Floor Area Ratio (FAR) issue :**

It is hereby submitted that SRCC faces extreme paucity of physical infrastructure. The student strength has increased by almost 80% since 1990, without any substantial increase in infrastructure, especially classrooms. While in 1990, there were about 1500 students enrolled at SRCC, the number presently is close to 2700, which shall increase even further this year onwards on account of EWS reservation. The college timings are already from 8:30 am until 5:15 pm, giving us less leverage for extending timings further. Keeping the future requirement of college infrastructure, there are plans for augmenting class rooms in the Academic Block, staff residences, hostels for the students and Play Field infrastructure, which presently is severely stretched by OBC and EWS expansion.

Additionally, the grant given to SRCC for infrastructure expansion (under the OBC Expansion plans) lies unutilized on account of regulatory restrictions prohibiting expansion.

Prior to May, 2013 our college was classified under *General College* category. However, the problem has been caused by the issuance of two Notifications dated 13.05.2013 and 23.09.2013, which created a new category of *Old Colleges* and separated its Planning & Development Control norms very differently from *General Colleges*. This has resulted in a drastic reduction in Floor Area Ratio (FAR) and Ground Coverage (GC), leading to loss of scope for further infrastructure expansion, mainly in 'Residential & Hostels' and 'Play Field'. The GC and FAR required for above projects were abundantly available for College Building, Residential & Hostels and Playfield as per General College norms of MPD 2021 (2007 norms-which did not differentiate between *General College* and *Old College*).

**Wrestling Stadium/Hall built during CWG 2010 issue:**

Wrestling Stadium/Hall was constructed in 2010 by the Ministry of Youth Affairs and Sports (MOYAS) under consensus of Delhi Government and Hon'ble L.G. Delhi during the Commonwealth Games (CWG) 2010 from its funds. The GC and FAR at that time for Wrestling Stadium/Hall were within the then permissible norms; however given the urgency with which the projects had to be completed for CWG, the government had not taken prior approval of MCD. In this SRCC had no role to play. Had the government taken requisite approval at that time, it would have been within the permissible limits as per then existing norms.

The Wrestling Stadium/Hall was built in the playground area towards the North West boundary of college. Side Setback provided for this block from adjacent boundary wall is 8.35 meters and rear Setback is 8.75 meters. The side and rear Setbacks required as per the MPD 2021 are 12.0 meters. Even with a reduced side Setback of 8.35 meters and rear Setback of 8.75 meters, fire tender movement is possible. Hence, the college seeks relaxation in its side and rear Setbacks as well.

After the completion of Commonwealth Games 2010, the entire infrastructure created for the Commonwealth Games through funding by MYAS was transferred to Shri Ram College of Commerce in 2012 through the MOU between SRCC and MYAS executed on 5<sup>th</sup> December 2012. Thereafter it has become the property of SRCC.

*[Handwritten signatures and initials]*

2. Examination:

Ground Coverage (GC) and Floor Area Ratio (FAR) issue:

Prior to May, 2013 SRCC was classified under *General College* category.

By the issuance of two Notifications dated 13.05.2013 and 23.09.2013, which created a new category of *Old Colleges* and separated its Planning & Development Control norms very differently from *General Colleges*, SRCC has now been classified as an *Old College*.

This has resulted in a drastic reduction in Floor Area Ratio (FAR) and Ground Coverage (GC), leading to loss of scope for further infrastructure expansion, mainly in 'Residential & Hostels' and 'Play Field'.

Wrestling Stadium/Hall built during CWG 2010 issue:

Wrestling Stadium/Hall was constructed in 2010 by the Ministry of Youth Affairs and Sports (MOYAS) during the Commonwealth Games (CWG) 2010 from its funds.

However given the urgency with which the projects had to be completed for CWG, the government had not taken prior approval of MCD.

Side Setback provided for this Wrestling Stadium/Hall from adjacent North boundary wall is 8.35 meters and rear Setback from West boundary wall is 8.75 meters, against required side and rear Setbacks of 12.0 meters as per the MPD 2021. Even with a reduced side Setback of 8.35 meters and rear Setback of 8.75 meters, fire tender movement is possible.

Wrestling Stadium/Hall was transferred to Shri ram College of Commerce in 2012 through the MOU between SRCC and MYAS executed on 5<sup>th</sup> December 2012.

3. Proposal:

Ground Coverage (GC) and Floor Area Ratio (FAR) issue :

In view of the above, we request for re-categorization of SRCC as a *General College*.

*Alternatively*, we seek a onetime relaxation in GC and FAR as per below mentioned details:

1. Ground Coverage (GC) relaxation of 2,893 square meters in Residential including Hostel Area and 1,002 square meters in Play Field Area (details of the same appended as Annexure-VI).  
and
2. Floor Area Ratio (FAR) relaxation of 22,217 square meters in Residential including Hostel Area and 2,582 square meters in Play Field Area (details of the same appended as Annexure-VI).

May also mention that had SRCC been granted the status of '*General College*', our permissible GC and FAR would have been much more than being sought hereby under onetime relaxation.

Wrestling Stadium/Hall built during CWG 2010 issue:

The Wrestling Stadium/Hall constructed by the Government at the time of Commonwealth Games be regularized as per then prevailing norms.

The existing Wrestling Stadium Setbacks i.e 8.35 meters side Setback and 8.75 meters rear Setback be permitted as *fait accompli*.

Table: Setback Details

Setback	Existing	As per MPD-2021
N - RHS (Towards Christian Colony )	8.35 meters	12.00 meters
W - Rear (Towards Nazafgarh Drain)	8.75 meters	12.00 meters

*Signature*

*Signature*

4/11

Recommendations:

The issues related to the relaxation in GC & FAR and regularisation of existing Wrestling Stadium/Hall having side and rear Setbacks of 8.35 meters and 8.75 meters respectively be taken in consideration and approved.

4. Annexures:

1. Proposed revised Layout Plan ( Three Sets)
2. Proposed Expansion Plan and details of relaxation required in GC & FAR – Annexure-VI
3. Copy of MOU between MYAS and SRCC

8

*in Padi*

*myas srcc*

"DECISION"

Proposal was presented by SRCC and North DMC. After detailed deliberations, the following was decided:

1. The building plans approved for SRCC in 2012 may be considered for granting completion by the concerned local body as per Clause 3(4) of Chapter 17, MPD-2021.
2. The stadium infrastructure was built by the Government for an International event. It was observed that it is only a procedural lapse that proper approval was not granted at that point of time. Regularization of Wrestling Stadium and relaxation in setbacks were approved.

DEVELOPMENT AUTHORITY  
 TR PL  
 VERIFIED  
 This Proposal was Considered in  
 Technical Committee  
 7th 5.19.2020  
 387/2/2020  
 A Madan Asstt. Director  
 Dy. Director  
 Mas Master Plan

**SHRI RAM COLLEGE OF COMMERCE**  
UNIVERSITY OF DELHI  
DELHI 110007.

Proposed Expansion Plans and details of relaxation required for Ground Coverage (GC) and Floor Area (FAR) as per Table No.1 and proposed revised Layout Plan :

a. College Building :

New multi story Blocks for Academic facilities, multilevel car parking and vertical expansion of existing buildings wherever possible to cope with the future requirements including OBC and EWS reservations.

For the proposed expansion plan net GC required is 3,193 Sq. Mtr after demolition of existing cycle stand& amenity building and FAR of 36,005 Sq. Mtr, both of which are available, as per Old College Norms too. Therefore no relaxation in GC and FAR is required for the expansion of College Building.

b. Residential including Hostels :

New multi story residential Blocks after the demolition of existing Principal Bungalow and some other teaching/non-teaching residences and vertical expansion of existing residential/hostels blocks. A total relaxation GC and FAR required is 2,893 Sq. Mtr. and 22,217 Sq. Mtr respectively for the expansion of residential area and hostels .

c. Play Field Area :

For Existing Sports complex, new swimming pool and facilities after the demolition of existing swimming pool, total relaxation of 1,002 Sq. Mtr in GC and 2,582 Sq. Mtr. in FAR for the expansion of Play Field area infrastructure.

*[Handwritten signature]* *[Handwritten signature]*

**Table 1: GC and FAR Implications of Classification as Old College vis. a/vis. General College and Relaxation required in GC (Ground Coverage) & FAR (Floor Area Ratio) for future expansion.**

Description	(I) For OLD COLLEGE Category (w.e.f. 13-05-2013)				(II) For GENERAL COLLEGE Category (w.e.f. 13-05-2013)			
	Area Sqm	%	GC (Sqm)	FAR (Sqm)	Area Sqm	GC (Sqm)	FAR (Sqm)	Diff. (II)-(I)
<b>College Building</b>								
Plot Allocation	28,586.78	45.0%						
Permissible GC		30.0%	8,576.03					
Permissible FAR		225.0		64,320.26				
Achieved till date			4,395.75	7,643.58				
Balance			4,180.28	56,676.68				
Additional area available after proposed demolition of existing buildings			954.02	1,319.41				
Required for Future Expansion i/c new blocks, vertical expansion of existing buildings			4,147.20	37,324.80				
Balance after all future expansions			+987.10	+20,671.29				
Area relaxation required for College Buildings			Nil	Nil				
<b>Residential and Hostel</b>								
Plot Allocation	6,352.62	10.0%						
Permissible GC		33.3%	2,115.12					
Permissible FAR		200.0		12,705.24				
Achieved till date			5,816.17	10,120.99				
Balance			-4,701.05	-2,984.58	NA	NA	NA	NA
Additional area available after proposed demolition of existing buildings			2,435.70	4,215.82				
Required for future expansion i/c new blocks, vertical expansion of existing buildings			2,497.20	20,117.63				
Balance after all future expansions			-2,892.65	-22,217.23				
Area relaxation required in Residential/Hostel area			2,893	22,217				
<b>Play Field Area</b>								
Plot Allocation	28,586.78	45.0%						
Permissible GC		10.0%	2,858.68					
Permissible FAR		15.0		4,288.02				
Achieved till date			3,899.04	6,134.44				
Balance			-837.36	-1,846.42				
Additional area available after proposed demolition			421.53	421.53				
Required for Future Expansion			285.70	857.10				
Balance after all future expansions			-1001.53	-2,581.99				
Approx. area relaxation required in Play Field area			1,002	2,582				
Total Plot Area	63,526.18				63,526.18			
Total GC		21.3%	13,550		35.0%	22,234		8,684
Total FAR		128.0		81,314	225.0		142,934	61,620
Achieved till Date					13,938		23,799	

*Handwritten notes:*  
 in 2011  
 in 2011

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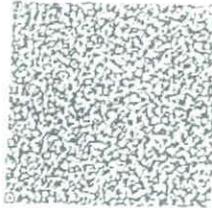
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## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL47544038173116K  
Certificate Issued Date : 22-Nov-2012 02:53 PM  
Account Reference : IMPACC (IV)/dl755203/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DLDL75520395069723986030K  
Purchased by : SHRI RAM COLLEGE OF COMMERCE  
Description of Document : Article Others  
Property Description : NA  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : SHRI RAM COLLEGE OF COMMERCE  
Second Party : NA  
Stamp Duty Paid By : SHRI RAM COLLEGE OF COMMERCE  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



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### MEMORANDUM OF UNDERSTANDING FOR POST-COMMONWEALTH GAMES, 2010 USE OF COMPETITION AND TRAINING AND TRAINING VANUE AT SHRI RAM COLLEGE OF COMMERCE (UNIVERSITY OF DELHI).

\*\*\*\*\*

This Memorandum of Understanding between Shri Ram College of Commerce (University of Delhi) and Ministry of Youth Affairs and Sports, Government of India has been executed on 5th day of December, 2012 at New Delhi.

Page 1 of 3

#### Statutory Alert

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centres (ACCs), SHCIL Offices and Sub-Regional Offices (SRGOs).
2. The Contact Details of ACCs, SHCIL Offices and SRGOs are available on the Web site "www.india-stamp.com".



Whereas it had been decided by the Govt. of India, Ministry of Youth Affairs and Sports (MYAS) to construct Training Venue for Wrestling and Rugby 7's at Shri Ram College of Commerce for the Commonwealth Games 2010 held at Delhi from 3<sup>rd</sup> to 14<sup>th</sup> October 2010, which is funded by MYAS:

The lists of such facilities created are at Annexure-I to this MOU.

1. Whereas the Shri Ram College of Commerce has agreed and consented to the use of the above venue after construction for the conduct of the sporting events of the Commonwealth Games 2010
2. Now, the following provisions are mutually decided and agreed to concerning the ownership and post Commonwealth Games use of the subject venue:
  - I. MYAS has funded the construction of the venue at Shri Ram College of Commerce with the latest international specifications at places as earmarked for the purpose by the Organizing Committee (OC) Commonwealth Games at Shri Ram College of Commerce.
  - II. MYAS has incurred all expenditure for the development of the venue and up gradation of related infrastructure facilities at Shri Ram College of Commerce.
  - III. After the completion of Commonwealth Games 2010, the entire infrastructure created for the Commonwealth Games through funding by MYAS is deemed to have been transferred to Shri Ram College of Commerce and thereafter they have become property of Shri Ram College of Commerce.
  - IV. Any disagreement or dispute arising between the parties in respect of the execution of this MOU will be settled by a committee appointed by Secretary (Sports), Government of India and comprising a representative each of Ministry of Youth Affairs and Sports, Ministry of Human Resources Development, Shri Ram College of Commerce and University of Delhi.
  - V. Shri Ram College of Commerce will continue to remain the absolute owner of the land and the sports and other facilities developed through funding by MYAS after the completion of the Commonwealth Games Delhi 2010. Shri Ram College of Commerce will maintain the sports facilities in top operational condition as per standards set out in Annexure-II to the MOU after the games at their own cost by making adequate financial provision for the same. Within 3 months of signing of this MOU, Shri Ram College of Commerce will present plan to the MYAS through University of Delhi for future maintenance and upkeep of these facilities.
  - VI. After the completion of the Commonwealth Games 2010, besides regular use by students of Shri Ram College of Commerce, University of Delhi and the Colleges of the University, the sports facilities will be made available by Shri Ram College of Commerce in the national and public interest as and when required by MYAS for the conduct of the National/International sporting events by the MYAS. The sports facilities will also be made available for training of National level athletes as and when required by MYAS and after due clearance from MYAS.

*[Signature]*

*[Signature]*



Since the entire cost of the sports facilities is being funded by the MYAS, the sports facilities will be made available free of cost by Shri Ram College of Commerce for National/International Events and Training /Practice of National level athletes as above. The academic calendar of the University/College and prior concurrence of Shri Ram College of Commerce should be obtained before fixing dates of events/training by the MYAS.

VII. The utility charges for electricity, water, etc. for the duration of the Events/Training as above in clause (VI) will be borne by the MYAS.

IN WITNESS whereof the parties hereto have set their hands and seals the day, month and year first above written.

For and on behalf of

Shri Ram College of Commerce, Delhi University

Signature [Signature]  
Name D.P.C. JAIN  
Designation Principal  
Shri Ram College of Commerce  
(University of Delhi)  
Maurice Nagar, Delhi-110 007

In presence of witness

Signature [Signature]  
Name B. M. Bansal  
Designation B.M. BANSAL  
Administrative Officer  
Shri Ram College of Commerce  
(University of Delhi)  
Maurice Nagar, Delhi-110 007

For and behalf of

Ministry of Youth Affairs and Sports

[Signature]  
MUKUL CHATTERJEE  
Joint Secretary  
Department of Sports  
Ministry of Youth Affairs & Sports  
Government of India Tel.: 23383336

Signature [Signature]  
Name MUKUL CHATTERJEE  
Designation Joint Secretary  
Department of Sports  
Ministry of Youth Affairs & Sports  
Government of India Tel.: 23383336

In presence of witness

Signature [Signature]  
Name S.L. MEENA  
Designation S.L. MEENA  
Under Secretary  
Ministry of Youth Affairs & Sports  
Government of India, New Delhi



ITEM No. 39/TC/2020  
Minutes of the Technical Committee Meeting  
Held on 5.10.2020.

**Subject: Planning permission for CNG/EV Charging station on Private Land Khasra no. 105//21/2, Village Jharoda Kalan in view of notified regulations dated 08.03.2019 (File No. F7(4)/2020-MP)**

## 1. BACKGROUND

- 1.1. The case for 'grant of NOC for setting up CNG/ EVC Station on private land at Khasra number 105//21/2, Khata Khatauni number 241/193 in Village Jharoda Kalan in Zone L in Delhi' was forwarded to Planning Department by Commercial Land Branch with the request to specify proposed area, its purpose and its land use as per MPD 2021/ ZDP clearly specifying category for calculation of conversion fee.
- 1.2. The proposal under reference was put up for the consideration in 4th Technical Committee Meeting held on 20.07.2020 vide item no. 22/2020 (Refer Annexure A).
- 1.3. The proposal was deferred by Technical Committee with a direction to IGL/ Applicant to explore the possibility of bringing the minimum size of the Site under reference as per stated standards and resubmit the application.
- 1.4. Some general observations were also made by Technical Committee as per Minutes dated 14.08.2020 vide which documents such as NOC from Traffic Police, Undertaking w.r.t temporary permission of 5 years and participation in Land Pooling Policy, Site/Keyplan were sought.

## 2. EXAMINATION

- 2.1. In reference to the 4<sup>th</sup> Technical Committee Meeting and decision made therein, Chief General Manager (CNG Projects), IGL vide letter no. IGL/CNG/PLNG/CLU/DDA/130820/1 dated 13.08.2020 forwarded the letter of Sh. Vikas Malik (applicant) and mentioned that 'Lot holder has declared that no extra land can be arranged by him behind or beside the proposed CNG station Site for widening/ extension of proposed site'. Further, vide the letter, it is requested to consider the case under reference on the same land area.
- 2.2. As per information furnished by the applicant, the area of the proposed site is 759 sq m which is less than the prescribed size of 30m x 36 m (1080 sqm) as stipulated in the notified regulations dated 08.03.2019.
- 2.3. The site is polygonal in shape with the following dimensions: Front - 29.5 m, Back -25.15, Left - 20.20, Right 36.15
- 2.4. In view of the above, it is to mention that the minimum size and dimensions of the site u/r does not meet the stated standards as specified in the Master Plan/ notified regulations dated 08.03.2019. Further the applicant has shown his inability to fulfill the conditions as laid down in 4<sup>th</sup> Technical Committee Meeting.
- 2.5. A detailed proforma with details of the site as furnished by the Applicant and as per examination by Planning Department is placed at Annexure B

### 3. PROPOSAL

In view of the Minutes of the 4<sup>th</sup> Technical Committee Meeting held on 20.07.2020 and S.No. 2.4 & 2.5 above, the proposal for planning permission for CNG/EV Charging station on Private Land Khasra no. 105/21/2, Village Jharoda Kalan may be deliberated by Technical Committee.

### 4. RECOMMENDATION

The proposal as contained in para 3 above is placed before the Technical Committee for consideration please.

"DECISION"

- a) Before presenting the proposal, General Manager, IGL raised the concerns w.r.t. general observations required for Planning Permission for Fuel stations as decided in the 4<sup>th</sup> Technical Committee meeting and communicated vide letter and email dt. 01.10.2020. To expedite and streamline the processing of the cases, the following were agreed:
- i. EV Charging station may not be considered currently in the proposal till the norms are formulated and notified. The applicant can have the flexibility of providing it at a later stage on need basis as per the Policy.
  - ii. Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA
- b) The proposal for CNG/EV charging station on private land Khasra No. 105/21/2, Village Jharoda Kalan was approved as per the provisions approved in 4<sup>th</sup> Technical Committee meeting and modified as per (a) above.

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
**VERIFIED**  
This Proposal was Considered in  
the 7<sup>th</sup> Technical Committee  
Meeting held on 5.10.2020  
Vide Item No. 39/7C/2020  
A. Madan Assst. Director Master Plan  
Shikha Dy. Director Master Plan

- 20 -

Minutes of the Technical Committee Meeting Held on 20.7.2020.

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- 17 -

ITEM No. 22/TC/2020.

Subject: Proposal for planning permission for CNG/EV Charging station on Private Land Khasra no. 105//21/2, Village Jharoda Kalan in view of notified regulations dated 08.03.2019 (File No. F7(4)/2020-MP)

## 1. BACKGROUND

- 1.1. A file bearing number F13(3)2019/Pvt.L/CL was received in this office from Director (CL), DDA. Vide the file, PUC received from Shri Vikas Malik for grant of NOC for setting up CNG/ EVC Station on private land at Khasra number 105//21/2, Khata Khatauni number 241/193 in Village Jharoda Kalan in Delhi was forwarded by CL Department, DDA to Planning Department, DDA with the request to specify proposed area, its purpose and its land use as per MPD 2021/ ZDP clearly specifying category for calculation of conversion fee.
- 1.2. Central Government vide S.O. 1244 dated 08.03.2019 notified 'Regulations for setting up of Fuel Station on Privately owned Lands in National Capital Territory of Delhi'
- 1.3. A request for permission of Fuel Station on Private land on Khasra No. 105//21/2, Village Jharoda Kalan was received in Commercial Lands Branch and the same was forwarded to Planning Department.
- 1.4. Commercial Lands Branch vide Office Order dated 06.12.2019 has issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
- 1.5. Master Plan & Development Control (MP&DC) Section, Planning Dept. vide note dated 20.02.2020 has conveyed that cases received from CL Branch shall be examined in Planning file and these cases shall be put up in the Technical Committee meeting for approval/ planning permission. The decision of the TC will communicated to CL Branch for further necessary action.

## 2. EXAMINATION

A Joint Site Inspection was conducted by Planning Department on 17.03.2020 in order to scrutinize the application submitted by the applicant as per planning parameters laid down in Gazette Notification S.O. 1244 dated 08.03.2019. Further the following documents were submitted by Indraprastha Gas Limited vide letter dated 20.03.2020.

- a) Linear layout plan of the site showing distance of fuel station from nearest intersection, cut in the median and other fuel station (on either side). ROW of the existing road, proposed road and width of median and metalled road, service land, footpath etc.
- b) Survey plan of the site with dimensions, diagonal measurement width of road, existing and proposed, median, cut in the median, adjacent plot, HT lines in the vicinity, nearby structures and features like drains.
- c) Approval Letter from PESO and approved Plan.
- d) Undertaking regarding the conformation of minimum distance of the site from a fuel station of same category as prescribed in the notification dated 08.03.2020.

Also, tentative location of the Site under reference is marked on notified Zonal Development Plan of Zone L (Annexure A)

Based on the above, the matter has been examined and the following is submitted:

- 2.1 Proposed site falls in Khasra no.105//21/2, Village Jharoda Kalan. As per notified Zonal Development Plan of Zone L, Village Jharoda Kalan falls under Green Belt.
- 2.2 The proposed RoW of the road on which the site falls is 30m as per notified Zonal Development Plan of Zone L.
- 2.3 The site is approximately 800m & 1000m away from the nearest T-junctions on either sides.
- 2.4 The nearest fuel station (not of same category) is located approximately 700m away on the other side of the road.
- 2.5 Following is the status vis-à-vis planning parameters as per S.O. 1244(E) dated 08.03.2019:

S. No.	Planning Parameters	Status		Remarks
		As per information supplied in performa by applicant	As per examination by Planning Department, DDA	
1	Whether the proposed Site is located on Master Plan/ Zonal Plan existing / proposed roads of minimum 30 m wide right-of way	Yes Proposed RoW is 30 m	Yes Proposed RoW is 30 m	Existing width of the metalled road is 15 m. The applicant has left the requisite space for road widening as per his submission.
2	Whether the Site lies on National Highway	No	No	
3	Urban/ Rural		Urban	Gazette Notification No. F7(128)/DLB/2019/000580156/14600-15 dated 20.11.2019
4	Landuse as per MPD- 2021/ ZDP	Agriculture Area	Green Belt	
5	Plot size as per Regulations: Minimum: 30 m x 36 m Maximum: 33 m x 45 m	As per performa: • Front- 30 m • Depth- 37 m • Area- 907 sq.m  As per submitted drawings: • 29.713 m	Polygonal plot: • 29.5 m (frontage- • 20.20 (Side 1) • 25.15 (Back) • 36.15 (Side 2)  Area of plot= 831 sq m	Minimum size of the plot in case of CNG stations may be relaxed subjected to approval by Petroleum and

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		(frontage-East) <ul style="list-style-type: none"> <li>39.210 m (South)</li> <li>24.525 m (West)</li> <li>23.236 m (North)</li> </ul> Area of plot= 759 sq m		Explosives Safety Organisation (PESO) and the same is provided by IGL
6	Whether Plot frontage is at least 30 m. If not, what is it?	Yes	No 29.5 m	Minimum size of the plot in case of CNG stations may be relaxed subjected to approval by Petroleum and Explosives Safety Organisation (PESO) and the same is provided by IGL
7	Minimum Distance of 100 m from intersection	Yes	Yes	
8	Any other Fuel station of similar category			
	a) Not less than 1000m on same side of road	No	No	
	b) Not less than 500m on other side of road	No	No	
9	Current Status of Site		Site was under construction for fuel station during Site Visit on 17.03.2020.	

2.6 As per S.O.1244(E) dated 08.03.2019, points for consideration are as follows:

2.6.1 *Clause 1: Fuel stations will be permitted on privately owned lands falling in all use zones of urban areas (including urban extension areas) and in agriculture areas/ green belt except on land parcels falling in Zone 'O', Ridge, Regional Park, Reserve Forest areas, developed district/ city/ community parks, Monuments Regulated Zones, unauthorized colonies and disputed land parcels wherein the land acquisition proceedings are pending/ matter is sub-judice. However CNG Station stations may be*

- 23 -

- permitted in undeveloped recreational areas (with the exception of Ridge/ Recreation Park) subject to all statutory clearances.
- 2.6.2 Clause 2: An area in respect of which there is no approved Layout Plan, the private owned land pocket shall be governed by the provisions of the Master Plan/ Zoning Development Plan. The same shall be appropriately incorporated in the layout plan and when prepared by the concerned local body/ Authority.
  - 2.6.3 Clause 3(iv): The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30m x 36m and maximum of 33m x 45m (75m x 40m for CNG mother station as per requirement).
  - 2.6.4 Clause 3(v): In case of CNG stations, the minimum size of the plot may vary subject to the NOC and norms/ standards as prescribed by the Petroleum and Explosives Safety Organization (PESO) or any other statutory body defined for the same.

2.7. As per Modalities issued by CL Branch, the planning parameters are being fulfilled. However mandatory permissions/ clearances need to be obtained from the concerned agencies before execution of the project.

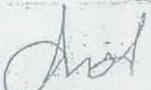
3. PROPOSAL

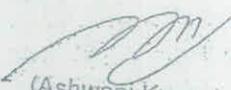
The proposal for planning permission and NOC for CNG/EV Charging station on Private Land may be approved, subject to the following conditions:

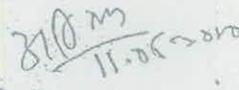
- i. Land required for road widening or any other planned development shall be surrendered by the owner/ occupier. The permission does not confer any immunity against acquisition of the land for any planned scheme by the Government.
- ii. All necessary clearances from the concerned authorities shall be obtained before execution.
- iii. All conditions as laid down Gazette Notification S.O. 1244 dated 08.03.2019 shall be mandatorily complied.

4. RECOMMENDATION

The proposal as contained in para 3 above is placed before the Technical Committee for consideration please.

  
 (P.R. Aravind)  
 Director (Plg.)  
 Land Pooling/  
 Zone K-I/L/N

  
 (Ashwani Kumar)  
 Dy. Director (Plg.)  
 Zone K-I/L

  
 (Amit Kumar)  
 Asst. Dir (Plg.)  
 Zone L

Next page →

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# DECISION

Proposal was presented by Additional Commissioner (Plg.) Incharge/ Director (Plg.) Land Policy. During the presentation, the following was clarified by Dir (LP) :

1. The proposed Site under consideration falls in zone L and under Green Belt Village as per the Master Plan for Delhi (MPD) and Land use is Green Belt.
2. As per the Agenda, Regulations for setting up fuel station were notified by the Central Government vide SO 1244 (dated 08.03.2019). However, the aforementioned Regulations were notified by Delhi Development Authority. The error in the Agenda needs to be rectified.
3. As per the notified Regulations, minimum road width existing / proposed road width as 30 m. The existing width of the metalled road is 15m only. As per the notified Zonal Development Plan (ZDP), proposed Right of Way (RoW) is 30m. Applicant has to leave the required space for proposed widening of the road. IGL assured to submit the layout plan indicating land required for future widening to be kept as open space with proper ingress and egress of the plot, without hindering the through traffic on the proposed road.
4. As per the notified Regulation, minimum plot size is 30m x 36m and maximum plot size is 33m x 45m (rectangular shape). It is observed that the total area of the plot for the proposed fuel station (759 sqm) is less than the minimum size specified in the Master Plan/ notified Regulations and required land for road width to be left was not clearly marked. However, the representative of IGL clarified that the size of the plot has already got the PESO approval for the Site.

The Technical Committee observed that the minimum size specified in the Master Plan/ notified Regulations has not been maintained. However, PESO has given approval for the Site under reference.

After detail deliberation the agenda was deferred and the Technical Committee directed IGL/ applicant to explore the possibility of bringing the minimum size as per the stated standards and resubmit the application for further consideration by DDA.

**DELHI DEVELOPMENT AUTHORITY**  
**MASTER PLAN SECTION**  
**VERIFIED**  
This Proposal was Considered in  
the 3.T.A. Technical Committee  
Meeting held on 24.7.2020  
Vide Item No. 22/7/2020  
Asstt. Director [Signature]  
Master Plan [Signature]  
Dy. Director [Signature]  
Master Plan [Signature]





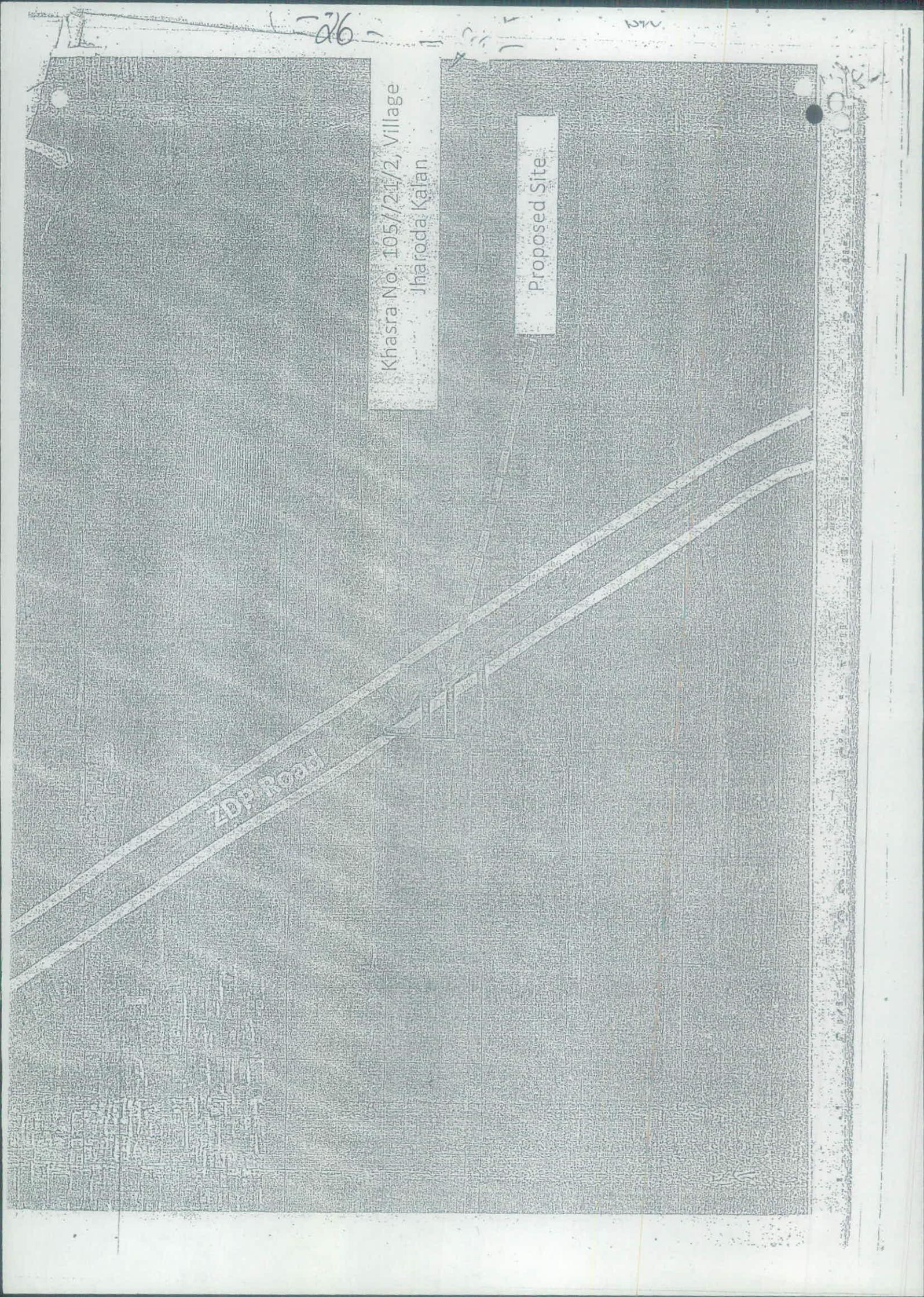
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12

Khasra No. 105//21/2, Village  
Jharoda Kaian

Proposed Site

ZDP Road



27

Name of Applicant: Sh Vikas Malik

Category (CNG/ CNG Mother Station/ Petrol Pump/ EVC): CNG / EV Charging Station

Location (Khasra/ Village/District): Khasra no. 105//21/2, Village Jharoda Kalan, District South West.

S.No	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
1	<b>Land use Details of the site</b>			
a	Planning Zone in which the site falls	-	Planning Zone L	-
b	Land use as per MPD- 2021/ Zonal Development Plan	Agriculture area	Green Belt	-
c	Whether site lies in Urban area or Rural area	-	Urban	Gazette notification no. F7(128)/DLB/ 2019/000581 56/14600-15 dated 20.11.2019
d	Whether in prohibited Zone	-	No	-
e	Whether in Green Belt	-	Yes	-
f	Whether part of approved Layout plan by Government/DDA	-	No	-
g	Whether Site falls in Land Pooling Zone	-	No	Site falls in Jharoda Kalan which is not a land pooling village
h	Name of Land Pooling Zone & Sector number	-	Not applicable	
i	Undertaking for participation in Land Policy	-	Not applicable	
2	<b>Plot Details</b>			
a	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	CNG/EV Charging Station	CNG/EV Charging Station	-

28-

b	Proportion & Location of CNG & EVC earmarked in the map	-	Not submitted	-
c	Area of plot (in sq m)	759 sqm	759 sqm (as per submitted drawing)	-
d	Plot Dimensions (in Metre) - Front - Back - Left - Right	Front - 29.713 m Back - 24.525 Left - 39.210m Right - 23.236	Front - 29.713 m Back - 24.525 Left - 39.210m Right - 23.236 (as per submitted drawing)	-
e	Whether Plot frontage is at least 30 m, if not what is it?	-	No. Frontage - 29.713 m	-
f	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)	-	Not mentioned	As per Layout Plan submitted by applicant the requisite area has been left for road widening.
g	Area of land left for Green/ parking, if Plot size is more than 1485 sq m	-	Not applicable	Area of plot is less than 1485 sqm.
h	Site plan showing ingress & egress points	-	Not submitted	-
3	<b>Road/ Approach details</b>			
a	Whether the Site lies on National Highway	No	No	-
b	Proposed RoW (as per notified ZDP)	Proposed RoW - 30m	Proposed RoW - 30m	-
c	Existing road width in front of the plot	-	15m	Existing width of the metalled road is 15m.

<b>4</b>	<b>Distance of site from nearest intersection</b>			
a	From minor road having RoW less than 30m	-	More than 50m	In conformity as per the provisions stipulated in Regulations dated 08.03.2019
b	From major road having RoW more than 30m	-	More than 100m	
<b>5</b>	<b>Distance of site from the nearest fuel station of same category.</b>			
a	Divided carriageway - Same side of road - Opposite side of road	- More than 1000m - More than 500m	- More than 1000m - More than 500m	In conformity as per the provisions stipulated in regulations dated 08.03.2019
b	Undivided Carriageway - Same side of road - Opposite side of road	-	Not applicable	-
<b>6</b>	<b>Approvals/NOC taken from other Authorities</b>			
a	Approval from PESO	Submitted	Submitted vide letter dated 20.03.2020	-
b	NOC from Traffic Police	-	Not submitted	-
c	Approval from NHAI (if applicable)	-	Not applicable	-
d	Any other approval/ NOC (if taken)	-	-	-
<b>7</b>	<b>Current Status of Site</b>	-	Site under construction as on 17.03.2020	-
<b>8</b>	<b>Any other information/ detail furnished</b>	-	-	-



दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY

**Sub: Regarding applicability of Development Control Norms at Plot No. 4 in Public /Semi-public Use zone, FC-10, at Tahirpur, Delhi.**

File No.: F.13(2)/2013-MP

**1.0 Background:**

- i. Chief Architect (P&D), CPWD vide letter No. 23(01)(28)/CA(PRD)/2020/625 dated 24.06.2020 requested clarification regarding applicability of Development Control Norms at Plot No. 4 in Public /Semi-public Use zone, FC-10, at Tahirpur, Delhi.
- ii. DDA had allotted land measuring 2100 sqm. to University of Delhi for construction of School of Correspondence Course at FC-10, at Tahirpur, Delhi vide letter of allotment dated 05.04.2005 and also granted Extension of Time (EOT) upto 31.03.2021 without charging composition fees vide letter dated 17.01.2020.
- iii. The letter also mentions the current norms in MPD-2021 w.r.t. the Public and Semi-Public / Educational Facilities in its Para 13.11 and Table 13.6:
  - a. Control Norms for PSP Facilities / Premises for which specific Development Control Norms have not being specified -
    - Max Ground Coverage = 30%
    - Max. FAR =120 and Max.
    - Height = 26 m.
  - b. Development Control Norms for Educational Facilities (Higher Education) -
    - Max Ground Coverage = 35%
    - Max. FAR =225
    - Max. Height = 37 m.

**2.0 Examination:**

- i. The site under reference falls within layout Plan titled as "Facility Centre No. 10 and Service Centre No. 5", which was allotted to Delhi University for setting up of school of Correspondence vide V.C's order dated 23.03.2005. As per the Layout Plan, Higher Education facility is a permissible activity in this plot.
- ii. As per the Lease document enclosed with the letter, it is mentioned that the purpose for allotment of land is School of correspondence studies and the site is allowed for construction of School Building.
- iii. There is no specific terminology mentioned as "School of Open Learning" in MPD-2021 and hence the clarification is being sought in respect of the Use

Premise to be assigned to the Plot and the applicable Development Control norms.

iv. There have been various discussions with the officers of Delhi University wherein it has been clarified that the facility is being developed by Government and is not a regular school. The premise will be used as a School of Correspondence Studies, and once established would cater to 5 Lac students. The nature of the activities conform to the Development Control norms prescribed for Educational facilities (Higher Education).

v. MPD-2021 in its Table 13.6 : Development Control for Education Facilities (Higher Education) provides the following:

- |                          |       |
|--------------------------|-------|
| a. Max. Ground Coverage  | 35%   |
| b. Max. Floor Area Ratio | 225   |
| c. Max. Height           | 37 m. |

### 3.0 Recommendation:

Based on above examination, Technical Committee may recommend the plot under reference to be utilized for Educational Facilities (Higher Education) with development control norms as per Table 13.6 of Chapter 13.0 Social Infrastructure of MPD-2021.

## " DECISION "

Proposal was presented by Additional Commissioner (Plg.)-I. After detailed deliberations, the proposal was approved with the following recommendations:

1. Development Control Norms for Educational Facilities (Higher Education) - Max Ground Coverage = 35%, Max. FAR = 225 and Max. Height = 37 m.
2. Modified lease document of School of Open Learning to be issued by DDA keeping the terminologies in lease document in consonance with the MPD provisions.

URBAN DEVELOPMENT AUTHORITY

MASTER PLAN SECTION

**VERIFIED**

This Proposal was Considered in the 7th Technical Committee Meeting held on 5.10.2020

Vide Item No. 37/7C/2020

Anandan  
Asstt. Director  
Master Plan

Shikha  
Dy. Director  
Master Plan

## INDEX

### 7th Technical Committee Meeting to be held on 05.10.2020.

Sl. No.	Item No.	Subject	Page No.
1.	36/2020	Confirmation of the Minutes of 6 <sup>th</sup> Technical Committee meeting held on 03.09.2020. <b>PLG/MP/0004/2020/F-1/</b>	1-4
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3.	38/2020	Proposal for sanctioning the layout of Shri Ram College of Commerce (SRCC), University of Delhi, which needs relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR) or re-categorisation of SRCC as General College by the Technical Committee of DDA. Regularisation of existing Wrestling Stadium / Hall built during the Common Wealth Games by Ministry of Youth Affairs and Sports (MOYAS) with the relaxation in Side & Rear Setbacks. <b>F9(01)/2016-MP</b>	7-17
4.	39/2020	Planning permission for CNG / EV Charging Station on Private Land Khasra No. 105/21/2, Village Jharoda Kalan in view of notified regulations dated 08.03.2019. <b>F7(4)/2020-MP</b>	18-29



ITEM No. 36/TC/2020

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

E. File No. - PLG/MP/0004/2020/F-1/269  
O/o DY DIRECTOR (PLG)  
MP AND DC/269

Date: 22.09.2020

Subject: Minutes of the 6<sup>th</sup> Technical Committee meeting of DDA for the year 2020 held on 03.09.2020.

The 6<sup>th</sup> Technical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Thursday, 03.09.2020. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Manju Paul  
(Manju Paul) 22/9/20  
Addl. Commissioner (Plg)-I

To:

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

Special Invitees:

1. Sh. S. Dev Datta Singh, IG, Admin CISF

Item No. 31/2020

Confirmation of the Minutes of 5<sup>th</sup> Technical Committee meeting held on 17.08.2020  
PLG/MP/0003/2020/F-1/

Since no observations/comments were received, the minutes of the 5<sup>th</sup> Technical Committee held on 17.08.2020 were confirmed as circulated.

Item No. 32/2020

Change of Land Use of 400 sqm from "Recreational" to "Public & Semi-Public" for Religious purpose in Jahapanah City Forest  
LD/IL/0003/2020/REL/8-O/o Dy. Director (IL)

The Agenda item was presented by Addl. Commissioner (Landscape). It was informed that the proposal has been put up in compliance to the orders of the Hon'ble Supreme Court. The proposal for CLU from Recreational to Public and Semi-Public for religious purpose in Jahapanah City Forest was recommended by the Technical Committee for further processing under Section - 11A of DD Act, 1957.

Item No. 33/2020

Proposed change of land use of an area measuring 0.66 acres from part "Commercial (Local Shopping Centre) & part "Recreational (Neighbourhood Play Area/Green spaces)" to "Government (Government Office)" allotted to CISF (Central Industrial Security Force) for construction of office building for CISF at CGO Complex, Lodhi Road, New Delhi-110003.  
F.20(4)2019/MP

The proposal was presented by Director (Plg.) - Zone D.

The proposal was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

Item No. 34/2020

Change of Land Use and Relaxation in height for multilevel parking construction at Idgah Road in Delhi walled city area.  
F.3(61)/2011-MP/Pt. - 1

The proposal was presented by the Officers of North MCD. The following was informed:

- i. The land-use of the site under reference is Residential (Redevelopment) and is currently being used for surface parking. Part of the land which is under the ownership of DDA has already been allotted to North MCD for construction of multi-level car parking and the CLU is only being sought for the 11998 sqm of land which is under the ownership of North MCD.
- ii. The project is a joint venture between DMRC and North MCD. The underground area has to be utilized by DMRC for the Nabi Karim Metro station and interchange point

*M. Singh*

- for the metro lines, due to which the parking needs to be accommodated over ground. The North MCD has therefore sought relaxation to NR (Not Restricted) from 15 m which is permissible as per the landuse.
- iii. The Parking Management District (PMD) Plan and the Traffic Impact Assessment (TIA) study which is a pre-requisite for undertaking a project of this magnitude are yet to be done. It was assured that the same shall be got completed in a month's time.

The following was deliberated and decided:

- i. Multilevel parking is to be constructed on the land parcel measuring 26197.47 sqm which includes North DMC land measuring 11998 sqm and DDA land measuring 14199.47 sqm. DDA has allotted its parcel of land measuring 14199.47 sqm to North DMC for Multilevel Parking. The land use of both the pockets under North DMC and DDA is 'Residential'. It was agreed that the change of Land use will be required for the entire site i.e. 26197.47 sqm.
- ii. The PMD Plan and TIA Study for the project be got done on priority. Clear-cut terms of reference and strategies for enforcement be specified for the plan / study.
- iii. North DMC informed that the height of the proposed building is G+6 and hence a relaxation in minimum height to 37m is required. The same was agreed.

The proposal was recommended by the technical committee for Change of land use for the entire site i.e. 26197.47 sqm to be processed under Section 11A of DD Act.

Item No. 35/2020

Proposal for change of land use of land measuring about 5.76 Acres for expansion of essential facilities at Institute of Liver and Biliary Sciences (ILBS) Hospital, Vasant Kunj, New Delhi from 'Residential to Public and Semi-Public' (PS1) falling in Planning Zone-J.

The proposal was presented by Addl. Commissioner (Plg.) Projects. After deliberation, the proposal as contained in the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

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

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- 4.

**ANNEXURE-I**

**List of participants of 6<sup>th</sup> meeting for the year 2020 of Technical Committee on 03.09.2020**

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Pr. Commissioner(Housing)
3. Pr. Commissioner (LD& LM)
4. Commissioner(Plg)
5. Addl. Commissioner(Landscape)
6. Chief Architect
7. Addl. Commissioner (Plg.) - I
8. Addl. Commissioner (Plg.) - III
9. Addl. Chief Architect, VC Office
10. Secretary, DUAC

**Representatives of the following Organizations has also attended the meeting:**

1. CISF
2. DMRC
3. TCPO
4. North DMC
5. Delhi Fire Service

Item No. 39/2020

Planning permission for CNG / EV Charging Station on Private Land Khasra No. 105/21/2, Village Jharoda Kalan in view of notified regulations dated 08.03.2019. F7(4)/2020-MP

- a) Before presenting the proposal, General Manager, IGL raised the concerns w.r.t. general observations required for Planning Permission for Fuel stations as decided in the 4<sup>th</sup> Technical Committee meeting and communicated vide letter and email dt. 01.10.2020. To expedite and streamline the processing of the cases, the following were agreed:
  - i. EV Charging station may not be considered currently in the proposal till the norms are formulated and notified. The applicant can have the flexibility of providing it at a later stage on need basis as per the Policy.
  - ii. Traffic Police NOC may be allowed to be submitted before the issuance of final letter from Land Disposal Section of DDA
- b) The proposal for CNG/EV charging station on private land Khasra No. 105/21/2, Village Jharoda Kalan was approved as per the provisions approved in 4<sup>th</sup> Technical Committee meeting and modified as per (a) above.

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

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**ANNEXURE-I**

**List of participants of 7<sup>th</sup> meeting for the year 2020 of Technical Committee on 05.10.2020**

**DELHI DEVELOPMENT AUTHORITY**

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

**Representatives of the following Organizations has also attended the meeting:**

1. TCPO
2. East Delhi Municipal Corporation
3. North Delhi Municipal Corporation
4. Delhi Fire Service
5. Principal, SRCC
6. IGL

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

E-File No.- PLG/MP/0005/2020/F-1/-  
O/o DY DIRECTOR (PLG)MP  
AND DC/271

Date : 23.09.2020

MEETING NOTICE

The 7<sup>th</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 **Monday, 05.10.2020 at 10:30 AM.**

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

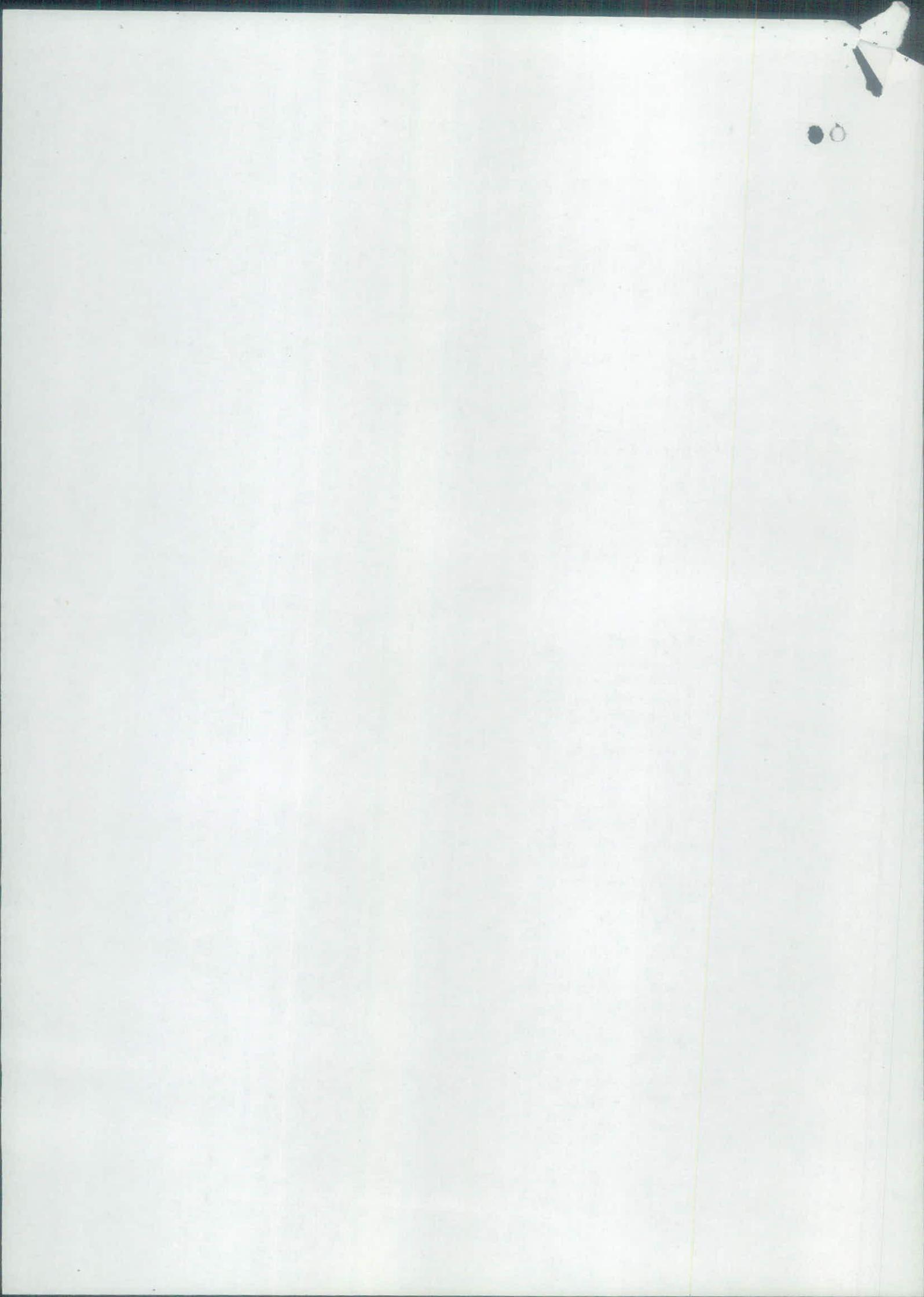
*Manju Paul*  
(Manju Paul) 23/9/2020  
Addl. Commissioner (Plg.)-I

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

Special Invitees:

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



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ITEM No. 36/TC/2020



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MASTER PLAN SECTION  
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(Manju Paul)

Addl. Commissioner (Plg)-I

22/9/20

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Item No. 32/2020

Change of Land Use of 400 sqm from "Recreational" to "Public & Semi-Public" for Religious purpose in Jahapanah City Forest  
LD/IL/0003/2020/REL/8-O/o Dy. Director (IL)

The Agenda item was presented by Addl. Commissioner (Landscape). It was informed that the proposal has been put up in compliance to the orders of the Hon'ble Supreme Court. The proposal for CLU from Recreational to Public and Semi-Public for religious purpose in Jahapanah City Forest was recommended by the Technical Committee for further processing under Section - 11A of DD Act, 1957.

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- i. The land-use of the site under reference is Residential (Redevelopment) and is currently being used for surface parking. Part of the land which is under the ownership of DDA has already been allotted to North MCD for construction of multi-level car parking and the CLU is only being sought for the 11998 sqm of land which is under the ownership of North MCD.
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*M. Singh*

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The proposal was presented by Addl. Commissioner (Plg.) Projects. After deliberation, the proposal as contained in the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

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

*Manoj*

- 4 -

ANNEXURE-I

List of participants of 6<sup>th</sup> meeting for the year 2020 of Technical Committee on 03.09.2020

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1. Vice Chairman, DDA
2. Pr. Commissioner(Housing)
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4. Commissioner(Plg)
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9. Addl. Chief Architect, VC Office
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1. CISF
2. DMRC
3. TCPO
4. North DMC
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DELHI DEVELOPMENT AUTHORITY  
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ITEM No. 36/TC/2020



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*Manju Paul*

(Manju Paul)

22/9/2020  
Addl. Commissioner (Plg)-I

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The Agenda item was presented by Addl. Commissioner (Landscape). It was informed that the proposal has been put up in compliance to the orders of the Hon'ble Supreme Court. The proposal for CLU from Recreational to Public and Semi-Public for religious purpose in Jahapanah City Forest was recommended by the Technical Committee for further processing under Section - 11A of DD Act, 1957.

Item No. 33/2020

Proposed change of land use of an area measuring 0.66 acres from part "Commercial (Local Shopping Centre) & part "Recreational (Neighbourhood Play Area/Green spaces)" to "Government (Government Office)" allotted to CISF (Central Industrial Security Force) for construction of office building for CISF at CGO Complex, Lodhi Road, New Delhi-110003.  
F.20(4)2019/MP

The proposal was presented by Director (Plg.)--Zone D.

The proposal was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

Item No. 34/2020

Change of Land Use and Relaxation in height for multilevel parking construction at Idgah Road in Delhi walled city area.  
F.3(61)/2011-MP/Pt. - I

The proposal was presented by the Officers of North MCD. The following was informed:

- i. The land-use of the site under reference is Residential (Redevelopment) and is currently being used for surface parking. Part of the land which is under the ownership of DDA has already been allotted to North MCD for construction of multi-level car parking and the CLU is only being sought for the 11998 sqm of land which is under the ownership of North MCD.
- ii. The project is a joint venture between DMRC and North MCD. The underground area has to be utilized by DMRC for the Nabi Karim Metro station and interchange point

*M. Singh*

- for the metro lines, due to which the parking needs to be accommodated over ground. The North MCD has therefore sought relaxation to NR (Not Restricted) from 15 m which is permissible as per the landuse.
- iii. The Parking Management District (PMD) Plan and the Traffic Impact Assessment (TIA) study which is a pre-requisite for undertaking a project of this magnitude are yet to be done. It was assured that the same shall be got completed in a month's time.

The following was deliberated and decided:

- i. Multilevel parking is to be constructed on the land parcel measuring 26197.47 sqm which includes North DMC land measuring 11998 sqm and DDA land measuring 14199.47 sqm. DDA has allotted its parcel of land measuring 14199.47 sqm to North DMC for Multilevel Parking. The land use of both the pockets under North DMC and DDA is 'Residential'. It was agreed that the change of Land use will be required for the entire site i.e. 26197.47 sqm.
- ii. The PMD Plan and TIA Study for the project be got done on priority. Clear-cut terms of reference and strategies for enforcement be specified for the plan / study.
- iii. North DMC informed that the height of the proposed building is G+6 and hence a relaxation in minimum height to 37 m is required. The same was agreed.

The proposal was recommended by the technical committee for Change of land use for the entire site i.e. 26197.47 sqm to be processed under Section 11A of DD Act.

Item No. 35/2020

Proposal for change of land use of land measuring about 5.76 Acres for expansion of essential facilities at Institute of Liver and Biliary Sciences (ILBS) Hospital, Vasant Kunj, New Delhi from 'Residential to Public and Semi-Public' (PS1) falling in Planning Zone-J.

The proposal was presented by Addl. Commissioner (Plg.) Projects. After deliberation, the proposal as contained in the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

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

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- 4 -

ANNEXURE-I

List of participants of 6<sup>th</sup> meeting for the year 2020 of Technical Committee on 03.09.2020

DELHI DEVELOPMENT AUTHORITY

1. Vice Chairman, DDA
2. Pr. Commissioner(Housing)
3. Pr. Commissioner (LD& LM)
4. Commissioner(Plg)
5. Addl. Commissioner(Landscape)
6. Chief Architect
7. Addl. Commissioner (Plg.) - I
8. Addl. Commissioner (Plg.) - III
9. Addl. Chief Architect, VC Office
10. Secretary, DUAC

Representatives of the following Organizations has also attended the meeting:

1. CISF
2. DMRC
3. TCPO
4. North DMC
5. Delhi Fire Service

-5-

ITEM No. 37/TC/2020

दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY

**Sub:** Regarding applicability of Development Control Norms at Plot No. 4 in Public /Semi-public Use zone, FC-10, at Tahirpur, Delhi.

File No.: F.13(2)/2013-MP

**1.0 Background:**

- i. Chief Architect (P&D), CPWD vide letter No. 23(01)(28)/CA(PRD)/2020/625 dated 24.06.2020 requested clarification regarding applicability of Development Control Norms at Plot No. 4 in Public /Semi-public Use zone, FC-10, at Tahirpur, Delhi.
- ii. DDA had allotted land measuring 2100 sqm. to University of Delhi for construction of School of Correspondence Course at FC-10, at Tahirpur, Delhi vide letter of allotment dated 05.04.2005 and also granted Extension of Time (EOT) upto 31.03.2021 without charging composition fees vide letter dated 17.01.2020.
- iii. The letter also mentions the current norms in MPD-2021 w.r.t. the Public and Semi-Public / Educational Facilities in its Para 13.11 and Table 13.6:
  - a. Control Norms for PSP Facilities / Premises for which specific Development Control Norms have not being specified -
    - Max Ground Coverage = 30%
    - Max. FAR =120 and Max.
    - Height = 26 m.
  - b. Development Control Norms for Educational Facilities (Higher Education) -
    - Max Ground Coverage = 35%
    - Max. FAR =225
    - Max. Height = 37 m.

**2.0 Examination:**

- i. The site under reference falls within layout Plan titled as "Facility Centre No. 10 and Service Centre No. 5", which was allotted to Delhi University for setting up of school of Correspondence vide V.C's order dated 23.03.2005. As per the Layout Plan, Higher Education facility is a permissible activity in this plot.
- ii. As per the Lease document enclosed with the letter, it is mentioned that the purpose for allotment of land is School of correspondence studies and the site is allowed for construction of School Building.
- iii. There is no specific terminology mentioned as "School of Open Learning" in MPD-2021 and hence the clarification is being sought in respect of the Use

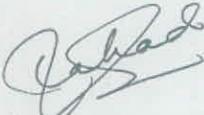


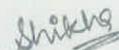
Premise to be assigned to the Plot and the applicable Development Control norms.

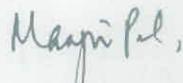
- iv. There have been various discussions with the officers of Delhi University wherein it has been clarified that the facility is being developed by Government and is not a regular school. The premise will be used as a School of Correspondence Studies, and once established would cater to 5 Lac students. The nature of the activities conform to the Development Control norms prescribed for Educational facilities (Higher Education).
- v. MPD-2021 in its Table 13.6 : Development Control for Education Facilities (Higher Education) provides the following:
- |                          |       |
|--------------------------|-------|
| a. Max. Ground Coverage  | 35%   |
| b. Max. Floor Area Ratio | 225   |
| c. Max. Height           | 37 m. |

### 3.0 Recommendation:

Based on above examination, Technical Committee may recommend the plot under reference to be utilized for Educational Facilities (Higher Education) with development control norms as per Table 13.6 of Chapter 13.0 Social Infrastructure of MPD-2021.

  
Asst. Director (Plg.)  
MP & DC

  
Dy. Director (Plg.)  
MP & DC

  
Addl. Comm. (Plg.) I

-7-

ITEM No. 38/TC/2020



**NORTH DELHI MUNICIPAL CORPORATION**  
**Town Planning Department**  
E-Block, 13<sup>th</sup> Floor Civic Centre Minto Road,  
Jawaharlal Nehru Marg Delhi-02



No: TP/4/792/20

उप निदेशक (योजना) सी. एवं जी.

Dated: 26/8/20

To,

आयरी सं० 614

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

दिनांक 02.09.2020

निदेशक (क्षेत्रीय योजना) तीन  
आयडी नं 717  
दिनांक 02/9/2020

**Sub: - Agenda for Technical Committee Meeting of DDA regarding Sri Ram College of Commerce at University of Delhi, Delhi -07 for relaxation in Ground Coverage & FAR in playfield area and relaxation in setbacks of the wrestling stadium.**

Ref. - Letter no. F.9(1)/2016-MP/119 dated 30.06.2020

Madam,

This is with respect to the subject and reference cited above. A letter vide no TP/G 2020/386 dated 20.03.2020 from this office was sent before along with agenda and copies of various communications from LG office. In response of that the reference letter was received to submit the agenda as per the prescribed format. Accordingly, the agenda for present proposal is prepared on the basis of format available for similar cases. The applicant has sought relaxation in Ground Coverage & FAR in playfield area and setback relaxation on two sides of the wrestling stadium as mentioned in the agenda attached herewith.

In view of the above, the agenda prepared by the authority of Shri Ram College of Commerce is being forwarded with the request to place it before the Technical Committee for consideration.

Encls: As above

*Ref: [Signature]*  
Asst. Town Planner-I

Copy to:-

1. Prof. Simrit Kaur, Principal, Sri Ram College of Commerce University of Delhi, Maurice Nagar, Delhi-110007- with request for pursue the case with DDA and submit any detail/document directly to DDA, if required.

*As the said matter was earlier dealt by MP Section, this may be forwarded to MP Section for a/c*

*Dir. (Plg.) AP/III*  
*By: [Signature] (Plg.) MP*

*27/9/2020*

*02/9/2020*  
*Dy. Dir. (Plg.)*  
*c/c*



श्री राम कॉलेज ऑफ कॉमर्स  
SHRI RAM COLLEGE OF COMMERCE

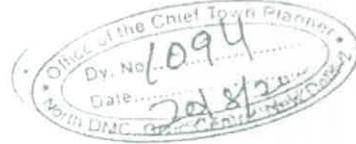
दिल्ली विश्वविद्यालय  
मोरिस नगर दिल्ली-110 007  
दूरभाष : +91-11-27667905, 27666519  
वेबसाईट : www.srcc.edu  
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SRCC/AD/196/2020 / 26

August 19, 2020

The Chief Town Planner  
North Delhi Municipal Corporation  
MCD Civic Center  
J.L. Nehru Marg  
New Delhi - 110 002



Refer TP/G/2020/386 dated 20/03/2020

**Subject:** Submission of agenda to NDMC for sanctioning the layout plan of Shri Ram College of Commerce (SRCC) University of Delhi, which needs relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR) or re-categorization of SRCC as *General College* and regularization of existing Wrestling Stadium/Hall built during the Common Wealth Games with the relaxation in Side and Rear Setbacks.

Dear Sir/Madam,

This is in continuation of our previous letter dated February 12, 2020.

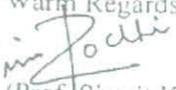
Herewith, please find appended the Desired Agenda in prescribed format duly signed by myself in the capacity of 'Principal, Shri Ram College of Commerce' and 'College Architect, M/s Vijay Gupta Architects' to be sent to the 'Technical Committee', DDA for sanctioning the layout plan of Shri Ram College of Commerce (SRCC), University of Delhi.

Primarily, SRCC seeks relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR), or re-categorization of the College as a *General College* by the Technical Committee of DDA. In addition, we seek regularization of existing Wrestling Stadium/Hall built during the Common Wealth Games by the Ministry of Youth Affairs and Sports (MOYAS), with relaxation in its Side and Rear Setbacks.

It is hereby reiterated that SRCC faces extreme paucity of physical infrastructure. While the student strength has increased substantially, practically no change has so far materialized in Classroom Expansion. Expansion of sanctioned student strength under EWS has further stretched our space related constraints. Keeping the future requirement of college infrastructure, there are plans for augmenting class rooms in the Academic Block, staff residences, hostels for the students and Play Field infrastructure. Additionally, the grant given to SRCC for infrastructure expansion (under the OBC Expansion plans) lies unutilized on account of regulatory restrictions prohibiting expansion.

We are sure that with your kind intervention, SRCC will get justice in expanding its much needed infrastructure, commensurate with its vision and commitment in maintaining high standards of academic and non-academic rigour.

Thanking You.

Warm Regards  
  
(Prof. Simrit Kaur)  
Principal

Please Accept Returns  
RC

M. Prasad  
ATP-T  
20/8/20

**AGENDA FOR THE TECHNICAL COMMITTEE MEETING**

**Subject:** Proposal for sanctioning the layout of Shri Ram College of Commerce (SRCC) University of Delhi, which needs relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR) or re-categorisation of SRCC as *General college* by the Technical committee of DDA. Regularisation of existing Wrestling Stadium/Hall built during the Common Wealth Games by Ministry of Youth Affairs and Sports (MOYAS) with the relaxation in Side & Rear Setbacks.

**I. Background :**

**Ground Coverage (GC) and Floor Area Ratio (FAR) issue :**

It is hereby submitted that SRCC faces extreme paucity of physical infrastructure. The student strength has increased by almost 80% since 1990, without any substantial increase in infrastructure, especially classrooms. While in 1990, there were about 1500 students enrolled at SRCC, the number presently is close to 2700, which shall increase even further this year onwards on account of EWS reservation. The college timings are already from 8:30 am until 5:15 pm, giving us less leverage for extending timings further. Keeping the future requirement of college infrastructure, there are plans for augmenting class rooms in the Academic Block, staff residences, hostels for the students and Play Field infrastructure, which presently is severely stretched by OBC and EWS expansion.

Additionally, the grant given to SRCC for infrastructure expansion (under the OBC Expansion plans) lies unutilized on account of regulatory restrictions prohibiting expansion.

Prior to May, 2013 our college was classified under *General College* category. However, the problem has been caused by the issuance of two Notifications dated 13.05.2013 and 23.09.2013, which created a new category of *Old Colleges* and separated its Planning & Development Control norms very differently from *General Colleges*. This has resulted in a drastic reduction in Floor Area Ratio (FAR) and Ground Coverage (GC), leading to loss of scope for further infrastructure expansion, mainly in 'Residential & Hostels' and 'Play Field'. The GC and FAR required for above projects were abundantly available for College Building, Residential & Hostels and Play field as per General College norms of MPD 2021 (2007 norms-which did not differentiate between *General College* and *Old College*).

**Wrestling Stadium/Hall built during CWG 2010 issue:**

Wrestling Stadium/Hall was constructed in 2010 by the Ministry of Youth Affairs and Sports (MOYAS) under consensus of Delhi Government and Hon'ble L.G, Delhi during the Commonwealth Games (CWG) 2010 from its funds. The GC and FAR at that time for Wrestling Stadium/Hall were within the then permissible norms; however given the urgency with which the projects had to be completed for CWG, the government had not taken prior approval of MCD. In this SRCC had no role to play. Had the government taken requisite approval at that time, it would have been within the permissible limits as per then existing norms.

The Wrestling Stadium/Hall was built in the playground area towards the North West boundary of college. Side Setback provided for this block from adjacent boundary wall is 8.35 meters and rear Setback is 8.75 meters. The side and rear Setbacks required as per the MPD 2021 are 12.0 meters. Even with a reduced side Setback of 8.35 meters and rear Setback of 8.75 meters, fire tender movement is possible. Hence, the college seeks relaxation in its side and rear Setbacks as well.

After the completion of Commonwealth Games 2010, the entire infrastructure created for the Commonwealth Games through funding by MYAS was transferred to Shri Ram College of Commerce in 2012 through the MOU between SRCC and MYAS executed on 5<sup>th</sup> December 2012. Thereafter it has become the property of SRCC.

*[Handwritten signatures and initials]*

2. Examination:

Ground Coverage (GC) and Floor Area Ratio (FAR) issue

Prior to May, 2013 SRCC was classified under *General College* category.

By the issuance of two Notifications dated 13.05.2013 and 23.09.2013, which created a new category of *Old Colleges* and separated its Planning & Development Control norms very differently from *General Colleges*, SRCC has now been classified as an *Old College*.

This has resulted in a drastic reduction in Floor Area Ratio (FAR) and Ground Coverage (GC), leading to loss of scope for further infrastructure expansion, mainly in 'Residential & Hostels' and 'Play Field'.

Wrestling Stadium/Hall built during CWG 2010 issue:

Wrestling Stadium/Hall was constructed in 2010 by the Ministry of Youth Affairs and Sports (MOYAS) during the Commonwealth Games (CWG) 2010 from its funds.

However given the urgency with which the projects had to be completed for CWG, the government had not taken prior approval of MCD.

Side Setback provided for this Wrestling Stadium/Hall from adjacent North boundary wall is 8.35 meters and rear Setback from West boundary wall is 8.75 meters, against required side and rear Setbacks of 12.0 meters as per the MPD 2021. Even with a reduced side Setback of 8.35 meters and rear Setback of 8.75 meters, fire tender movement is possible.

Wrestling Stadium/Hall was transferred to Shri ram College of Commerce in 2012 through the MOU between SRCC and MYAS executed on 5<sup>th</sup> December 2012.

3. Proposal:

Ground Coverage (GC) and Floor Area Ratio (FAR) issue :

In view of the above, we request for re-categorization of SRCC as a *General College*.

*Alternatively*, we seek a onetime relaxation in GC and FAR as per below mentioned details:

1. Ground Coverage (GC) relaxation of 2,893 square meters in Residential including Hostel Area and 1,002 square meters in Play Field Area (details of the same appended as Annexure-VI),  
and
2. Floor Area Ratio (FAR) relaxation of 22,217 square meters in Residential including Hostel Area and 2,582 square meters in Play Field Area (details of the same appended as Annexure-VI).

May also mention that had SRCC been granted the status of '*General College*', our permissible GC and FAR would have been much more than being sought hereby under onetime relaxation.

Wrestling Stadium/Hall built during CWG 2010 issue:

The Wrestling Stadium/Hall constructed by the Government at the time of Commonwealth Games be regularized as per then prevailing norms.

The existing Wrestling Stadium Setbacks i.e 8.35 meters side Setback and 8.75 meters rear Setback be permitted as *fait accompli*.

Table: Setback Details

Setback	Existing	As per MPD-2021
N - RHS (Towards Christian Colony )	8.35 meters	12.00 meters
W - Rear (Towards Nazafgarh Drain)	8.75 meters	12.00 meters

*22/09/2023*

*[Signature]*

*[Initials]*

Recommendations:

The issues related to the relaxation in GC & FAR and regularisation of existing Wrestling Stadium/Hall having side and rear Setbacks of 8.35 meters and 8.75 meters respectively be taken in consideration and approved.

4. Annexures:

1. Proposed revised Layout Plan ( Three Sets)
2. Proposed Expansion Plan and details of relaxation required in GC & FAR – Annexure-VI
3. Copy of MOU between MYAS and SRCC

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SHRI RAM COLLEGE OF COMMERCE  
UNIVERSITY OF DELHI  
DELHI 110007.

Proposed Expansion Plans and details of relaxation required for Ground Coverage (GC) and Floor Area (FAR) as per Table No.1 and proposed revised Layout Plan :

a. College Building :

New multi story Blocks for Academic facilities, multilevel car parking and vertical expansion of existing buildings wherever possible to cope with the future requirements including OBC and EWS reservations.

For the proposed expansion plan net GC required is 3,193 Sq. Mtr after demolition of existing cycle stand & amenity building and FAR of 36,005 Sq. Mtr, both of which are available, as per Old College Norms too. Therefore no relaxation in GC and FAR is required for the expansion of College Building.

b. Residential including Hostels :

New multi story residential Blocks after the demolition of existing Principal Bungalow and some other teaching/non-teaching residences and vertical expansion of existing residential/hostels blocks. A total relaxation GC and FAR required is 2,893 Sq. Mtr. and 22,217 Sq. Mtr respectively for the expansion of residential area and hostels .

c. Play Field Area :

For Existing Sports complex, new swimming pool and facilities after the demolition of existing swimming pool, total relaxation of 1,002 Sq. Mtr in GC and 2,582 Sq. Mtr. in FAR for the expansion of Play Field area infrastructure.

*[Handwritten signatures and initials]*

**Table 1: GC and FAR Implications of Classification as Old College vis. a/vis. General College and Relaxation required in GC (Ground Coverage) & FAR (Floor Area Ratio) for future expansion.**

Description	(I) For OLD COLLEGE Category (w.e.f. 13-05-2013)				(II) For GENERAL COLLEGE Category (w.e.f. 13-05-2013)			
	Area Sqm	%	GC (Sqm)	FAR (Sqm)	Area Sqm	GC (Sqm)	FAR (Sqm)	Diff. (II)-(I)
<b>College Building</b>								
Plot Allocation	28,586.78	45.0%						
Permissible GC		30.0%	8,576.03					
Permissible FAR		225.0		64,320.26				
Achieved till date			4,395.75	7,643.58				
Balance			4,180.28	56,676.68				
Additional area available after proposed demolition of existing buildings			651.02	1,319.41				
Required for Future Expansion i/c new blocks, vertical expansion of existing buildings			4,147.20	37,324.80				
Balance after all future expansions			+987.10	+20,671.29				
Area relaxation required for College Buildings			Nil	Nil				
<b>Residential and Hostel</b>								
Plot Allocation	6,352.62	10.0%						
Permissible GC		33.3%	2,115.42					
Permissible FAR		200.0		12,705.24				
Achieved till date			5,816.17	10,020.66				
Balance			-4,700.75	-2,684.38	NA	NA	NA	NA
Additional area available after proposed demolition of existing buildings			2,955.30	4,215.82				
Required for Future Expansion i/c new blocks, vertical expansion of existing buildings			2,967.20	29,117.64				
Balance after all future expansions			-2,892.65	-22,217.23				
Area relaxation required in Residential/Hostel area			2,893	22,217				
<b>Play Field Area</b>								
Plot Allocation	28,586.78	45.0%						
Permissible GC		10.0%	2,858.68					
Permissible FAR		15.0		4,288.02				
Achieved till date			3,096.04	6,134.44				
Balance			-837.36	-4,846.42				
Additional area available after proposed demolition			121.57	121.35				
Required for Future Expansion			285.70	857.10				
Balance after all future expansions			-1001.59	-2,581.99				
Approx. area relaxation required in Play Field area			1,002	2,582				
<b>Total Plot Area</b>	63,526.18				63,526.18			
<b>Total GC</b>		21.3%	13,550		35.0%	22,234		8,684
<b>Total FAR</b>		128.0		81,314	225.0		142,934	61,620
<b>Achieved till Date</b>						13,938	23,799	

*original*  
*in Pochhi*

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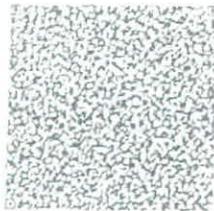
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Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL47544038173116K
Certificate Issued Date	: 22-Nov-2012 02:53 PM
Account Reference	: IMPACC (IVV dt755203/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL0L75520395069723986030K
Purchased by	: SHRI RAM COLLEGE OF COMMERCE
Description of Document	: Article Others
Property Description	: NA
Consideration Price (Rs.)	: 0
	(Zero)
First Party	: SHRI RAM COLLEGE OF COMMERCE
Second Party	: NA
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Stamp Duty Amount(Rs.)	: 100
	(One Hundred only)



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MEMORANDUM OF UNDERSTANDING FOR POST-COMMONWEALTH GAMES, 2010 USE OF COMPETITION AND TRAINING AND TRAINING VANUE AT SHRI RAM COLLEGE OF COMMERCE (UNIVERSITY OF DELHI).

\*\*\*\*\*

This Memorandum of Understanding between Shri Ram College of Commerce (University of Delhi) and Ministry of Youth Affairs and Sports, Government of India has been executed on 5th day of December, 2012 at New Delhi.

Statutory Alert

1. The authenticity of the Stamp Certificate can be verified at Authorized Collector Centers (ACCs), SHCIL Offices and Sub-Registrar Offices (SRGs).
2. The Contact Details of ACCs, SHCIL Offices and SRGs are available on the Web site "www.indiastamp.com".



Whereas it had been decided by the Govt. of India, Ministry of Youth Affairs and Sports (MYAS) to construct Training Venue for Wrestling and Rugby 7's at Shri Ram College of Commerce for the Commonwealth Games 2010 held at Delhi from 3<sup>rd</sup> to 14<sup>th</sup> October 2010, which is funded by MYAS:

The lists of such facilities created are at Annexure-I to this MOU.

1. Whereas the Shri Ram College of Commerce has agreed and consented to the use of the above venue after construction for the conduct of the sporting events of the Commonwealth Games 2010
2. Now, the following provisions are mutually decided and agreed to concerning the ownership and post Commonwealth Games use of the subject venue:
  - I. MYAS has funded the construction of the venue at Shri Ram College of Commerce with the latest international specifications at places as earmarked for the purpose by the Organizing Committee (OC) Commonwealth Games at Shri Ram College of Commerce.
  - II. MYAS has incurred all expenditure for the development of the venue and up gradation of related infrastructure facilities at Shri Ram College of Commerce.
  - III. After the completion of Commonwealth Games 2010, the entire infrastructure created for the Commonwealth Games through funding by MYAS is deemed to have been transferred to Shri Ram College of Commerce and thereafter they have become property of Shri Ram College of Commerce
  - IV. Any disagreement or dispute arising between the parties in respect of the execution of this MOU will be settled by a committee appointed by Secretary (Sports), Government of India and comprising a representative each of Ministry of Youth Affairs and Sports, Ministry of Human Resources Development, Shri Ram College of Commerce and University of Delhi.
  - V. Shri Ram College of Commerce will continue to remain the absolute owner of the land and the sports and other facilities developed through funding by MYAS after the completion of the Commonwealth Games Delhi 2010. Shri Ram College of Commerce will maintain the sports facilities in top operational condition as per standards set out in Annexure-II to the MOU after the games at their own cost by making adequate financial provision for the same. Within 3 months of signing of this MOU, Shri Ram College of Commerce will present plan to the MYAS through University of Delhi for future maintenance and upkeep of these facilities.
  - VI. After the completion of the Commonwealth Games 2010, besides regular use by students of Shri Ram College of Commerce, University of Delhi and the Colleges of the University, the sports facilities will be made available by Shri Ram College of Commerce in the national and public interest as and when required by MYAS for the conduct of the National/International sporting events by the MYAS. The sports facilities will also be made available for training of National level athletes as and when required by MYAS and after due clearance from MYAS.

*[Handwritten signature]*

*[Handwritten signature]*



Since the entire cost of the sports facilities is being funded by the MYAS, the sports facilities will be made available free of cost by Shri Ram College of Commerce for National/International Events and Training /Practice of National level athletes as above. The academic calendar of the University/College and prior concurrence of Shri Ram College of Commerce should be obtained before fixing dates of events/training by the MYAS.

VII. The utility charges for electricity, water, etc. for the duration of the Events/Training as above in clause (VI) will be borne by the MYAS.

IN WITNESS whereof the parties hereto have set their hands and seals the day, month and year first above written.

For and on behalf of

Shri Ram College of Commerce, Delhi University

Signature [Signature]  
Name DR. P. C. JAIN  
Designation Principal  
Shri Ram College of Commerce  
(University of Delhi)  
Maurice Nagar, Delhi-110 007

In presence of witness

Signature [Signature]  
Name B. M. Bansal  
Designation B. M. BANSAL  
Administrative Officer  
Shri Ram College of Commerce  
(University of Delhi)  
Maurice Nagar, Delhi-110 007

For and behalf of

Ministry of Youth Affairs and Sports

[Signature]  
**MUKUL CHATTERJEE**  
Joint Secretary  
Department of Sports  
Ministry of Youth Affairs & Sports  
Government of India Tel.: 23383336

Signature [Signature]  
Name MUKUL CHATTERJEE  
Designation Joint Secretary  
Department of Sports  
Ministry of Youth Affairs & Sports  
Government of India Tel.: 23383336

In presence of witness

Signature [Signature]  
Name एन. एल. मीना / S.L. MEENA  
Designation अवर सचिव / Under Secretary  
युवा कार्यक्रम एवं खेल मंत्रालय  
Ministry of Youth Affairs & Sports  
नएन २२६१२, १६  
Govt of India, New Delhi



**Subject: Planning permission for CNG/EV Charging station on Private Land Khasra no. 105//21/2, Village Jharoda Kalan in view of notified regulations dated 08.03.2019 (File No. F7(4)/2020-MP)**

## 1. BACKGROUND

- 1.1. The case for 'grant of NOC for setting up CNG/ EVC Station on private land at Khasra number 105//21/2, Khata Khatauni number 241/193 in Village Jharoda Kalan in Zone L in Delhi' was forwarded to Planning Department by Commercial Land Branch with the request to specify proposed area, its purpose and its land use as per MPD 2021/ ZDP clearly specifying category for calculation of conversion fee.
- 1.2. The proposal under reference was put up for the consideration in 4th Technical Committee Meeting held on 20.07.2020 vide item no. 22/2020 (Refer Annexure A).
- 1.3. The proposal was deferred by Technical Committee with a direction to IGL/ Applicant to explore the possibility of bringing the minimum size of the Site under reference as per stated standards and resubmit the application.
- 1.4. Some general observations were also made by Technical Committee as per Minutes dated 14.08.2020 vide which documents such as NOC from Traffic Police, Undertaking w.r.t temporary permission of 5 years and participation in Land Pooling Policy, Site/Keyplan were sought.

## 2. EXAMINATION

- 2.1. In reference to the 4<sup>th</sup> Technical Committee Meeting and decision made therein, Chief General Manager (CNG Projects), IGL vide letter no. IGL/CNG/PLNG/CLU/DDA/130820/1 dated 13.08.2020 forwarded the letter of Sh. Vikas Malik (applicant) and mentioned that '*Lol holder has declared that no extra land can be arranged by him behind or beside the proposed CNG station Site for widening/ extension of proposed site*'. Further, vide the letter, it is requested to consider the case under reference on the same land area.
- 2.2. As per information furnished by the applicant, the area of the proposed site is 759 sq m which is less than the prescribed size of 30m x 36 m (1080 sqm) as stipulated in the notified regulations dated 08.03.2019.
- 2.3. The site is polygonal in shape with the following dimensions: Front - 29.5 m, Back -25.15, Left - 20.20, Right 36.15
- 2.4. In view of the above, it is to mention that the minimum size and dimensions of the site u/r does not meet the stated standards as specified in the Master Plan/ notified regulations dated 08.03.2019. Further the applicant has shown his inability to fulfill the conditions as laid down in 4<sup>th</sup> Technical Committee Meeting.
- 2.5. A detailed proforma with details of the site as furnished by the Applicant and as per examination by Planning Department is placed at Annexure B

-19-

### 3. PROPOSAL

In view of the Minutes of the 4<sup>th</sup> Technical Committee Meeting held on 20.07.2020 and S.No. 2.4 & 2.5 above, the proposal for planning permission for CNG/EV Charging station on Private Land Khasra no. 105//21/2, Village Jharoda Kalan may be deliberated by Technical Committee.

### 4. RECOMMENDATION

The proposal as contained in para 3 above is placed before the Technical Committee for consideration please.

*MV*  
30.9.2020  
for  
(Meena Vidhani)  
Director (Plg.)  
Land Pooling/  
Zone K-I/L/N (Incharge)

*Ashwani Kumar*  
29/9/2020  
(Ashwani Kumar)  
Dy. Director (Plg.)  
Zone K-I/L

*Amit Kumar*  
29.09.2020  
(Amit Kumar)  
Asst. Dir (Plg.)  
Zone L

- 20 -

Minutes of the Technical Committee Meeting Held on 20.7.2020.

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- 17 -

ITEM No. 22/TC/2020.

Subject: Proposal for planning permission for CNG/EV Charging station on Private Land Khasra no. 105//21/2, Village Jharoda Kalan in view of notified regulations dated 08.03.2019 (File No. F7(4)/2020-MP)

## 1. BACKGROUND

- 1.1. A file bearing number F13(3)2019/Pvt.L/CL was received in this office from Director (CL), DDA. Vide the file, PUC received from Shri Vikas Malik for grant of NOC for setting up CNG/ EVC Station on private land at Khasra number 105//21/2, Khata Khatauni number 241/193 in Village Jharoda Kalan in Delhi was forwarded by CL Department, DDA to Planning Department, DDA with the request to specify proposed area, its purpose and its land use as per MPD 2021/ ZDP clearly specifying category for calculation of conversion fee.
- 1.2. Central Government vide S.O. 1244 dated 08.03.2019 notified 'Regulations for setting up of Fuel Station on Privately owned Lands in National Capital Territory of Delhi'
- 1.3. A request for permission of Fuel Station on Private land on Khasra No. 105//21/2, Village Jharoda Kalan was received in Commercial Lands Branch and the same was forwarded to Planning Department.
- 1.4. Commercial Lands Branch vide Office Order dated 06.12.2019 has issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
- 1.5. Master Plan & Development Control (MP&DC) Section, Planning Dept. vide note dated 20.02.2020 has conveyed that cases received from CL Branch shall be examined in Planning file and these cases shall be put up in the Technical Committee meeting for approval/ planning permission. The decision of the TC will be communicated to CL Branch for further necessary action.

## 2. EXAMINATION

A Joint Site Inspection was conducted by Planning Department on 17.03.2020 in order to scrutinize the application submitted by the applicant as per planning parameters laid down in Gazette Notification S.O. 1244 dated 08.03.2019. Further the following documents were submitted by Indraprastha Gas Limited vide letter dated 20.03.2020.

- a) Linear layout plan of the site showing distance of fuel station from nearest intersection, cut in the median and other fuel station (on either side), ROW of the existing road, proposed road and width of median and metalled road, service land, footpath etc.
- b) Survey plan of the site with dimensions, diagonal measurement width of road, existing and proposed, median, cut in the median, adjacent plot, HT lines in the vicinity, nearby structures and features like drains.
- c) Approval Letter from PESO and approved Plan.
- d) Undertaking regarding the conformation of minimum distance of the site from a fuel station of same category as prescribed in the notification dated 08.03.2020.

Also, tentative location of the Site under reference is marked on notified Zonal Development Plan of Zone L (Annexure A)

Based on the above, the matter has been examined and the following is submitted:

- 2.1 Proposed site falls in Khasra no.105/21/2, Village Jharoda Kalan. As per notified Zonal Development Plan of Zone L, Village Jharoda Kalan falls under Green Belt.
- 2.2 The proposed RoW of the road on which the site falls is 30m as per notified Zonal Development Plan of Zone L.
- 2.3 The site is approximately 800m & 1000m away from the nearest T-junctions on either sides.
- 2.4 The nearest fuel station (not of same category) is located approximately 700m away on the other side of the road.
- 2.5 Following is the status vis-à-vis planning parameters as per S.O. 1244(E) dated 08.03.2019:

S. No.	Planning Parameters	Status		Remarks
		As per information supplied in performa by applicant	As per examination by Planning Department, DDA	
1	Whether the proposed Site is located on Master Plan/ Zonal Plan existing / proposed roads of minimum 30 m wide right-of way	Yes Proposed RoW is 30 m	Yes Proposed RoW is 30 m	Existing width of the metalled road is 15 m. The applicant has left the requisite space for road widening as per his submission.
2	Whether the Site lies on National Highway	No	No	
3	Urban/ Rural		Urban	Gazette Notification No. F7(128)/DLB/2019/000580156/14600-15 dated 20.11.2019
4	Landuse as per MPD- 2021/ ZDP	Agriculture Area	Green Belt	
5	Plot size as per Regulations: Minimum: 30 m X 36 m Maximum: 33 m X 45 m	As per performa: • Front- 30 m • Depth- 37 m • Area- 907 sq m  As per submitted drawings: • 29.713 m	Polygonal plot: • 29.5 m (frontage- • 20.20 (Side 1) • 25.15 (Back) • 36.15 (Side 2)  Area of plot= 831 sq m	Minimum size of the plot in case of CNG stations may be relaxed, subjected to approval by Petroleum and

1-10-10-10

22-

		(frontage-East) <ul style="list-style-type: none"> <li>• 39.210 m (South)</li> <li>• 24.525 m (West)</li> <li>• 23.236 m (North)</li> </ul> Area of plot= 759 sq m		Explosives Safety Organisation (PESO) and the same is provided by IGL
6	Whether Plot frontage is at least 30 m. If not, what is it?	Yes	No 29.5 m	Minimum size of the plot in case of CNG-stations may be relaxed subjected to approval by Petroleum and Explosives Safety Organisation (PESO) and the same is provided by IGL
7	Minimum Distance of 100 m. from intersection	Yes	Yes	
8	Any other Fuel station of similar category			
	a) Not less than 1000m on same side of road	No	No	
	b) Not less than 500m on other side of road	No	No	
9	Current Status of Site		Site was under construction for fuel station during Site Visit on 17.03.2020.	

2.6 As per S.O.1244(E) dated 08.03.2019, points for consideration are as follows:

2.6.1 Clause 1: Fuel stations will be permitted on privately owned lands falling in all use zones of urban areas (including urban extension areas) and in agriculture areas/ green belt except on land parcels falling in Zone 'O', Ridge, Regional Park, Reserve Forest areas, developed district/ city/ community parks, Monuments Regulated Zones, unauthorized colonies and disputed land parcels wherein the land acquisition proceedings are pending/ matter is sub-judice. However CNG-Station stations may be

- 2.6.2 Clause 2: An area in respect of which there is no approved Layout Plan, the private owned land pocket shall be governed by the provisions of the Master Plan/ Zoning Development Plan. The same shall be appropriately incorporated in the layout plan and when prepared by the concerned local body/ Authority.
- 2.6.3 Clause 3(iv): The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30m x 36m and maximum of 33m x 45m (75m x 40m for CNG mother station as per requirement).
- 2.6.4 Clause 3(v): In case of CNG stations, the minimum size of the plot may vary subject to the NOC and norms/ standards as prescribed by the Petroleum and Explosives Safety Organization (PESO) or any other statutory body defined for the same.

2.7 As per Modalities issued by CL Branch, the planning parameters are being fulfilled. However mandatory permissions/ clearances need to be obtained from the concerned agencies before execution of the project.

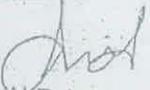
3. PROPOSAL

The proposal for planning permission and NOC for CNG/EV Charging station on Private Land may be approved, subject to the following conditions:

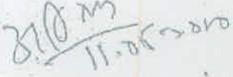
- i. Land required for road widening or any other planned development shall be surrendered by the owner/ occupier. The permission does not confer any immunity against acquisition of the land for any planned scheme by the Government.
- ii. All necessary clearances from the concerned authorities shall be obtained before execution.
- iii. All conditions as laid down Gazette Notification S.O. 1244 dated 08.03.2019 shall be mandatorily complied.

4. RECOMMENDATION

The proposal as contained in para 3 above is placed before the Technical Committee for consideration please.

  
 (N.R Aravind)  
 Director (Plg.)  
 Land Pooling/  
 Zone K-I/L/N

  
 (Ashwani Kumar)  
 Dy. Director (Plg.)  
 Zone K-I/L

  
 (Amit Kumar)  
 Asst. Dir (Plg.)  
 Zone L

Next page →

Handwritten notes at the top of the page: "24-11-20" and "24-11-20" with arrows pointing to the word "DECISION".

# DECISION

Proposal was presented by Additional Commissioner (Plg.) Incharge/ Director (Plg.) Land Policy. During the presentation, the following was clarified by Dir (LP) :

1. The proposed Site under consideration falls in zone L and under Green Belt Village as per the Master Plan for Delhi (MPD) and Land use is Green Belt.
2. As per the Agenda, Regulations for setting up fuel station were notified by the Central Government vide SO 1244 (dated 08.03.2019). However, the aforementioned Regulations were notified by Delhi Development Authority. The error in the Agenda needs to be rectified.
3. As per the notified Regulations, minimum road width existing / proposed road width as 30 m. The existing width of the metalled road is 15m only. As per the notified Zonal Development Plan (ZDP), proposed Right of Way (RoW) is 30m. Applicant has to leave the required space for proposed widening of the road. IGL assured to submit the layout plan indicating land required for future widening to be kept as open space with proper ingress and egress of the plot, without hindering the through traffic on the proposed road.
4. As per the notified Regulation, minimum plot size is 30m x 36m and maximum plot size is 33m x 45m (rectangular shape). It is observed that the total area of the plot for the proposed fuel station (759 sqm) is less than the minimum size specified in the Master Plan/ notified Regulations and required land for road width to be left was not clearly marked. However, the representative of IGL clarified that the size of the plot has already got the PESO approval for the Site.

The Technical Committee observed that the minimum size specified in the Master Plan/ notified Regulations has not been maintained. However, PESO has given approval for the Site under reference.

After detail deliberation the agenda was deferred and the Technical Committee directed IGL/ applicant to explore the possibility of bringing the minimum size as per the stated standards and resubmit the application for further consideration by DDA.

**DELHI DEVELOPMENT AUTHORITY**  
**MASTER PLAN SECTION**

**VERIFIED**

This Proposal was Considered in  
the.....3rd..... Technical Committee  
Meeting held on 29.7.2020  
Vide Item No. 22/7th/2020

Asstt. Director Master Plan *[Signature]*  
Dy. Director Master Plan *[Signature]* 08/08/2020

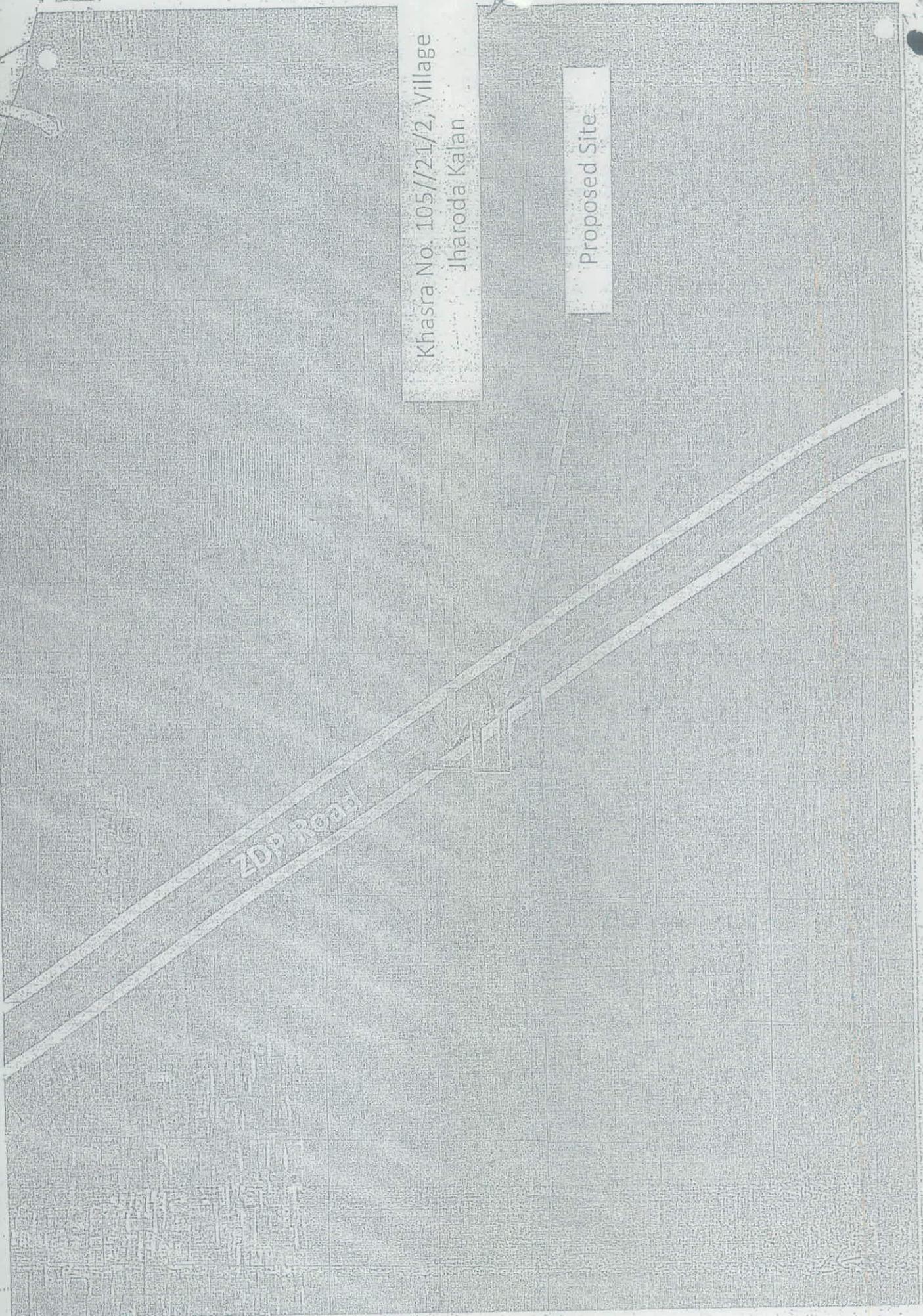
File

DEVELOPMENT AUTHORITY  
MASTER PLAN  
VERIFIED  
The Project is approved in  
accordance with the  
Master Plan on  
the basis of  
Staff Director  
Master Plan



Khasra No. 105//21/2, Village  
Jharoda Kalan

Proposed Site



27-

Name of Applicant: Sh Vikas Malik

Category (CNG/ CNG Mother Station/ Petrol Pump/ EVC): CNG / EV Charging Station

Location (Khasra/ Village/District): Khasra no. 105//21/2, Village Jharoda Kalan, District South West.

S.No	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
1	Land use Details of the site			
a	Planning Zone in which the site falls	-	Planning Zone L	-
b	Land use as per MPD- 2021/ Zonal Development Plan	Agriculture area	Green Belt	-
c	Whether site lies in Urban area or Rural area	-	Urban	Gazette notification no. F7(128)/DLB/ 2019/000581 56/14600-15 dated 20.11.2019
d	Whether in prohibited Zone	-	No	-
e	Whether in Green Belt	-	Yes	-
f	Whether part of approved Layout plan by Government/DDA	-	No	-
g	Whether Site falls in Land Pooling Zone	-	No	Site falls in Jharoda Kalan which is not a land pooling village
h	Name of Land Pooling Zone & Sector number	-	Not applicable	
i	Undertaking for participation in Land Policy	-	Not applicable	
2	Plot Details			
a	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	CNG/EV Charging Station	CNG/EV Charging Station	-

28

b	Proportion & Location of CNG & EVC earmarked in the map	-	Not submitted	-
c	Area of plot (in sq m)	759 sqm	759 sqm (as per submitted drawing)	-
d	Plot Dimensions (in Metre) - Front - Back - Left - Right	Front - 29.713 m Back - 24.525 Left - 39.210m Right - 23.236	Front - 29.713 m Back - 24.525 Left - 39.210m Right - 23.236 (as per submitted drawing)	-
e	Whether Plot frontage is at least 30 m, if not what is it?	-	No. Frontage - 29.713 m	-
f	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)	-	Not mentioned	As per Layout Plan submitted by applicant the requisite area has been left for road widening.
g	Area of land left for Green/ parking, if Plot size is more than 1485 sq m	-	Not applicable	Area of plot is less than 1485 sqm.
h	Site plan showing ingress & egress points	-	Not submitted	-
3	<b>Road/ Approach details</b>			
a	Whether the Site lies on National Highway	No	No	-
b	Proposed RoW (as per notified ZDP)	Proposed RoW - 30m	Proposed RoW - 30m	-
c	Existing road width in front of the plot	-	15m	Existing width of the metalled road is 15m.

<b>4 Distance of site from nearest intersection</b>				
a	From minor road having RoW less than 30m	-	More than 50m	In conformity as per the provisions stipulated in Regulations dated 08.03.2019
b	From major road having RoW more than 30m	-	More than 100m	
<b>5 Distance of site from the nearest fuel station of same category.</b>				
a	Divided carriageway			In conformity as per the provisions stipulated in regulations dated 08.03.2019
	- Same side of road - Opposite side of road	- More than 1000m - More than 500m	- More than 1000m - More than 500m	
b	Undivided Carriageway			-
	- Same side of road - Opposite side of road	-	Not applicable	
<b>6 Approvals/NOC taken from other Authorities</b>				
a	Approval from PESO	Submitted	Submitted vide letter dated 20.03.2020	-
b	NOC from Traffic Police	-	Not submitted	-
c	Approval from NHAI (if applicable)	-	Not applicable	-
d	Any other approval/ NOC (if taken)	-	-	-
7	<b>Current Status of Site</b>	-	Site under construction as on 17.03.2020	-
8	<b>Any other information/ detail furnished</b>	-	-	-

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

E-File No.- PLG/MP/0005/2020/F-1/-  
O/o DY DIRECTOR (PLG)MP  
AND DC/271

Date : 23.09.2020

MEETING NOTICE

The 7<sup>th</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 **Monday, 05.10.2020 at 10:30 AM.**

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

  
(Manju Paul) 23/9/2020  
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. (Plg.) - III, DDA
13. Addl. Commr. (Plg.) - Projects, DDA
14. Addl. Commr. (Plg.) - Land Pooling, DDA
15. Addl. Commr. (Landscape), DDA
16. Secretary, DUAC
17. Chief Town Planner, (SDMC, NDMC, EDMC)
18. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
19. Dy. Commr. of Police (Traffic), Delhi
20. Land & Development Officer, (L&DO)
21. Director, Fire Service, GNCTD

Special Invitees:

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

## INDEX

### 7th Technical Committee Meeting to be held on 05.10.2020.

Sl. No.	Item No.	Subject	Page No.
1.	36/2020	Confirmation of the Minutes of 6 <sup>th</sup> Technical Committee meeting held on 03.09.2020. <b>PLG/MP/0004/2020/F-1/</b>	1-4
2.	37/2020	Regarding applicability of Development Control Norms at Plot No. 4 in Public /Semi-public Use zone, FC-10, at Tahirpur, Delhi. <b>F.13(2)/2013-MP</b>	5-6
3.	38/2020	Proposal for sanctioning the layout of Shri Ram College of Commerce (SRCC), University of Delhi, which needs relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR) or re-categorisation of SRCC as General College by the Technical Committee of DDA. Regularisation of existing Wrestling Stadium / Hall built during the Common Wealth Games by Ministry of Youth Affairs and Sports (MOYAS) with the relaxation in Side & Rear Setbacks. <b>F9(01)/2016-MP</b>	7-17
4.	39/2020	Planning permission for CNG / EV Charging Station on Private Land Khasra No. 105/21/2, Village Jharoda Kalan in view of notified regulations dated 08.03.2019. <b>F7(4)/2020-MP</b>	18-29

ITEM No. 36/TC/2020



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

E. File No. - PLG/MP/0004/2020/F-1/269  
O/o DY DIRECTOR (PLG)  
MP AND DC/269

Date: 22.09.2020

**Subject: Minutes of the 6<sup>th</sup> Technical Committee meeting of DDA for the year 2020 held on 03.09.2020.**

The 6<sup>th</sup> Technical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Thursday, 03.09.2020. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

*Manju Paul*  
(Manju Paul) 22/9/20  
Addl. Commissioner (Plg)-I

To:

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

**Special Invitees:**

1. Sh. S. Dev Datta Singh, IG, Admin CISF

Item No. 31/2020

Confirmation of the Minutes of 5<sup>th</sup> Technical Committee meeting held on 17.08.2020  
PLG/MP/0003/2020/F-1/

Since no observations/comments were received, the minutes of the 5<sup>th</sup> Technical Committee held on 17.08.2020 were confirmed as circulated.

Item No. 32/2020

Change of Land Use of 400 sqm from "Recreational" to "Public & Semi-Public" for Religious purpose in Jahapanah City Forest  
LD/IL/0003/2020/REL/8-O/o Dy. Director (IL)

The Agenda item was presented by Addl. Commissioner (Landscape). It was informed that the proposal has been put up in compliance to the orders of the Hon'ble Supreme Court. The proposal for CLU from Recreational to Public and Semi-Public for religious purpose in Jahapanah City Forest was recommended by the Technical Committee for further processing under Section - 11A of DD Act, 1957.

Item No. 33/2020

Proposed change of land use of an area measuring 0.66 acres from part "Commercial (Local Shopping Centre) & part "Recreational (Neighbourhood Play Area/Green spaces)" to "Government (Government Office)" allotted to CISF (Central Industrial Security Force) for construction of office building for CISF at CGO Complex, Lodhi Road, New Delhi-110003.  
F.20(4)2019/MP

The proposal was presented by Director (Plg.)--Zone D.

The proposal was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

Item No. 34/2020

Change of Land Use and Relaxation in height for multilevel parking construction at Idgah Road in Delhi walled city area.  
F.3(61)/2011-MP/Pl. - I

The proposal was presented by the Officers of North MCD. The following was informed:

- i. The land-use of the site under reference is Residential (Redevelopment) and is currently being used for surface parking. Part of the land which is under the ownership of DDA has already been allotted to North MCD for construction of multi-level car parking and the CLU is only being sought for the 11998 sqm of land which is under the ownership of North MCD.
- ii. The project is a joint venture between DMRC and North MCD. The underground area has to be utilized by DMRC for the Nabi Karim Metro station and interchange point

*M. Singh*

for the metro lines, due to which the parking needs to be accommodated over ground. The North MCD has therefore sought relaxation to NR (Not Restricted) from 15 m which is permissible as per the landuse.

- iii. The Parking Management District (PMD) Plan and the Traffic Impact Assessment (TIA) study which is a pre-requisite for undertaking a project of this magnitude are yet to be done. It was assured that the same shall be got completed in a month's time.

The following was deliberated and decided:

- i. Multilevel parking is to be constructed on the land parcel measuring 26197.47 sqm which includes North DMC land measuring 11998 sqm and DDA land measuring 14199.47 sqm. DDA has allotted its parcel of land measuring 14199.47 sqm to North DMC for Multilevel Parking. The land use of both the pockets under North DMC and DDA is 'Residential'. It was agreed that the change of Land use will be required for the entire site i.e. 26197.47 sqm.
- ii. The PMD Plan and TIA Study for the project be got done on priority. Clear-cut terms of reference and strategies for enforcement be specified for the plan / study.
- iii. North DMC informed that the height of the proposed building is G+6 and hence a relaxation in minimum height to 37 m is required. The same was agreed.

The proposal was recommended by the technical committee for Change of land use for the entire site i.e. 26197.47 sqm to be processed under Section 11A of DD Act.

Item No. 35/2020

Proposal for change of land use of land measuring about 5.76 Acres for expansion of essential facilities at Institute of Liver and Biliary Sciences (ILBS) Hospital, Vasant Kunj, New Delhi from 'Residential to Public and Semi-Public' (PS1) falling in Planning Zone-J.

The proposal was presented by Addl. Commissioner (Plg.) Projects. After deliberation, the proposal as contained in the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

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

*M. Singh*

ANNEXURE-I

List of participants of 6<sup>th</sup> meeting for the year 2020 of Technical Committee on 03.09.2020

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Pr. Commissioner(Housing)
3. Pr. Commissioner (LD& LM)
4. Commissioner(Plg)
5. Addl. Commissioner(Landscape)
6. Chief Architect
7. Addl. Commissioner (Plg.) - I
8. Addl. Commissioner (Plg.) - III
9. Addl. Chief Architect, VC Office
10. Secretary, DUAC

**Representatives of the following Organizations has also attended the meeting:**

1. CISF
2. DMRC
3. TCPO
4. North DMC
5. Delhi Fire Service

-5-

ITEM No. 37/TC/2020

दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY

**Sub: Regarding applicability of Development Control Norms at Plot No. 4 in Public /Semi-public Use zone, FC-10, at Tahirpur, Delhi.**

File No.: F.13(2)/2013-MP

**1.0 Background:**

- i. Chief Architect (P&D), CPWD vide letter No. 23(01)(28)/CA(PRD)/2020/625 dated 24.06.2020 requested clarification regarding applicability of Development Control Norms at Plot No. 4 in Public /Semi-public Use zone, FC-10, at Tahirpur, Delhi.
- ii. DDA had allotted land measuring 2100 sqm. to University of Delhi for construction of School of Correspondence Course at FC-10, at Tahirpur, Delhi vide letter of allotment dated 05.04.2005 and also granted Extension of Time (EOT) upto 31.03.2021 without charging composition fees vide letter dated 17.01.2020.
- iii. The letter also mentions the current norms in MPD-2021 w.r.t. the Public and Semi-Public / Educational Facilities in its Para 13.11 and Table 13.6:
  - a. Control Norms for PSP Facilities / Premises for which specific Development Control Norms have not being specified -
    - Max Ground Coverage = 30%
    - Max. FAR = 120 and Max.
    - Height = 26 m.
  - b. Development Control Norms for Educational Facilities (Higher Education) -
    - Max Ground Coverage = 35%
    - Max. FAR = 225
    - Max. Height = 37 m.

**2.0 Examination:**

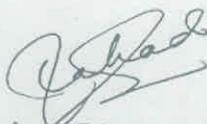
- 
- i. The site under reference falls within layout Plan titled as "Facility Centre No. 10 and Service Centre No. 5", which was allotted to Delhi University for setting up of school of Correspondence vide V.C.'s order dated 23.03.2005. As per the Layout Plan, Higher Education facility is a permissible activity in this plot.
  - ii. As per the Lease document enclosed with the letter, it is mentioned that the purpose for allotment of land is School of correspondence studies and the site is allowed for construction of School Building.
  - iii. There is no specific terminology mentioned as "School of Open Learning" in MPD-2021 and hence the clarification is being sought in respect of the Use

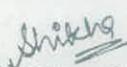
Premise to be assigned to the Plot and the applicable Development Control norms.

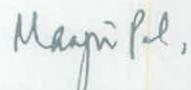
- iv. There have been various discussions with the officers of Delhi University wherein it has been clarified that the facility is being developed by Government and is not a regular school. The premise will be used as a School of Correspondence Studies, and once established would cater to 5 Lac students. The nature of the activities conform to the Development Control norms prescribed for Educational facilities (Higher Education).
- v. MPD-2021 in its Table 13.6 : Development Control for Education Facilities (Higher Education) provides the following:
  - a. Max. Ground Coverage 35%
  - b. Max. Floor Area Ratio 225
  - c. Max. Height 37 m.

**3.0 Recommendation:**

Based on above examination, Technical Committee may recommend the plot under reference to be utilized for Educational Facilities (Higher Education) with development control norms as per Table 13.6 of Chapter 13.0 Social Infrastructure of MPD-2021.

  
Asst. Director (Plg.)  
MP & DC

  
Dy. Director (Plg.)  
MP & DC

  
Addl. Comm. (Plg.) I

-7-

ITEM No. 38/TC/2020



**NORTH DELHI MUNICIPAL CORPORATION**  
**Town Planning Department**  
E-Block, 13<sup>th</sup> Floor Civic Centre Minto Road,  
Jawaharlal Nehru Marg Delhi-02



No: TP/4/792/20

उप निदेशक (योजना) सी. एवं जी.

Dated: 26/8/20

To,

डायरी सं० 614

दिनांक 02.09.2020

The Dy. Director (Plg.) Zone-C,

Delhi Development Authority,

Vikas Minar, I. P. Estate,

New Delhi-02.

निदेशक (क्षेत्रीय योजना) तीन  
उप वि० नं० 717  
दिनांक 02/7/2020

**Sub: - Agenda for Technical Committee Meeting of DDA regarding Sri Ram College of Commerce at University of Delhi, Delhi -07 for relaxation in Ground Coverage & FAR in playfield area and relaxation in setbacks of the wrestling stadium.**

Ref. - Letter no. F.9(1)/2016-MP/119 dated 30.06.2020

Madam,

This is with respect to the subject and reference cited above. A letter vide no TP/G/2020/386 dated 20.03.2020 from this office was sent before along with agenda and copies of various communications from LG office. In response of that the reference letter was received to submit the agenda as per the prescribed format. Accordingly, the agenda for present proposal is prepared on the basis of format available for similar cases. The applicant has sought relaxation in Ground Coverage & FAR in playfield area and setback relaxation on two sides of the wrestling stadium as mentioned in the agenda attached herewith.

In view of the above, the agenda prepared by the authority of Shri Ram College of Commerce is being forwarded with the request to place it before the Technical Committee for consideration.

Encls: As above

*Refamur*

Asst. Town Planner-I

Copy to:-

1. Prof. Simrit Kaur, Principal, Sri Ram College of Commerce University of Delhi, Maurice Nagar, Delhi-110007- with request for pursue the case with DDA and submit any detail/document directly to DDA, if required.

As the said matter was earlier dealt by MP Section, this may be forwarded to MP Section for a

Dir: (Plg.) AP/III

02/9/2020

02/9/2020  
Dy. Dir: (Plg.)  
c/c

Dy. Dir: (Plg.) MP



# श्री राम कॉलेज ऑफ कॉमर्स SHRI RAM COLLEGE OF COMMERCE

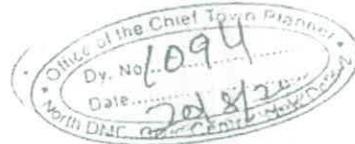
दिल्ली विश्वविद्यालय  
 मौरिस नगर, दिल्ली-110 007  
 दूरभाष : +91-11-27667905, 27666519  
 वेबसाइट : www.srcc.edu  
 ईमेल : principal@srcc.du.ac.in  
 principaloffice@srcc.du.ac.in

University of Delhi  
 Maurice Nagar, Delhi-110 007  
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 Email : principal@srcc.du.ac.in  
 principaloffice@srcc.du.ac.in

SRCC/AD/196/2020/26

August 19, 2020

The Chief Town Planner  
 North Delhi Municipal Corporation  
 MCD Civic Center  
 J.L. Nehru Marg  
 New Delhi - 110 002



Refer TP/G/2020/386 dated 20/03/2020

**Subject:** Submission of agenda to NDMC for sanctioning the layout plan of Shri Ram College of Commerce (SRCC) University of Delhi, which needs relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR) or re-categorization of SRCC as *General College* and regularization of existing Wrestling Stadium/Hall built during the Common Wealth Games with the relaxation in Side and Rear Setbacks.

Dear Sir/Madam,

This is in continuation of our previous letter dated February 12, 2020.

Herewith, please find appended the Desired Agenda in prescribed format duly signed by myself in the capacity of 'Principal, Shri Ram College of Commerce' and 'College Architect, M/s Vijay Gupta Architects' to be sent to the 'Technical Committee', DDA for sanctioning the layout plan of Shri Ram College of Commerce (SRCC), University of Delhi.

Primarily, SRCC seeks relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR), or re-categorization of the College as a *General College* by the Technical Committee of DDA. In addition, we seek regularization of existing Wrestling Stadium/Hall built during the Common Wealth Games by the Ministry of Youth Affairs and Sports (MOYAS), with relaxation in its Side and Rear Setbacks.

It is hereby reiterated that SRCC faces extreme paucity of physical infrastructure. While the student strength has increased substantially, practically no change has so far materialized in Classroom Expansion. Expansion of sanctioned student strength under EWS has further stretched our space related constraints. Keeping the future requirement of college infrastructure, there are plans for augmenting class rooms in the Academic Block, staff residences, hostels for the students and Play Field infrastructure. Additionally, the grant given to SRCC for infrastructure expansion (under the OBC Expansion plans) lies unutilized on account of regulatory restrictions prohibiting expansion.

We are sure that with your kind intervention, SRCC will get justice in expanding its much needed infrastructure, commensurate with its vision and commitment in maintaining high standards of academic and non-academic rigour.

Thanking You,

Warm Regards

*Simrit Kaur*  
 (Prof. Simrit Kaur)  
 Principal

*clear accept Return*  
 RC

*M. J. Kaur*  
 ATP - I  
 20/8/20

AGENDA FOR THE TECHNICAL COMMITTEE MEETING

**Subject:** Proposal for sanctioning the layout of Shri Ram College of Commerce (SRCC) University of Delhi, which needs relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR) or re-categorisation of SRCC as *General college* by the Technical committee of DDA. Regularisation of existing Wrestling Stadium/Hall built during the Common Wealth Games by Ministry of Youth Affairs and Sports (MOYAS) with the relaxation in Side & Rear Setbacks.

**1. Background :**

**Ground Coverage (GC) and Floor Area Ratio (FAR) issue :**

It is hereby submitted that SRCC faces extreme paucity of physical infrastructure. The student strength has increased by almost 80% since 1990, without any substantial increase in infrastructure, especially classrooms. While in 1990, there were about 1500 students enrolled at SRCC, the number presently is close to 2700, which shall increase even further this year onwards on account of EWS reservation. The college timings are already from 8:30 am until 5:15 pm, giving us less leverage for extending timings further. Keeping the future requirement of college infrastructure, there are plans for augmenting class rooms in the Academic Block, staff residences, hostels for the students and Play Field infrastructure, which presently is severely stretched by OBC and EWS expansion.

Additionally, the grant given to SRCC for infrastructure expansion (under the OBC Expansion plans) lies unutilized on account of regulatory restrictions prohibiting expansion.

Prior to May, 2013 our college was classified under *General College* category. However, the problem has been caused by the issuance of two Notifications dated 13.05.2013 and 23.09.2013, which created a new category of *Old Colleges* and separated its Planning & Development Control norms very differently from *General Colleges*. This has resulted in a drastic reduction in Floor Area Ratio (FAR) and Ground Coverage (GC), leading to loss of scope for further infrastructure expansion, mainly in 'Residential & Hostels' and 'Play Field'. The GC and FAR required for above projects were abundantly available for College Building, Residential & Hostels and Playfield as per General College norms of MPD 2021 (2007 norms-which did not differentiate between *General College* and *Old College*)

**Wrestling Stadium/Hall built during CWG 2010 issue:**

Wrestling Stadium/Hall was constructed in 2010 by the Ministry of Youth Affairs and Sports (MOYAS) under consensus of Delhi Government and Hon'ble I.G. Delhi during the Commonwealth Games (CWG) 2010 from its funds. The GC and FAR at that time for Wrestling Stadium/Hall were within the then permissible norms; however given the urgency with which the projects had to be completed for CWG, the government had not taken prior approval of MCD. In this SRCC had no role to play. Had the government taken requisite approval at that time, it would have been within the permissible limits as per then existing norms.

The Wrestling Stadium/Hall was built in the playground area towards the North West boundary of college. Side Setback provided for this block from adjacent boundary wall is 8.35 meters and rear Setback is 8.75 meters. The side and rear Setbacks required as per the MPD 2021 are 12.0 meters. Even with a reduced side Setback of 8.35 meters and rear Setback of 8.75 meters, fire tender movement is possible. Hence, the college seeks relaxation in its side and rear Setbacks as well.

After the completion of Commonwealth Games 2010, the entire infrastructure created for the Commonwealth Games through funding by MYAS was transferred to Shri Ram College of Commerce in 2012 through the MOU between SRCC and MYAS executed on 5<sup>th</sup> December 2012. Thereafter it has become the property of SRCC.

*[Handwritten signatures and initials]*

2. Examination:

Ground Coverage (GC) and Floor Area Ratio (FAR) issue

Prior to May, 2013 SRCC was classified under *General College* category.

By the issuance of two Notifications dated 13.05.2013 and 23.09.2013, which created a new category of *Old Colleges* and separated its Planning & Development Control norms very differently from *General Colleges*, SRCC has now been classified as an *Old College*.

This has resulted in a drastic reduction in Floor Area Ratio (FAR) and Ground Coverage (GC), leading to loss of scope for further infrastructure expansion, mainly in 'Residential & Hostels' and 'Play Field'.

Wrestling Stadium/Hall built during CWG 2010 issue:

Wrestling Stadium/Hall was constructed in 2010 by the Ministry of Youth Affairs and Sports (MOYAS) during the Commonwealth Games (CWG) 2010 from its funds.

However given the urgency with which the projects had to be completed for CWG, the government had not taken prior approval of MCD.

Side Setback provided for this Wrestling Stadium/Hall from adjacent North boundary wall is 8.35 meters and rear Setback from West boundary wall is 8.75 meters, against required side and rear Setbacks of 12.0 meters as per the MPD 2021. Even with a reduced side Setback of 8.35 meters and rear Setback of 8.75 meters, fire tender movement is possible.

Wrestling Stadium/Hall was transferred to Shri ram College of Commerce in 2012 through the MOU between SRCC and MYAS executed on 5<sup>th</sup> December 2012.

3. Proposal:

Ground Coverage (GC) and Floor Area Ratio (FAR) issue :

In view of the above, we request for re-categorization of SRCC as a *General College*.

*Alternatively*, we seek a onetime relaxation in GC and FAR as per below mentioned details:

1. Ground Coverage (GC) relaxation of 2,893 square meters in Residential including Hostel Area and 1,002 square meters in Play Field Area (details of the same appended as Annexure-VI),  
and
2. Floor Area Ratio (FAR) relaxation of 22,217 square meters in Residential including Hostel Area and 2,582 square meters in Play Field Area (details of the same appended as Annexure-VI).

May also mention that had SRCC been granted the status of '*General College*', our permissible GC and FAR would have been much more than being sought hereby under onetime relaxation.

Wrestling Stadium/Hall built during CWG 2010 issue:

The Wrestling Stadium/Hall constructed by the Government at the time of Commonwealth Games be regularized as per then prevailing norms.

The existing Wrestling Stadium Setbacks i.e 8.35 meters side Setback and 8.75 meters rear Setback be permitted as *fait accompli*.

Table: Setback Details

Setback	Existing	As per MPD-2021
N - RHS (Towards Christian Colony )	8.35 meters	12.00 meters
W - Rear (Towards Nazafgarh Drain)	8.75 meters	12.00 meters

*W. S. Singh*

*W. S. Singh*

- 11 - 2015

Recommendations:

The issues related to the relaxation in GC & FAR and regularisation of existing Wrestling Stadium/Hall having side and rear Setbacks of 8.35 meters and 8.75 meters respectively be taken in consideration and approved.

4. Annexures:

1. Proposed revised Layout Plan ( Three Sets)
2. Proposed Expansion Plan and details of relaxation required in GC & FAR – Annexure-VI
3. Copy of MOU between MYAS and SRCC

2

*in Padi*

Principal  
South College  
University of Madras  
Chennai - 600 097

*myas*

Principal  
MYAS

**SHRI RAM COLLEGE OF COMMERCE**  
UNIVERSITY OF DELHI  
DELHI 110007.

Proposed Expansion Plans and details of relaxation required for Ground Coverage (GC) and Floor Area (FAR) as per Table No.1 and proposed revised Layout Plan:

a. College Building:

New multi story Blocks for Academic facilities, multilevel car parking and vertical expansion of existing buildings wherever possible to cope with the future requirements including OBC and EWS reservations.

For the proposed expansion plan net GC required is 3,193 Sq. Mtr after demolition of existing cycle stand & amenity building and FAR of 36,005 Sq. Mtr, both of which are available, as per Old College Norms too. Therefore no relaxation in GC and FAR is required for the expansion of College Building.

b. Residential including Hostels:

New multi story residential Blocks after the demolition of existing Principal Bungalow and some other teaching/non-teaching residences and vertical expansion of existing residential/hostels blocks. A total relaxation GC and FAR required is 2,893 Sq. Mtr. and 22,217 Sq. Mtr respectively for the expansion of residential area and hostels.

c. Play Field Area:

For Existing Sports complex, new swimming pool and facilities after the demolition of existing swimming pool, total relaxation of 1,002 Sq. Mtr in GC and 2,582 Sq. Mtr. in FAR for the expansion of Play Field area infrastructure

*[Handwritten signatures and initials]*

**Table 1: GC and FAR Implications of Classification as Old College vis. a/vis. General College and Relaxation required in GC (Ground Coverage) & FAR (Floor Area Ratio) for future expansion.**

Description	(I) For OLD COLLEGE Category (w.e.f. 13-05-2013)				(II) For GENERAL COLLEGE Category (w.e.f. 13-05-2013)			
	Area Sqm	%	GC (Sqm)	FAR (Sqm)	Area Sqm	GC (Sqm)	FAR (Sqm)	Diff. (II)-(I)
<b>College Building</b>								
Plot Allocation	28,586.78	45.0%						
Permissible GC		30.0%	8,576.03					
Permissible FAR		225.0		64,320.26				
Achieved till date			4,395.75	7,643.58				
Balance			4,180.28	56,676.68				
Additional area available after proposed demolition of existing buildings			954.02	1,319.41				
Required for Future Expansion i/c new blocks, vertical expansion of existing buildings			4,147.20	37,324.80				
Balance after all future expansions			887.10	20,651.29				
Area relaxation required for College Buildings			Nil	Nil				
<b>Residential and Hostel</b>								
Plot Allocation	6,352.62	10.0%						
Permissible GC		33.3%	2,115.42					
Permissible FAR		200.0		12,705.24				
Achieved till date			3,546.47	6,120.66				
Balance			1,770.75	2,684.58	NA	NA	NA	NA
Additional area available after proposed demolition of existing buildings			2,935.97	4,215.82				
Required for future expansion i/c new blocks, vertical expansion of existing buildings			2,997.27	29,417.63				
Balance after all future expansions			2,892.65	22,247.23				
Area relaxation required in Residential/Hostel area			2,893	22,217				
<b>Play Field Area</b>								
Plot Allocation	28,586.78	45.0%						
Permissible GC		10.0%	2,858.68					
Permissible FAR		15.0		4,288.02				
Achieved till date			3,966.04	6,134.44				
Balance			892.64	1,816.12				
Additional area available after proposed demolition			121.53	121.53				
Required for Future Expansion			285.70	857.10				
Balance after all future expansions			1001.53	2,581.56				
Approx. area relaxation required in Play Field area			1,002	2,582				
Total Plot Area	63,526.18				63,526.18			
Total GC		21.3%	13,550		35.0%	22,234		8.0%
Total FAR		128.0		81,314	225.0		142,934	61.62%
Achieved till Date					13,948		23,799	

*unavailable in Pachi*

-14-



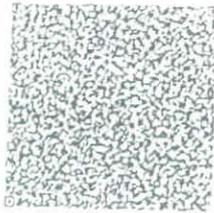
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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

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Certificate Issued Date : 22-Nov-2012 02:53 PM  
Account Reference : IMPACC (IV)/dl755203/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL75520395069723986030K  
Purchased by : SHRI RAM COLLEGE OF COMMERCE  
Description of Document : Article Others  
Property Description : NA  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : SHRI RAM COLLEGE OF COMMERCE  
Second Party : NA  
Stamp Duty Paid By : SHRI RAM COLLEGE OF COMMERCE  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



.....Please write or type below this line.....

MEMORANDUM OF UNDERSTANDING FOR POST-COMMONWEALTH GAMES, 2010 USE OF COMPETITION AND TRAINING AND TRAINING VANUE AT SHRI RAM COLLEGE OF COMMERCE (UNIVERSITY OF DELHI).

\*\*\*\*\*

This Memorandum of Understanding between Shri Ram College of Commerce (University of Delhi) and Ministry of Youth Affairs and Sports, Government of India has been executed on 5th day of December, 2012 at New Delhi.

Page 1 of 3

Statutory Alert

1 The authenticity of the Stamp Certificate can be verified at Authorized Collector Centers (ACCs), SHCIL Offices and Subordinate Office (SOGs).  
2 The Contact Details of ACCs, SHCIL Offices and SOGs are available on the Web site "www.indiastamp.com".



Whereas it had been decided by the Govt. of India, Ministry of Youth Affairs and Sports (MYAS) to construct Training Venue for Wrestling and Rugby 7's at Shri Ram College of Commerce for the Commonwealth Games 2010 held at Delhi from 3<sup>rd</sup> to 14<sup>th</sup> October 2010, which is funded by MYAS:

The lists of such facilities created are at Annexure-I to this MOU.

1. Whereas the Shri Ram College of Commerce has agreed and consented to the use of the above venue after construction for the conduct of the sporting events of the Commonwealth Games 2010
2. Now, the following provisions are mutually decided and agreed to concerning the ownership and post Commonwealth Games use of the subject venue:
  - I. MYAS has funded the construction of the venue at Shri Ram College of Commerce with the latest international specifications at places as earmarked for the purpose by the Organizing Committee (OC) Commonwealth Games at Shri Ram College of Commerce.
  - II. MYAS has incurred all expenditure for the development of the venue and up gradation of related infrastructure facilities at Shri Ram College of Commerce.
  - III. After the completion of Commonwealth Games 2010, the entire infrastructure created for the Commonwealth Games through funding by MYAS is deemed to have been transferred to Shri Ram College of Commerce and thereafter they have become property of Shri Ram College of Commerce.
  - IV. Any disagreement or dispute arising between the parties in respect of the execution of this MOU will be settled by a committee appointed by Secretary (Sports), Government of India and comprising a representative each of Ministry of Youth Affairs and Sports, Ministry of Human Resources Development, Shri Ram College of Commerce and University of Delhi.
  - V. Shri Ram College of Commerce will continue to remain the absolute owner of the land and the sports and other facilities developed through funding by MYAS after the completion of the Commonwealth Games Delhi 2010. Shri Ram College of Commerce will maintain the sports facilities in top operational condition as per standards set out in Annexure-II to the MOU after the games at their own cost by making adequate financial provision for the same. Within 3 months of signing of this MOU, Shri Ram College of Commerce will present plan to the MYAS through University of Delhi for future maintenance and upkeep of these facilities.
  - VI. After the completion of the Commonwealth Games 2010, besides regular use by students of Shri Ram College of Commerce, University of Delhi and the Colleges of the University, the sports facilities will be made available by Shri Ram College of Commerce in the national and public interest as and when required by MYAS for the conduct of the National/International sporting events by the MYAS. The sports facilities will also be made available for training of National level athletes as and when required by MYAS and after due clearance from MYAS.



Since the entire cost of the sports facilities is being funded by the MYAS, the sports facilities will be made available free of cost by Shri Ram College of Commerce for National/International Events and Training /Practice of National level athletes as above. The academic calendar of the University/College and prior concurrence of Shri Ram College of Commerce should be obtained before fixing dates of events/training by the MYAS.

VII. The utility charges for electricity, water, etc. for the duration of the Events/Training as above in clause (VI) will be borne by the MYAS.

IN WITNESS whereof the parties hereto have set their hands and seals the day, month and year first above written.

For and on behalf of

Shri Ram College of Commerce, Delhi University

Signature [Signature]  
Name **Dr. P.C. JAIN**  
Designation **Principal**  
**Shri Ram College of Commerce**  
**(University of Delhi)**  
**Maurice Nagar, Delhi-110 007**

In presence of witness

Signature [Signature]  
Name **B. M. Bansal**  
Designation **B. M. BANSAL**  
**Administrative Officer**  
**Shri Ram College of Commerce**  
**(University of Delhi)**  
**Maurice Nagar, Delhi-110 007**

For and behalf of

Ministry of Youth Affairs and Sports

[Signature]  
**MUKUL CHATTERJEE**  
**Joint Secretary**  
**Department of Sports**  
**Ministry of Youth Affairs & Sports**  
**Government of India. Tel: 23383336**

Signature [Signature]  
Name **MUKUL CHATTERJEE**  
Designation **Joint Secretary**  
**Department of Sports**  
**Ministry of Youth Affairs & Sports**  
**Government of India. Tel: 23383336**

In presence of witness

Signature [Signature]  
Name **एन एस मीना / S.L. MEENA**  
Designation **अवर सचिव / Under Secretary**  
**युवा कार्यक्रम एवं खेल मंत्रालय**  
**Ministry of Youth Affairs & Sports**  
**वाचना मंडल, 14**  
**Govt of India, New Delhi**



**Subject: Planning permission for CNG/EV Charging station on Private Land Khasra no. 105//21/2, Village Jharoda Kalan in view of notified regulations dated 08.03.2019 (File No. F7(4)/2020-MP)**

## 1. BACKGROUND

- 1.1. The case for 'grant of NOC for setting up CNG/ EVC Station on private land at Khasra number 105//21/2, Khata Khatauni number 241/193 in Village Jharoda Kalan in Zone L in Delhi' was forwarded to Planning Department by Commercial Land Branch with the request to specify proposed area, its purpose and its land use as per MPD 2021/ ZDP clearly specifying category for calculation of conversion fee.
- 1.2. The proposal under reference was put up for the consideration in 4th Technical Committee Meeting held on 20.07.2020 vide item no. 22/2020 (Refer Annexure A).
- 1.3. The proposal was deferred by Technical Committee with a direction to IGL/ Applicant to explore the possibility of bringing the minimum size of the Site under reference as per stated standards and resubmit the application.
- 1.4. Some general observations were also made by Technical Committee as per Minutes dated 14.08 2020 vide which documents such as NOC from Traffic Police, Undertaking w.r.t temporary permission of 5 years and participation in Land Pooling Policy, Site/Keyplan were sought.

## 2. EXAMINATION

- 2.1. In reference to the 4<sup>th</sup> Technical Committee Meeting and decision made therein, Chief General Manager (CNG Projects), IGL vide letter no. IGL/CNG/PLNG/CLU/DDA/130820/1 dated 13.08.2020 forwarded the letter of Sh. Vikas Malik (applicant) and mentioned that 'Lol holder has declared that no extra land can be arranged by him behind or beside the proposed CNG station Site for widening/ extension of proposed site'. Further, vide the letter, it is requested to consider the case under reference on the same land area.
- 2.2. As per information furnished by the applicant, the area of the proposed site is 759 sq m which is less than the prescribed size of 30m x 36 m (1080 sqm) as stipulated in the notified regulations dated 08.03.2019.
- 2.3. The site is polygonal in shape with the following dimensions: Front - 29.5 m, Back -25.15, Left - 20.20, Right 36.15
- 2.4. In view of the above, it is to mention that the minimum size and dimensions of the site u/r does not meet the stated standards as specified in the Master Plan/ notified regulations dated 08.03.2019. Further the applicant has shown his inability to fulfill the conditions as laid down in 4<sup>th</sup> Technical Committee Meeting.
- 2.5. A detailed proforma with details of the site as furnished by the Applicant and as per examination by Planning Department is placed at Annexure B

-19-

### 3. PROPOSAL

In view of the Minutes of the 4<sup>th</sup> Technical Committee Meeting held on 20.07.2020 and S.No. 2.4 & 2.5 above, the proposal for planning permission for CNG/EV Charging station on Private Land Khasra no. 105//21/2, Village Jharoda Kalan may be deliberated by Technical Committee.

### 4. RECOMMENDATION

The proposal as contained in para 3 above is placed before the Technical Committee for consideration please.

*MK*  
30.9.2020  
for  
(Meena Vidhani)  
Director (Plg.)  
Land Pooling/  
Zone K-I/L/N (Incharge)

*Ashwani Kumar*  
(Ashwani Kumar)  
Dy. Director (Plg.)  
Zone K-I/L

*Amit Kumar*  
29.09.2020  
(Amit Kumar)  
Asst. Dir (Plg.)  
Zone L

- 20 -

Minutes of the Technical Committee  
Meeting Held on 20.7.2020.

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ITEM No. 22/TC/2020.

Subject: Proposal for planning permission for CNG/EV Charging station on Private Land Khasra no. 105//21/2, Village Jharoda Kalan in view of notified regulations dated 08.03.2019 (File No. F7(4)/2020-MP)

### 1. BACKGROUND

- 1.1. A file bearing number F13(3)2019/Pvt.L/CL was received in this office from Director (CL), DDA. Vide the file, PUC received from Shri Vikas Malik for grant of NOC for setting up CNG/ EVC Station on private land at Khasra number 105//21/2, Khata Khatauni number 241/193 in Village Jharoda Kalan in Delhi was forwarded by CL Department, DDA to Planning Department; DDA with the request to specify proposed area, its purpose and its land use as per MPD 2021/ ZDP clearly specifying category for calculation of conversion fee.
- 1.2. Central Government vide S.O. 1244 dated 08.03.2019 notified 'Regulations for setting up of Fuel Station on Privately owned Lands in National Capital Territory of Delhi'
- 1.3. A request for permission of Fuel Station on Private land on Khasra No. 105//21/2, Village Jharoda Kalan was received in Commercial Lands Branch and the same was forwarded to Planning Department.
- 1.4. Commercial Lands Branch vide Office Order dated 06.12.2019 has issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
- 1.5. Master Plan & Development Control (MP&DC) Section, Planning Dept. vide note dated 20.02.2020 has conveyed that cases received from CL Branch shall be examined in Planning file and these cases shall be put up in the Technical Committee meeting for approval/ planning permission. The decision of the TC will communicated to CL Branch for further necessary action.

### 2. EXAMINATION

A Joint Site Inspection was conducted by Planning Department on 17.03.2020 in order to scrutinize the application submitted by the applicant as per planning parameters laid down in Gazette Notification S.O. 1244 dated 08.03.2019. Further the following documents were submitted by Indraprastha Gas Limited vide letter dated 20.03.2020.

- a) Linear layout plan of the site showing distance of fuel station from nearest intersection, cut in the median and other fuel station (on either side). ROW of the existing road, proposed road and width of median and metalled road, service land, footpath etc.
- b) Survey plan of the site with dimensions, diagonal measurement width of road, existing and proposed, median, cut in the median, adjacent plot, HT lines in the vicinity, nearby structures and features like drains.
- c) Approval Letter from PESO and approved Plan.
- d) Undertaking regarding the conformation of minimum distance of the site from a fuel station of same category as prescribed in the notification dated 08.03.2020.

- 21 -

Also, tentative location of the Site under reference is marked on notified Zonal Development Plan of Zone L (Annexure A)

Based on the above, the matter has been examined and the following is submitted:

- 2.1 Proposed site falls in Khasra no.105/21/2, Village Jharoda Kalan. As per notified Zonal Development Plan of Zone L, Village Jharoda Kalan falls under Green Belt.
- 2.2 The proposed RoW of the road on which the site falls is 30m as per notified Zonal Development Plan of Zone L.
- 2.3 The site is approximately 800m & 1000m away from the nearest T-junctions on either sides.
- 2.4 The nearest fuel station (not of same category) is located approximately 700m away on the other side of the road.
- 2.5 Following is the status vis-à-vis planning parameters as per S.O. 1244(E) dated 08.03.2019:

S. No.	Planning Parameters	Status		Remarks
		As per information supplied in performa by applicant	As per examination by Planning Department, DDA	
1	Whether the proposed Site is located on Master Plan/ Zonal Plan existing / proposed roads of minimum 30 m wide right-of-way	Yes Proposed RoW is 30 m	Yes Proposed RoW is 30 m	Existing width of the metalled road is 15 m. The applicant has left the requisite space for road widening as per his submission.
2	Whether the Site lies on National Highway	No	No	
3	Urban/ Rural		Urban	Gazette Notification No. F7(128)/DLB/2019/000580156/14600-15 dated 20.11.2019
4	Landuse as per MPD- 2021/ ZDP	Agriculture Area	Green Belt	
5	Plot size as per Regulations: Minimum: 30 m x 36 m Maximum: 33 m x 45 m	As-per performa: • Front- 30 m • Depth- 37 m • Area- 907 sq.m  As per submitted drawings: • 29.713 m	Polygonal plot: • 29.5 m (frontage- • 20.20 (Side 1) • 25.15 (Back) • 36.15 (Side 2)  Area of plot= 831 sq m	Minimum size of the plot in case of CNG stations may be relaxed, subjected to approval by Petroleum and

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22 -

		(frontage- East) • 39.210 m (South) • 24.525 m (West) • 23.236 m (North)  Area of plot= 759 sq m		Explosives Safety Organisation (PESO) and the same is provided by IGL.
6	Whether Plot frontage is at least 30 m. If not, what is it?	Yes	No 29.5 m	Minimum size of the plot in case of CNG stations may be relaxed subjected to approval by Petroleum and Explosives Safety Organisation (PESO) and the same is provided by IGL.
7	Minimum Distance of 100 m from intersection	Yes	Yes	
8	Any other Fuel station of similar category			
	a) Not less than 1000m on same side of road	No	No	
	b) Not less than 500m on other side of road	No	No	
9	Current Status of Site		Site was under construction for fuel station during Site Visit on 17.03.2020.	

2.6 As per S.O.1244(E) dated 08.03.2019, points for consideration are as follows:

2.6.1 Clause 1: Fuel stations will be permitted on privately owned lands falling in all use zones of urban areas (including urban extension areas) and in agriculture areas/green belt except on land parcels falling in Zone 'O', Ridge, Regional Park, Reserve Forest areas, developed district/ city/ community parks, Monuments Regulated Zones, unauthorized colonies and disputed land parcels wherein the land acquisition proceedings are pending/ matter is sub-judice. However CNG Station stations may be

permitted in undeveloped recreational areas (with the exception of Ridge/ Recreation Park) subject to all statutory clearances'

2.6.2 Clause 2: An area in respect of which there is no approved Layout Plan, the private owned land pocket shall be governed by the provisions of the Master Plan/ Zoning Development Plan. The same shall be appropriately incorporated in the layout plan and when prepared by the concerned local body/ Authority.

2.6.3 Clause 3(iv): The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30m x 36m and maximum of 33m x 45m (75m x 40m for CNG mother station as per requirement).

2.6.4 Clause 3(v): In case of CNG stations, the minimum size of the plot may vary subject to the NOC and norms/ standards as prescribed by the Petroleum and Explosives Safety Organization (PESO) or any other statutory body defined for the same.

2.7 As per Modalities issued by CL Branch, the planning parameters are being fulfilled. However mandatory permissions/ clearances need to be obtained from the concerned agencies before execution of the project.

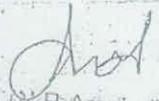
3. PROPOSAL

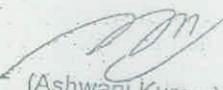
The proposal for planning permission and NOC for CNG/EV Charging station on Private Land may be approved, subject to the following conditions:

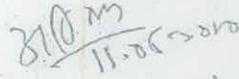
- i. Land required for road widening or any other planned development shall be surrendered by the owner/ occupier. The permission does not confer any immunity against acquisition of the land for any planned scheme by the Government.
- ii. All necessary clearances from the concerned authorities shall be obtained before execution.
- iii. All conditions as laid down Gazette Notification S.O. 1244 dated 08.03.2019 shall be mandatorily complied.

4. RECOMMENDATION

The proposal as contained in para 3 above is placed before the Technical Committee for consideration please.

  
(N.R. Aravind)  
Director (Plg.)  
Land Pooling/  
Zone K-I/L/N

  
(Ashwani Kumar)  
Dy. Director (Plg.)  
Zone K-I/L

  
(Amit Kumar)  
Asst. Dir (Plg.)  
Zone L

Next page →

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# DECISION

Proposal was presented by Additional Commissioner (Plg.) Incharge/ Director (Plg.) Land Policy. During the presentation, the following was clarified by Dir (LP) :

1. The proposed Site under consideration falls in zone L and under Green Belt Village as per the Master Plan for Delhi (MPD) and Land use is Green Belt.
2. As per the Agenda, Regulations for setting up fuel station were notified by the Central Government vide SO 1244 (dated 08.03.2019). However, the aforementioned Regulations were notified by Delhi Development Authority. The error in the Agenda needs to be rectified.
3. As per the notified Regulations, minimum road width existing / proposed road width as 30 m. The existing width of the metalled road is 15m only. As per the notified Zonal Development Plan (ZDP), proposed Right of Way (RoW) is 30m. Applicant has to leave the required space for proposed widening of the road. IGL assured to submit the layout plan indicating land required for future widening to be kept as open space with proper ingress and egress of the plot, without hindering the through traffic on the proposed road.
4. As per the notified Regulation, minimum plot size is 30m x 36m and maximum plot size is 33m x 45m (rectangular shape). It is observed that the total area of the plot for the proposed fuel station (759 sqm) is less than the minimum size specified in the Master Plan/ notified Regulations and required land for road width to be left was not clearly marked. However, the representative of IGL clarified that the size of the plot has already got the PESO approval for the Site.

The Technical Committee observed that the minimum size specified in the Master Plan/ notified Regulations has not been maintained. However, PESO has given approval for the Site under reference.

After detail deliberation the agenda was deferred and the Technical Committee directed IGL/ applicant to explore the possibility of bringing the minimum size as per the stated standards and resubmit the application for further consideration by DDA.

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
**VERIFIED**  
This Proposal was Considered in  
the 3rd Technical Committee  
Meeting held on 29.7.2020  
Vide Item No. 22/7th/2020  
Asstt. Director [Signature]  
Master Plan 21/08/2020  
Dy. Director [Signature]  
Master Plan 08/08/2020

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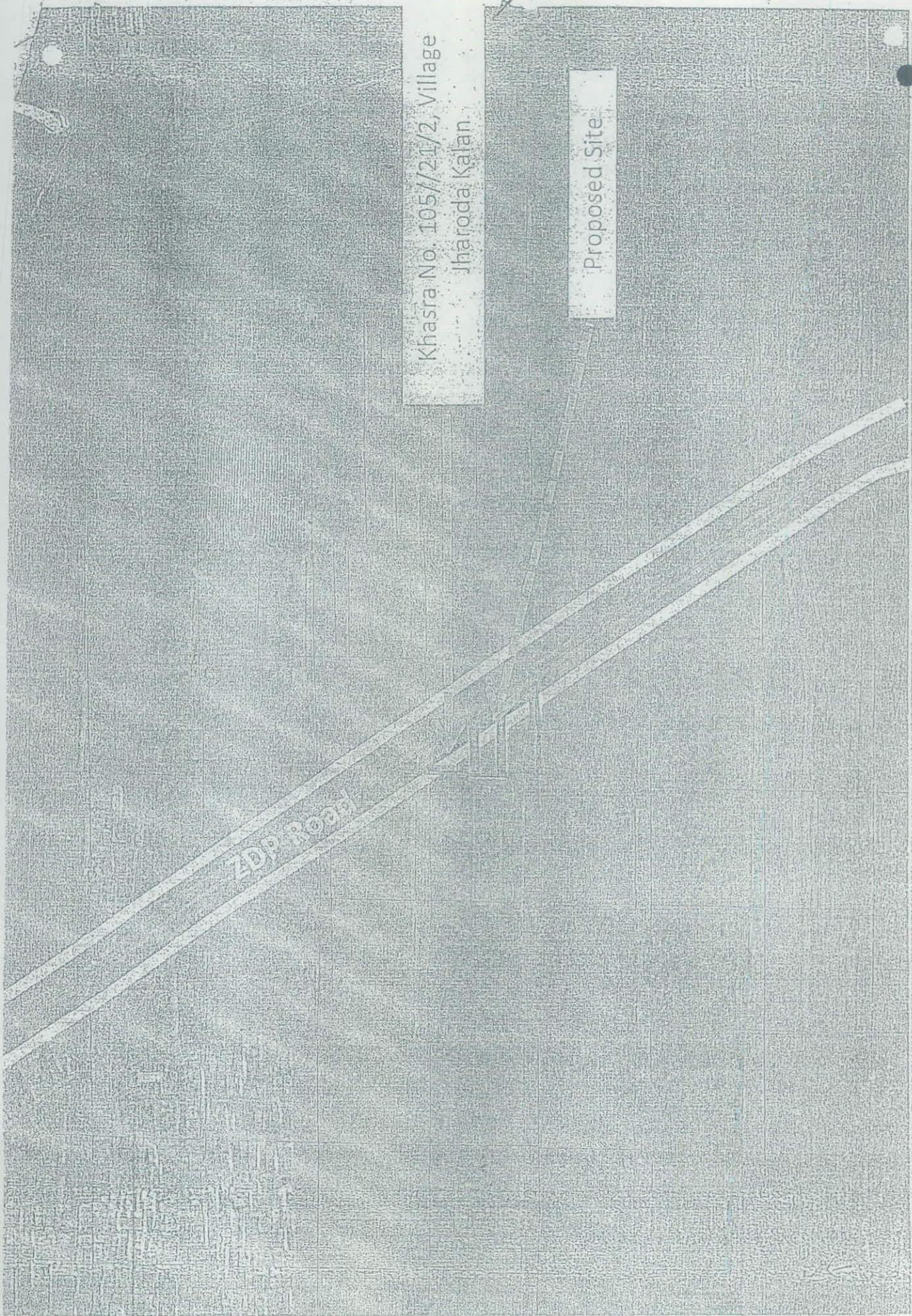
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10/11

Khasra No. 105//21/2, Village  
Jharoda Kalan

Proposed Site

ZDP Road



27

Name of Applicant: Sh Vikas Malik

Category (CNG/ CNG Mother Station/ Petrol Pump/ EVC): CNG / EV Charging Station

Location (Khasra/ Village/District): Khasra no. 105//21/2, Village Jharoda Kalan, District South West.

S.No	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
1	<b>Land use Details of the site</b>			
a	Planning Zone in which the site falls	-	Planning Zone L	-
b	Land use as per MPD- 2021/ Zonal Development Plan	Agriculture area	Green Belt	-
c	Whether site lies in Urban area or Rural area	-	Urban	Gazette notification no. F7(128)/DLB/ 2019/000581 56/14600-15 dated 20.11.2019
d	Whether in prohibited Zone	-	No	-
e	Whether in Green Belt	-	Yes	-
f	Whether part of approved Layout plan by Government/DDA	-	No	-
g	Whether Site falls in Land Pooling Zone	-	No	Site falls in Jharoda Kalan which is not a land pooling village
h	Name of Land Pooling Zone & Sector number	-	Not applicable	
i	Undertaking for participation in Land Policy	-	Not applicable	
2	<b>Plot Details</b>			
a	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	CNG/EV Charging Station	CNG/EV Charging Station	-

28-

b	Proportion & Location of CNG & EVC earmarked in the map	-	Not submitted	-
c	Area of plot (in sq m)	759 sqm	759 sqm (as per submitted drawing)	-
d	Plot Dimensions (in Metre) - Front - Back - Left - Right	Front - 29.713 m Back - 24.525 Left - 39.210m Right - 23.236	Front - 29.713 m Back - 24.525 Left - 39.210m Right - 23.236 (as per submitted drawing)	-
e	Whether Plot frontage is at least 30 m, if not what is it?	-	No. Frontage - 29.713 m	-
f	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)	-	Not mentioned	As per Layout Plan submitted by applicant the requisite area has been left for road widening.
g	Area of land left for Green/ parking, if Plot size is more than 1485 sq m	-	Not applicable	Area of plot is less than 1485 sqm.
h	Site plan showing ingress & egress points	-	Not submitted	-
3	<b>Road/ Approach details</b>			
a	Whether the Site lies on National Highway	No	No	-
b	Proposed RoW (as per notified ZDP)	Proposed RoW - 30m	Proposed RoW - 30m	-
c	Existing road width in front of the plot	-	15m	Existing width of the metalled road is 15m.

<b>4</b>	<b>Distance of site from nearest intersection</b>			
a	From minor road having RoW less than 30m	-	More than 50m	In conformity as per the provisions stipulated in Regulations dated 08.03.2019
b	From major road having RoW more than 30m	-	More than 100m	
<b>5</b>	<b>Distance of site from the nearest fuel station of same category.</b>			
a	Divided carriageway - Same side of road - Opposite side of road	- More than 1000m - More than 500m	- More than 1000m - More than 500m	In conformity as per the provisions stipulated in regulations dated 08.03.2019
b	Undivided Carriageway - Same side of road - Opposite side of road	-	Not applicable	-
<b>6</b>	<b>Approvals/NOC taken from other Authorities</b>			
a	Approval from PESO	Submitted	Submitted vide letter dated 20.03.2020	-
b	NOC from Traffic Police	-	Not submitted	-
c	Approval from NHA (if applicable)	-	Not applicable	-
d	Any other approval/ NOC (if taken)	-	-	-
<b>7</b>	<b>Current Status of Site</b>	-	Site under construction as on 17.03.2020	-
<b>8</b>	<b>Any other information/ detail furnished</b>	-	-	-

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

E-File No.- PLG/MP/0005/2020/F-1/-  
O/o DY DIRECTOR (PLG)MP  
AND DC/271

Date : 23.09.2020

MEETING NOTICE

The 7<sup>th</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 **Monday, 05.10.2020 at 10:30 AM.**

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

*Manju Paul*  
(Manju Paul) 23/9/2020  
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. (Plg.) - III, DDA
13. Addl. Commr. (Plg.) - Projects, DDA
14. Addl. Commr. (Plg.) - Land Pooling, DDA
15. Addl. Commr. (Landscape), DDA
16. Secretary, DUAC
17. Chief Town Planner, (SDMC, NDMC, EDMC)
18. Sr. Architect, (HQ-1), CPWD, Nirman Bhawan
19. Dy. Commr. of Police (Traffic), Delhi
20. Land & Development Officer, (L&DO)
21. Director, Fire Service, GNCTD

Special Invitees:

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

## INDEX

### 7th Technical Committee Meeting to be held on 05.10.2020.

Sl. No.	Item No.	Subject	Page No.
1.	36/2020	Confirmation of the Minutes of 6 <sup>th</sup> Technical Committee meeting held on 03.09.2020. <b>PLG/MP/0004/2020/F-1/</b>	1-4
2.	37/2020	Regarding applicability of Development Control Norms at Plot No. 4 in Public /Semi-public Use zone, FC-10, at Tahirpur, Delhi. <b>F.13(2)/2013-MP</b>	5-6
3.	38/2020	Proposal for sanctioning the layout of Shri Ram College of Commerce (SRCC), University of Delhi, which needs relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR) or re-categorisation of SRCC as General College by the Technical Committee of DDA. Regularisation of existing Wrestling Stadium / Hall built during the Common Wealth Games by Ministry of Youth Affairs and Sports (MOYAS) with the relaxation in Side & Rear Setbacks. <b>F9(01)/2016-MP</b>	7-17
4.	39/2020	Planning permission for CNG / EV Charging Station on Private Land Khasra No. 105/21/2, Village Jharoda Kalan in view of notified regulations dated 08.03.2019. <b>F7(4)/2020-MP</b>	18-29



ITEM No. 36/TC/2020

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

E. File No. - PLG/MP/0004/2020/F-1/269  
O/o DY DIRECTOR (PLG)  
MP AND DC/269

Date: 22.09.2020

**Subject: Minutes of the 6<sup>th</sup> Technical Committee meeting of DDA for the year 2020 held on 03.09.2020.**

The 6<sup>th</sup> Technical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Thursday, 03.09.2020. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

*Manju Paul*  
(Manju Paul) 22/9/20  
Addl. Commissioner (Plg)-I

**To:**

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

**Special Invitees:**

1. Sh. S. Dev Datta Singh, IG, Admin CISF

Item No. 31/2020

Confirmation of the Minutes of 5<sup>th</sup> Technical Committee meeting held on 17.08.2020  
PLG/MP/0003/2020/F-1/

Since no observations/comments were received, the minutes of the 5<sup>th</sup> Technical Committee held on 17.08.2020 were confirmed as circulated.

Item No. 32/2020

Change of Land Use of 400 sqm from "Recreational" to "Public & Semi-Public" for Religious purpose in Jahapanah City Forest  
LD/IL/0003/2020/REL/8-O/o Dy. Director (IL)

The Agenda item was presented by Addl. Commissioner (Landscape). It was informed that the proposal has been put up in compliance to the orders of the Hon'ble Supreme Court. The proposal for CLU from Recreational to Public and Semi-Public for religious purpose in Jahapanah City Forest was recommended by the Technical Committee for further processing under Section - 11A of DD Act, 1957.

Item No. 33/2020

Proposed change of land use of an area measuring 0.66 acres from part "Commercial (Local Shopping Centre) & part "Recreational (Neighbourhood Play Area/Green spaces)" to "Government (Government Office)" allotted to CISF (Central Industrial Security Force) for construction of office building for CISF at CGO Complex, Lodhi Road, New Delhi-110003.

F.20(4)2019/MP

The proposal was presented by Director (Plg.)--Zone D.

The proposal was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

Item No. 34/2020

Change of Land Use and Relaxation in height for multilevel parking construction at Idgah Road in Delhi walled city area.

F.3(61)/2011-MP/Pt. - I

The proposal was presented by the Officers of North MCD. The following was informed:

- i. The land-use of the site under reference is Residential (Redevelopment) and is currently being used for surface parking. Part of the land which is under the ownership of DDA has already been allotted to North MCD for construction of multi-level car parking and the CLU is only being sought for the 11998 sqm of land which is under the ownership of North MCD.
- ii. The project is a joint venture between DMRC and North MCD. The underground area has to be utilized by DMRC for the Nabi Karim Metro station and interchange point

*M. Singh*

- for the metro lines, due to which the parking needs to be accommodated over ground. The North MCD has therefore sought relaxation to NR (Not Restricted) from 15 m which is permissible as per the landuse.
- iii. The Parking Management District (PMD) Plan and the Traffic Impact Assessment (TIA) study which is a pre-requisite for undertaking a project of this magnitude are yet to be done. It was assured that the same shall be got completed in a month's time.

The following was deliberated and decided:

- i. Multilevel parking is to be constructed on the land parcel measuring 26197.47 sqm which includes North DMC land measuring 11998 sqm and DDA land measuring 14199.47 sqm. DDA has allotted its parcel of land measuring 14199.47 sqm to North DMC for Multilevel Parking. The land use of both the pockets under North DMC and DDA is 'Residential'. It was agreed that the change of Land use will be required for the entire site i.e. 26197.47 sqm.
- ii. The PMD Plan and TIA Study for the project be got done on priority. Clear-cut terms of reference and strategies for enforcement be specified for the plan / study.
- iii. North DMC informed that the height of the proposed building is G+6 and hence a relaxation in minimum height to 37 m is required. The same was agreed.

The proposal was recommended by the technical committee for Change of land use for the entire site i.e. 26197.47 sqm to be processed under Section 11A of DD Act.

Item No. 35/2020

Proposal for change of land use of land measuring about 5.76 Acres for expansion of essential facilities at Institute of Liver and Biliary Sciences (ILBS) Hospital, Vasant Kunj, New Delhi from 'Residential to Public and Semi-Public' (PS1) falling in Planning Zone-J.

The proposal was presented by Addl. Commissioner (Plg.) Projects. After deliberation, the proposal as contained in the agenda was recommended by the Technical Committee for further processing under Section- 11A of DD Act, 1957.

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

*Manoj*

ANNEXURE-I

List of participants of 6<sup>th</sup> meeting for the year 2020 of Technical Committee on 03.09.2020

**DELHI DEVELOPMENT AUTHORITY**

1. Vice Chairman, DDA
2. Pr. Commissioner(Housing)
3. Pr. Commissioner (LD& LM)
4. Commissioner(Plg)
5. Addl. Commissioner(Landscape)
6. Chief Architect
7. Addl. Commissioner (Plg.) - I
8. Addl. Commissioner (Plg.) - III
9. Addl. Chief Architect, VC Office
10. Secretary, DUAC

**Representatives of the following Organizations has also attended the meeting:**

1. CISF
2. DMRC
3. TCPO
4. North DMC
5. Delhi Fire Service

5-

ITEM No. 37/TC/2020

दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY

**Sub:** Regarding applicability of Development Control Norms at Plot No. 4 in Public /Semi-public Use zone, FC-10, at Tahirpur, Delhi.

File No.: F.13(2)/2013-MP

**1.0 Background:**

- i. Chief Architect (P&D), CPWD vide letter No. 23(01)(28)/CA(PRD)/2020/625 dated 24.06.2020 requested clarification regarding applicability of Development Control Norms at Plot No. 4 in Public /Semi-public Use zone, FC-10, at Tahirpur, Delhi.
- ii. DDA had allotted land measuring 2100 sqm. to University of Delhi for construction of School of Correspondence Course at FC-10, at Tahirpur, Delhi vide letter of allotment dated 05.04.2005 and also granted Extension of Time (EOT) upto 31.03.2021 without charging composition fees vide letter dated 17.01.2020.
- iii. The letter also mentions the current norms in MPD-2021 w.r.t. the Public and Semi-Public / Educational Facilities in its Para 13.11 and Table 13.6:
  - a. Control Norms for PSP Facilities / Premises for which specific Development Control Norms have not being specified -
    - Max Ground Coverage = 30%
    - Max. FAR = 120 and Max.
    - Height = 26 m.
  - b. Development Control Norms for Educational Facilities (Higher Education) -
    - Max Ground Coverage = 35%
    - Max. FAR = 225
    - Max. Height = 37 m.

**2.0 Examination:**

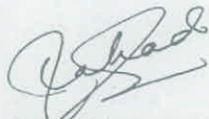
- i. The site under reference falls within layout Plan titled as "Facility Centre No. 10 and Service Centre No. 5", which was allotted to Delhi University for setting up of school of Correspondence vide V.C's order dated 23.03.2005. As per the Layout Plan, Higher Education facility is a permissible activity in this plot.
- ii. As per the Lease document enclosed with the letter, it is mentioned that the purpose for allotment of land is School of correspondence studies and the site is allowed for construction of School Building.
- iii. There is no specific terminology mentioned as "School of Open Learning" in MPD-2021 and hence the clarification is being sought in respect of the Use

Premise to be assigned to the Plot and the applicable Development Control norms.

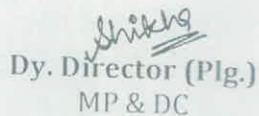
- iv. There have been various discussions with the officers of Delhi University wherein it has been clarified that the facility is being developed by Government and is not a regular school. The premise will be used as a School of Correspondence Studies, and once established would cater to 5 Lac students. The nature of the activities conform to the Development Control norms prescribed for Educational facilities (Higher Education).
- v. MPD-2021 in its Table 13.6 : Development Control for Education Facilities (Higher Education) provides the following:
- |                          |       |
|--------------------------|-------|
| a. Max. Ground Coverage  | 35%   |
| b. Max. Floor Area Ratio | 225   |
| c. Max. Height           | 37 m. |

### 3.0 Recommendation:

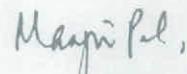
Based on above examination, Technical Committee may recommend the plot under reference to be utilized for Educational Facilities (Higher Education) with development control norms as per Table 13.6 of Chapter 13.0 Social Infrastructure of MPD-2021.



Asst. Director (Plg.)  
MP & DC



Dy. Director (Plg.)  
MP & DC



Addl. Comm. (Plg.) I

-7-

ITEM No. 38/TC/2020



**NORTH DELHI MUNICIPAL CORPORATION**  
**Town Planning Department**  
E-Block, 13<sup>th</sup> Floor Civic Centre Minto Road,  
Jawaharlal Nehru Marg Delhi-02



No: TP/G/792/20

उप निदेशक (योजना) सी. एवं जी.

Dated: 26/8/20

To,

डाकरी सं० 614

दिनांक 02.08.2020

The Dy. Director (Plg.) Zone-C,

Delhi Development Authority,

Vikas Minar, I. P. Estate,

New Delhi-02.

निदेशक (क्षेत्रीय योजना)-तीन  
आयडी नं 7/7  
दिनांक 02/7/2020

Sub: - Agenda for Technical Committee Meeting of DDA regarding Sri Ram College of Commerce at University of Delhi, Delhi -07 for relaxation in Ground Coverage & FAR in playfield area and relaxation in setbacks of the wrestling stadium.

Ref. - Letter no. F.9(1)/2016-MP/119 dated 30.06.2020

Madam,

This is with respect to the subject and reference cited above. A letter vide no TP/G/2020/386 dated 20.03.2020 from this office was sent before along with agenda and copies of various communications from LG office. In response of that the reference letter was received to submit the agenda as per the prescribed format. Accordingly, the agenda for present proposal is prepared on the basis of format available for similar cases. The applicant has sought relaxation in Ground Coverage & FAR in playfield area and setback relaxation on two sides of the wrestling stadium as mentioned in the agenda attached herewith.

In view of the above, the agenda prepared by the authority of Shri Ram College of Commerce is being forwarded with the request to place it before the Technical Committee for consideration.

Encls: As above

*Redamma*

Asst. Town Planner-I

Copy to:-

1. Prof. Simrit Kaur, Principal, Sri Ram College of Commerce University of Delhi, Maurice Nagar, Delhi-110007- with request for pursue the case with DDA and submit any detail/document directly to DDA, if required.

As the said matter was earlier dealt by MP Section, this may be forwarded to MP Section for a

Dir. (Plg.) AP/III

27/8/2020

26/8/2020  
Dy. Dir. (Plg.)  
C.P.G.

By: Dir. (Plg.) MP

- 8 -



# श्री राम कॉलेज ऑफ कॉमर्स SHRI RAM COLLEGE OF COMMERCE

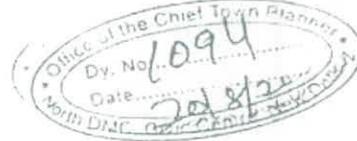
दिल्ली विश्वविद्यालय  
 श्रीराम नगर, दिल्ली-110 007  
 दूरभाष : +91-11-27687905, 27666519  
 वेबसाइट : www.srcc.edu  
 ईमेल : principal@srcc.du.ac.in  
 principaloffice@srcc.du.ac.in

University of Delhi  
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 principaloffice@srcc.du.ac.in

SRCC/AD/196/2020 / 26

August 19, 2020

The Chief Town Planner  
 North Delhi Municipal Corporation  
 MCD Civic Center  
 J.L. Nehru Marg  
 New Delhi - 110 002



Refer TP/G/2020/386 dated 20/03/2020

**Subject:** Submission of agenda to NDMC for sanctioning the layout plan of Shri Ram College of Commerce (SRCC) University of Delhi, which needs relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR) or re-categorization of SRCC as *General College* and regularization of existing Wrestling Stadium/Hall built during the Common Wealth Games with the relaxation in Side and Rear Setbacks.

Dear Sir/Madam,

This is in continuation of our previous letter dated February 12, 2020.

Herewith, please find appended the Desired Agenda in prescribed format duly signed by myself in the capacity of 'Principal, Shri Ram College of Commerce' and 'College Architect, M/s Vijay Gupta Architects' to be sent to the 'Technical Committee', DDA for sanctioning the layout plan of Shri Ram College of Commerce (SRCC), University of Delhi.

Primarily, SRCC seeks relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR), or re-categorization of the College as a *General College* by the Technical Committee of DDA. In addition, we seek regularization of existing Wrestling Stadium/Hall built during the Common Wealth Games by the Ministry of Youth Affairs and Sports (MOYAS), with relaxation in its Side and Rear Setbacks.

It is hereby reiterated that SRCC faces extreme paucity of physical infrastructure. While the student strength has increased substantially, practically no change has so far materialized in Classroom Expansion. Expansion of sanctioned student strength under EWS has further stretched our space related constraints. Keeping the future requirement of college infrastructure, there are plans for augmenting class rooms in the Academic Block, staff residences, hostels for the students and Play Field infrastructure. Additionally, the grant given to SRCC for infrastructure expansion (under the OBC Expansion plans) lies unutilized on account of regulatory restrictions prohibiting expansion.

We are sure that with your kind intervention, SRCC will get justice in expanding its much needed infrastructure, commensurate with its vision and commitment in maintaining high standards of academic and non-academic rigour.

Thanking You,

Warm Regards

  
 (Prof. Simrit Kaur)  
 Principal

*clear accept Return*  
 RC

*M. Kaur*  
 ATP-I  
 20/8/20

**AGENDA FOR THE TECHNICAL COMMITTEE MEETING**

**Subject:** Proposal for sanctioning the layout of Shri Ram College of Commerce (SRCC) University of Delhi, which needs relaxation in Ground Coverage (GC) and Floor Area Ratio (FAR) or re-categorisation of SRCC as *General college* by the Technical committee of DDA. Regularisation of existing Wrestling Stadium/Hall built during the Common Wealth Games by Ministry of Youth Affairs and Sports (MOYAS) with the relaxation in Side & Rear Setbacks.

**1. Background :**

**Ground Coverage (GC) and Floor Area Ratio (FAR) issue :**

It is hereby submitted that SRCC faces extreme paucity of physical infrastructure. The student strength has increased by almost 80% since 1990, without any substantial increase in infrastructure, especially classrooms. While in 1990, there were about 1500 students enrolled at SRCC, the number presently is close to 2700, which shall increase even further this year onwards on account of EWS reservation. The college timings are already from 8:30 am until 5:15 pm, giving us less leverage for extending timings further. Keeping the future requirement of college infrastructure, there are plans for augmenting class rooms in the Academic Block, staff residences, hostels for the students and Play Field infrastructure, which presently is severely stretched by OBC and EWS expansion.

Additionally, the grant given to SRCC for infrastructure expansion (under the OBC Expansion plans) lies unutilized on account of regulatory restrictions prohibiting expansion.

Prior to May, 2013 our college was classified under *General College* category. However, the problem has been caused by the issuance of two Notifications dated 13.05.2013 and 23.09.2013, which created a new category of *Old Colleges* and separated its Planning & Development Control norms very differently from *General Colleges*. This has resulted in a drastic reduction in Floor Area Ratio (FAR) and Ground Coverage (GC), leading to loss of scope for further infrastructure expansion, mainly in 'Residential & Hostels' and 'Play Field'. The GC and FAR required for above projects were abundantly available for College Building, Residential & Hostels and Playfield as per General College norms of MPD 2021 (2007 norms-which did not differentiate between *General College* and *Old College*).

**Wrestling Stadium/Hall built during CWG 2010 issue:**

Wrestling Stadium/Hall was constructed in 2010 by the Ministry of Youth Affairs and Sports (MOYAS) under consensus of Delhi Government and Hon'ble I.G. Delhi during the Commonwealth Games (CWG) 2010 from its funds. The GC and FAR at that time for Wrestling Stadium/Hall were within the then permissible norms; however given the urgency with which the projects had to be completed for CWG, the government had not taken prior approval of MCD. In this SRCC had no role to play. Had the government taken requisite approval at that time, it would have been within the permissible limits as per then existing norms.

The Wrestling Stadium/Hall was built in the playground area towards the North West boundary of college. Side Setback provided for this block from adjacent boundary wall is 8.35 meters and rear Setback is 8.75 meters. The side and rear Setbacks required as per the MPD 2021 are 12.0 meters. Even with a reduced side Setback of 8.35 meters and rear Setback of 8.75 meters, fire tender movement is possible. Hence, the college seeks relaxation in its side and rear Setbacks as well.

After the completion of Commonwealth Games 2010, the entire infrastructure created for the Commonwealth Games through funding by MYAS was transferred to Shri Ram College of Commerce in 2012 through the MOU between SRCC and MYAS executed on 5<sup>th</sup> December 2012. Thereafter it has become the property of SRCC.

*[Handwritten signatures and initials]*

2. Examination:

Ground Coverage (GC) and Floor Area Ratio (FAR) issue

Prior to May, 2013 SRCC was classified under *General College* category.

By the issuance of two Notifications dated 13.05.2013 and 23.09.2013, which created a new category of *Old Colleges* and separated its Planning & Development Control norms very differently from *General Colleges*, SRCC has now been classified as an *Old College*.

This has resulted in a drastic reduction in Floor Area Ratio (FAR) and Ground Coverage (GC), leading to loss of scope for further infrastructure expansion, mainly in 'Residential & Hostels' and 'Play Field'.

Wrestling Stadium/Hall built during CWG 2010 issue:

Wrestling Stadium/Hall was constructed in 2010 by the Ministry of Youth Affairs and Sports (MOYAS) during the Commonwealth Games (CWG) 2010 from its funds.

However given the urgency with which the projects had to be completed for CWG, the government had not taken prior approval of MCD.

Side Setback provided for this Wrestling Stadium/Hall from adjacent North boundary wall is 8.35 meters and rear Setback from West boundary wall is 8.75 meters, against required side and rear Setbacks of 12.0 meters as per the MPD 2021. Even with a reduced side Setback of 8.35 meters and rear Setback of 8.75 meters, fire tender movement is possible.

Wrestling Stadium/Hall was transferred to Shri ram College of Commerce in 2012 through the MOU between SRCC and MYAS executed on 5<sup>th</sup> December 2012.

3. Proposal:

Ground Coverage (GC) and Floor Area Ratio (FAR) issue :

In view of the above, we request for re-categorization of SRCC as a *General College*.

*Alternatively*, we seek a onetime relaxation in GC and FAR as per below mentioned details:

1. Ground Coverage (GC) relaxation of 2,893 square meters in Residential including Hostel Area and 1,002 square meters in Play Field Area (details of the same appended as Annexure-VI).
- and
2. Floor Area Ratio (FAR) relaxation of 22,217 square meters in Residential including Hostel Area and 2,882 square meters in Play Field Area (details of the same appended as Annexure-VI).

May also mention that had SRCC been granted the status of '*General College*', our permissible GC and FAR would have been much more than being sought hereby under onetime relaxation.

Wrestling Stadium/Hall built during CWG 2010 issue:

The Wrestling Stadium/Hall constructed by the Government at the time of Commonwealth Games be regularized as per then prevailing norms.

The existing Wrestling Stadium Setbacks i.e 8.35 meters side Setback and 8.75 meters rear Setback be permitted as *fait accompli*.

Table: Setback Details

Setback	Existing	As per MPD-2021
N - RHS (Towards Christian Colony )	8.35 meters	12.00 meters
W - Rear (Towards Nazafgarh Drain)	8.75 meters	12.00 meters

*Wrestling Stadium*

*Wrestling Stadium*

*4/2*

Recommendations:

The issues related to the relaxation in GC & FAR and regularisation of existing Wrestling Stadium/Hall having side and rear Setbacks of 8.35 meters and 8.75 meters respectively be taken in consideration and approved.

4. Annexures:

1. Proposed revised Layout Plan ( Three Sets)
2. Proposed Expansion Plan and details of relaxation required in GC & FAR – Annexure-VI
3. Copy of MOU between MYAS and SRCC

8

*in Padhi*  
 Director  
 State Government  
 Bhubaneswar

*myas*  
 Director  
 Bhubaneswar

**SHRI RAM COLLEGE OF COMMERCE**  
UNIVERSITY OF DELHI  
DELHI 110007.

Proposed Expansion Plans and details of relaxation required for Ground Coverage (GC) and Floor Area (FAR) as per Table No.1 and proposed revised Layout Plan :

a. College Building :

New multi story Blocks for Academic facilities, multilevel car parking and vertical expansion of existing buildings wherever possible to cope with the future requirements including OBC and EWS reservations.

For the proposed expansion plan net GC required is 3,193 Sq. Mtr after demolition of existing cycle stand & amenity building and FAR of 36,005 Sq. Mtr, both of which are available, as per Old College Norms too. Therefore no relaxation in GC and FAR is required for the expansion of College Building.

b. Residential including Hostels :

New multi story residential Blocks after the demolition of existing Principal Bungalow and some other teaching/non-teaching residences and vertical expansion of existing residential/hostels blocks. A total relaxation GC and FAR required is 2,893 Sq. Mtr. and 22,217 Sq. Mtr respectively for the expansion of residential area and hostels .

c. Play Field Area :

For Existing Sports complex, new swimming pool and facilities after the demolition of existing swimming pool, total relaxation of 1,002 Sq. Mtr in GC and 2,582 Sq. Mtr. in FAR for the expansion of Play Field area infrastructure.

*[Handwritten signature]* *[Handwritten signature]*

**Table 1: GC and FAR Implications of Classification as Old College vis. a vis. General College and Relaxation required in GC (Ground Coverage) & FAR (Floor Area Ratio) for future expansion.**

Description	(I) For OLD COLLEGE Category (w.e.f. 13-05-2013)				(II) For GENERAL COLLEGE Category (w.e.f. 13-05-2013)			
	Area Sqm	%	GC (Sqm)	FAR (Sqm)	Area Sqm	GC (Sqm)	FAR (Sqm)	Diff. (II)-(I)
<b>College Building</b>								
Plot Allocation	28,586.78	45.0%						
Permissible GC		30.0%	8,576.03					
Permissible FAR		225.0		64,320.26				
Achieved till date			4,395.75	7,643.58				
Balance			4,180.28	56,676.68				
Additional area available after proposed demolition of existing buildings			951.02	1,319.41				
Required for Future Expansion i/c new blocks, vertical expansion of existing buildings			4,147.20	37,324.80				
Balance after all future expansions			-967.10	-30,671.29				
Area relaxation required for College Buildings			Nil	Nil				
<b>Residential and Hostel</b>								
Plot Allocation	6,352.62	10.0%						
Permissible GC		33.3%	2,115.02					
Permissible FAR		200.0		12,705.24				
Achieved till date			586.17	6,120.66				
Balance			1,528.85	6,584.58	NA	NA	NA	NA
Additional area available after proposed demolition of existing buildings			2,635.70	4,215.82				
Required for Future Expansion i/c new blocks, vertical expansion of existing buildings			2,892.20	29,117.65				
Balance after all future expansions			-2,892.65	-22,217.23				
Area relaxation required in Residential/Hostel area			2,893	22,217				
<b>Play Field Area</b>								
Plot Allocation	28,586.78	45.0%						
Permissible GC		10.0%	2,858.68					
Permissible FAR		15.0		4,288.02				
Achieved till date			3,000.00	6,171.44				
Balance			-841.32	-1,886.42				
Additional area available after proposed demolition			121.53	121.53				
Required for Future Expansion			285.70	857.10				
Balance after all future expansions			-164.17	-2,581.99				
Approx. area relaxation required in Play Field area			1,002	2,582				
Total Plot Area	63,526.18				63,526.18			
Total GC		21.3%	13,550		35.0%	22,234		8,684
Total FAR		128.0		81,314	225.0		142,934	61,620
Achieved till Date						13,938	23,799	

*unavailable in Zodi*

-14-



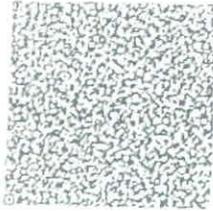
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## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL47544038173116K  
Certificate Issued Date : 22-Nov-2012 02:53 PM  
Account Reference : IMPACC (IV) d1755203/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL75520395069723986030K  
Purchased by : SHRI RAM COLLEGE OF COMMERCE  
Description of Document : Article Others  
Property Description : NA  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : SHRI RAM COLLEGE OF COMMERCE  
Second Party : NA  
Stamp Duty Paid By : SHRI RAM COLLEGE OF COMMERCE  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



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### MEMORANDUM OF UNDERSTANDING FOR POST-COMMONWEALTH GAMES, 2010 USE OF COMPETITION AND TRAINING AND TRAINING VANUE AT SHRI RAM COLLEGE OF COMMERCE (UNIVERSITY OF DELHI).

\*\*\*\*\*

This Memorandum of Understanding between Shri Ram College of Commerce (University of Delhi) and Ministry of Youth Affairs and Sports, Government of India has been executed on 5th day of Dec. 2012 at New Delhi.

Page 1 of 3

#### Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collector Centers (ACCs), SMC Offices and Sub-Registrar Offices (SRGs).
2. The Contact Details of ACCs, SMC Offices and SRGs are available on the Web site "www.knowstamp.com".



Whereas it had been decided by the Govt. of India, Ministry of Youth Affairs and Sports (MYAS) to construct Training Venue for Wrestling and Rugby 7's at Shri Ram College of Commerce for the Commonwealth Games 2010 held at Delhi from 3<sup>rd</sup> to 14<sup>th</sup> October 2010, which is funded by MYAS:

The lists of such facilities created are at Annexure-I to this MOU.

1. Whereas the Shri Ram College of Commerce has agreed and consented to the use of the above venue after construction for the conduct of the sporting events of the Commonwealth Games 2010
2. Now, the following provisions are mutually decided and agreed to concerning the ownership and post Commonwealth Games use of the subject venue:
  - I. MYAS has funded the construction of the venue at Shri Ram College of Commerce with the latest international specifications at places as earmarked for the purpose by the Organizing Committee (OC) Commonwealth Games at Shri Ram College of Commerce.
  - II. MYAS has incurred all expenditure for the development of the venue and up gradation of related infrastructure facilities at Shri Ram College of Commerce.
  - III. After the completion of Commonwealth Games 2010, the entire infrastructure created for the Commonwealth Games through funding by MYAS is deemed to have been transferred to Shri Ram College of Commerce and thereafter they have become property of Shri Ram College of Commerce
  - IV. Any disagreement or dispute arising between the parties in respect of the execution of this MOU will be settled by a committee appointed by Secretary (Sports), Government of India and comprising a representative each of Ministry of Youth Affairs and Sports, Ministry of Human Resources Development, Shri Ram College of Commerce and University of Delhi.
  - V. Shri Ram College of Commerce will continue to remain the absolute owner of the land and the sports and other facilities developed through funding by MYAS after the completion of the Commonwealth Games Delhi 2010. Shri Ram College of Commerce will maintain the sports facilities in top operational condition as per standards set out in Annexure-II to the MOU after the games at their own cost by making adequate financial provision for the same. Within 3 months of signing of this MOU, Shri Ram College of Commerce will present plan to the MYAS through University of Delhi for future maintenance and upkeep of these facilities.
  - VI. After the completion of the Commonwealth Games 2010, besides regular use by students of Shri Ram College of Commerce, University of Delhi and the Colleges of the University, the sports facilities will be made available by Shri Ram College of Commerce in the national and public interest as and when required by MYAS for the conduct of the National/International sporting events by the MYAS. The sports facilities will also be made available for training of National level athletes as and when required by MYAS and after due clearance from MYAS.

*[Signature]*

*[Signature]*



Since the entire cost of the sports facilities is being funded by the MYAS, the sports facilities will be made available free of cost by Shri Ram College of Commerce for National/International Events and Training /Practice of National level athletes as above. The academic calendar of the University/College and prior concurrence of Shri Ram College of Commerce should be obtained before fixing dates of events/training by the MYAS.

VII. The utility charges for electricity, water, etc. for the duration of the Events/Training as above in clause (VI) will be borne by the MYAS.

IN WITNESS whereof the parties hereto have set their hands and seals the day, month and year first above written.

For and on behalf of

Shri Ram College of Commerce, Delhi University

Signature [Signature]  
Name **DR. P. C. JAIN**  
Designation **Principal**  
**Shri Ram College of Commerce**  
**(University of Delhi)**  
**Maurice Nagar, Delhi-110 007**

In presence of witness

Signature [Signature]  
Name **B. M. Bansal**  
Designation **B. M. BANSAL**  
**Administrative Officer**  
**Shri Ram College of Commerce**  
**(University of Delhi)**  
**Maurice Nagar, Delhi-110 007**

For and behalf of

Ministry of Youth Affairs and Sports

[Signature]  
**MUKUL CHATTERJEE**  
**Joint Secretary**  
**Department of Sports**  
**Ministry of Youth Affairs & Sports**  
**Government of India Tel: 23383336**

Signature [Signature]  
Name **MUKUL CHATTERJEE**  
Designation **Joint Secretary**  
**Department of Sports**  
**Ministry of Youth Affairs & Sports**  
**Government of India Tel: 23383336**

In presence of witness

Signature [Signature]  
Name **S. L. MEENA**  
Designation **Under Secretary**  
**Ministry of Youth Affairs & Sports**  
**Government of India, New Delhi**



**Subject: Planning permission for CNG/EV Charging station on Private Land Khasra no. 105//21/2, Village Jharoda Kalan in view of notified regulations dated 08.03.2019 (File No. F7(4)/2020-MP)**

## 1. BACKGROUND

- 1.1. The case for 'grant of NOC for setting up CNG/ EVC Station on private land at Khasra number 105//21/2, Khata Khatauni number 241/193 in Village Jharoda Kalan in Zone L in Delhi' was forwarded to Planning Department by Commercial Land Branch with the request to specify proposed area, its purpose and its land use as per MPD 2021/ ZDP clearly specifying category for calculation of conversion fee.
- 1.2. The proposal under reference was put up for the consideration in 4th Technical Committee Meeting held on 20.07.2020 vide item no. 22/2020 (Refer Annexure A).
- 1.3. The proposal was deferred by Technical Committee with a direction to IGL/ Applicant to explore the possibility of bringing the minimum size of the Site under reference as per stated standards and resubmit the application.
- 1.4. Some general observations were also made by Technical Committee as per Minutes dated 14.08.2020 vide which documents such as NOC from Traffic Police, Undertaking w.r.t temporary permission of 5 years and participation in Land Pooling Policy, Site/Keyplan were sought.

## 2. EXAMINATION

- 2.1. In reference to the 4<sup>th</sup> Technical Committee Meeting and decision made therein, Chief General Manager (CNG Projects), IGL vide letter no. IGL/CNG/PLNG/CLU/DDA/130820/1 dated 13.08.2020 forwarded the letter of Sh. Vikas Malik (applicant) and mentioned that 'Lot holder has declared that no extra land can be arranged by him behind or beside the proposed CNG station Site for widening/ extension of proposed site'. Further, vide the letter, it is requested to consider the case under reference on the same land area.
- 2.2. As per information furnished by the applicant, the area of the proposed site is 759 sq m which is less than the prescribed size of 30m x 36 m (1080 sqm) as stipulated in the notified regulations dated 08.03.2019.
- 2.3. The site is polygonal in shape with the following dimensions: Front - 29.5 m, Back -25.15, Left - 20.20, Right 36.15
- 2.4. In view of the above, it is to mention that the minimum size and dimensions of the site u/r does not meet the stated standards as specified in the Master Plan/ notified regulations dated 08.03.2019. Further the applicant has shown his inability to fulfill the conditions as laid down in 4<sup>th</sup> Technical Committee Meeting.
- 2.5. A detailed proforma with details of the site as furnished by the Applicant and as per examination by Planning Department is placed at Annexure B

3. PROPOSAL

In view of the Minutes of the 4<sup>th</sup> Technical Committee Meeting held on 20.07.2020 and S.No. 2.4 & 2.5 above, the proposal for planning permission for CNG/EV Charging station on Private Land Khasra no. 105//21/2, Village Jharoda Kalan may be deliberated by Technical Committee.

4. RECOMMENDATION

The proposal as contained in para 3 above is placed before the Technical Committee for consideration please.

*MVK*  
30.9.2020  
for  
(Meena Vidhani)  
Director (Plg.)  
Land Pooling/  
Zone K-I/L/N (Incharge)

*Ashwani Kumar*  
29/9/2020  
(Ashwani Kumar)  
Dy. Director (Plg.)  
Zone K-I/L

*Amit Kumar*  
29.09.2020  
(Amit Kumar)  
Asst. Dir (Plg.)  
Zone L

- 20 -

Minutes of the Technical Committee  
Meeting Held on 20.7.2020.

---

ITEM No. 22/TC/2020.

Subject: Proposal for planning permission for CNG/EV Charging station on Private Land Khasra no. 105//21/2, Village Jharoda Kalan in view of notified regulations dated 08.03.2019 (File No. F7(4)/2020-MP)

## 1. BACKGROUND

- 1.1. A file bearing number F13(3)2019/Pvt./CL was received in this office from Director (CL), DDA. Vide the file, PUC received from Shri Vikas Malik for grant of NOC for setting up CNG/ EVC Station on private land at Khasra number 105//21/2, Khata Khatauni number 241/193 in Village Jharoda Kalan in Delhi was forwarded by CL Department, DDA to Planning Department, DDA with the request to specify proposed area, its purpose and its land use as per MPD 2021/ ZDP clearly specifying category for calculation of conversion fee.
- 1.2. Central Government vide S.O. 1244 dated 08.03.2019 notified 'Regulations for setting up of Fuel Station on Privately owned Lands in National Capital Territory of Delhi'
- 1.3. A request for permission of Fuel Station on Private land on Khasra No. 105//21/2, Village Jharoda Kalan was received in Commercial Lands Branch and the same was forwarded to Planning Department.
- 1.4. Commercial Lands Branch vide Office Order dated 06.12.2019 has issued Modalities for processing of applications seeking NOC for setting up of Petrol Pump on private land.
- 1.5. Master Plan & Development Control (MP&DC) Section, Planning Dept. vide note dated 20.02.2020 has conveyed that cases received from CL Branch shall be examined in Planning file and these cases shall be put up in the Technical Committee meeting for approval/ planning permission. The decision of the TC will communicated to CL Branch for further necessary action.

## 2. EXAMINATION

A Joint Site Inspection was conducted by Planning Department on 17.03.2020 in order to scrutinize the application submitted by the applicant as per planning parameters laid down in Gazette Notification S.O. 1244 dated 08.03.2019. Further the following documents were submitted by Indraprastha Gas Limited vide letter dated 20.03.2020.

- a) Linear layout plan of the site showing distance of fuel station from nearest intersection, cut in the median and other fuel station (on either side). ROW of the existing road, proposed road and width of median and metalled road, service land, footpath etc.
- b) Survey plan of the site with dimensions, diagonal measurement width of road, existing and proposed, median, cut in the median, adjacent plot, HT lines in the vicinity, nearby structures and features like drains.
- c) Approval Letter from PESO and approved Plan.
- d) Undertaking regarding the conformation of minimum distance of the site from a fuel station of same category as prescribed in the notification dated 08.03.2020.

- 21 -

Also, tentative location of the Site under reference is marked on notified Zonal Development Plan of Zone L (Annexure A)

Based on the above, the matter has been examined and the following is submitted:

- 2.1 Proposed site falls in Khasra no.105/121/2, Village Jharoda Kalan. As per notified Zonal Development Plan of Zone L, Village Jharoda Kalan falls under Green Belt.
- 2.2 The proposed RoW of the road on which the site falls is 30m as per notified Zonal Development Plan of Zone L.
- 2.3 The site is approximately 800m & 1000m away from the nearest T-junctions on either sides.
- 2.4 The nearest fuel station (not of same category) is located approximately 700m away on the other side of the road.
- 2.5 Following is the status vis-à-vis planning parameters as per S.O. 1244(E) dated 08.03.2019:

S. No.	Planning Parameters	Status		Remarks
		As per information supplied in performa by applicant	As per examination by Planning Department, DDA	
1	Whether the proposed Site is located on Master Plan/ Zonal Plan existing / proposed roads of minimum 30 m wide right of way	Yes Proposed RoW is 30 m	Yes Proposed RoW is 30 m	Existing width of the metalled road is 15 m. The applicant has left the requisite space for road widening as per his submission.
2	Whether the Site lies on National Highway	No	No	
3	Urban/ Rural		Urban	Gazette Notification No. F7(128)/DLB/2019/000580156/14600-15 dated 20.11.2019
4	Landuse as per MPD- 2021/ ZDP	Agriculture Area	Green Belt	
5	Plot size as per Regulations: Minimum: 30 m x 36 m Maximum: 33 m x 45 m	As per performa: • Front- 30 m • Depth- 37 m • Area- 907 sq.m As per submitted drawings: • 29.713 m	Polygonal plot: • 29.5 m (frontage- • 20.20 (Side 1) • 25.15 (Back) • 36.15 (Side 2) Area of plot= 831 sq m	Minimum size of the plot in case of CNG stations may be relaxed, subjected to approval by Petroleum and

note table

22-

		(frontage- East) • 39.210 m (South) • 24.525 m (West) • 23.236 m (North)  Area of plot= 759 sq m		Explosives Safety Organisation (PESO) and the same is provided by IGL
6	Whether Plot frontage is at least 30 m. If not, what is it?	Yes	No  29.5 m	Minimum size of the plot in case of CNG- stations may be relaxed subjected to approval by Petroleum and Explosives Safety Organisation (PESO) and the same is provided by IGL
7	Minimum Distance of 100 m from intersection	Yes	Yes	
8	Any other Fuel station of similar category			
	a) Not less than 1000m on same side of road	No	No	
	b) Not less than 500m on other side of road	No	No	
9	Current Status of Site		Site was under construction for fuel station during Site Visit on 17.03.2020.	

2.6 As per S.O.1244(E) dated 08.03.2019, points for consideration are as follows:

2.6.1 Clause 1: Fuel stations will be permitted on privately owned lands falling in all use zones of urban areas (including urban extension areas) and in agriculture areas/ green belt except on land parcels falling in Zone 'O', Ridge, Regional Park, Reserve Forest areas, developed district/ city/ community parks, Monuments Regulated Zones, unauthorized colonies and disputed land parcels wherein the land acquisition proceedings are pending/ matter is sub-judice. However CNG Station stations may be

- 23 -

- permitted in undeveloped recreational areas (with the exception of Ridge/ Recreation Park) subject to all statutory clearances.
- 2.6.2 Clause 2: An area in respect of which there is no approved Layout Plan, the private owned land pocket shall be governed by the provisions of the Master Plan/ Zoning Development Plan. The same shall be appropriately incorporated in the layout plan and when prepared by the concerned local body/ Authority.
  - 2.6.3 Clause 3(iv): The plot size for such Fuel Stations will be as per prevailing Master Plan with a minimum of 30m x 36m and maximum of 33m x 45m (75m x 40m for CNG mother station as per requirement).
  - 2.6.4 Clause 3(v): In case of CNG stations, the minimum size of the plot may vary subject to the NOC and norms/ standards as prescribed by the Petroleum and Explosives Safety Organization (PESO) or any other statutory body defined for the same.
- 2.7 As per Modalities issued by CL Branch, the planning parameters are being fulfilled. However mandatory permissions/ clearances need to be obtained from the concerned agencies before execution of the project.

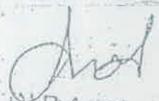
3. PROPOSAL

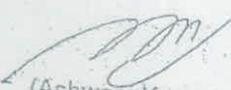
The proposal for planning permission and NOC for CNG/EV Charging station on Private Land may be approved, subject to the following conditions:

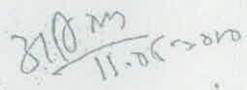
- i. Land required for road widening or any other planned development shall be surrendered by the owner/ occupier. The permission does not confer any immunity against acquisition of the land for any planned scheme by the Government.
- ii. All necessary clearances from the concerned authorities shall be obtained before execution.
- iii. All conditions as laid down Gazette Notification S.O. 1244 dated 08.03.2019 shall be mandatorily complied.

4. RECOMMENDATION

The proposal as contained in para 3 above is placed before the Technical Committee for consideration please.

  
(N.R. Aravind)  
Director (Plg.)  
Land Pooling/  
Zone K-I/L/N

  
(Ashwani Kumar)  
Dy. Director (Plg.)  
Zone K-I/L

  
(Amit Kumar)  
Asst. Dir (Plg.)  
Zone I

Next page →

into the file  
- 2271 - 24 -

DECISION

Proposal was presented by Additional Commissioner (Plg.) Incharge/ Director (Plg.) Land Policy. During the presentation, the following was clarified by Dir (LP) :

1. The proposed Site under consideration falls in zone L and under Green Belt Village as per the Master Plan for Delhi (MPD) and Land use is Green Belt.
2. As per the Agenda, Regulations for setting up fuel station were notified by the Central Government vide SO 1244 (dated 08.03.2019). However, the aforementioned Regulations were notified by Delhi Development Authority. The error in the Agenda needs to be rectified.
3. As per the notified Regulations, minimum road width existing / proposed road width as 30 m. The existing width of the metalled road is 15m only. As per the notified Zonal Development Plan (ZDP), proposed Right of Way (RoW) is 30m. Applicant has to leave the required space for proposed widening of the road. IGL assured to submit the layout plan indicating land required for future widening to be kept as open space with proper ingress and egress of the plot, without hindering the through traffic on the proposed road.
4. As per the notified Regulation, minimum plot size is 30m x 36m and maximum plot size is 33m x 45m (rectangular shape). It is observed that the total area of the plot for the proposed fuel station (759 sqm) is less than the minimum size specified in the Master Plan/ notified Regulations and required land for road width to be left was not clearly marked. However, the representative of IGL clarified that the size of the plot has already got the PESO approval for the Site.

The Technical Committee observed that the minimum size specified in the Master Plan/ notified Regulations has not been maintained. However, PESO has given approval for the Site under reference.

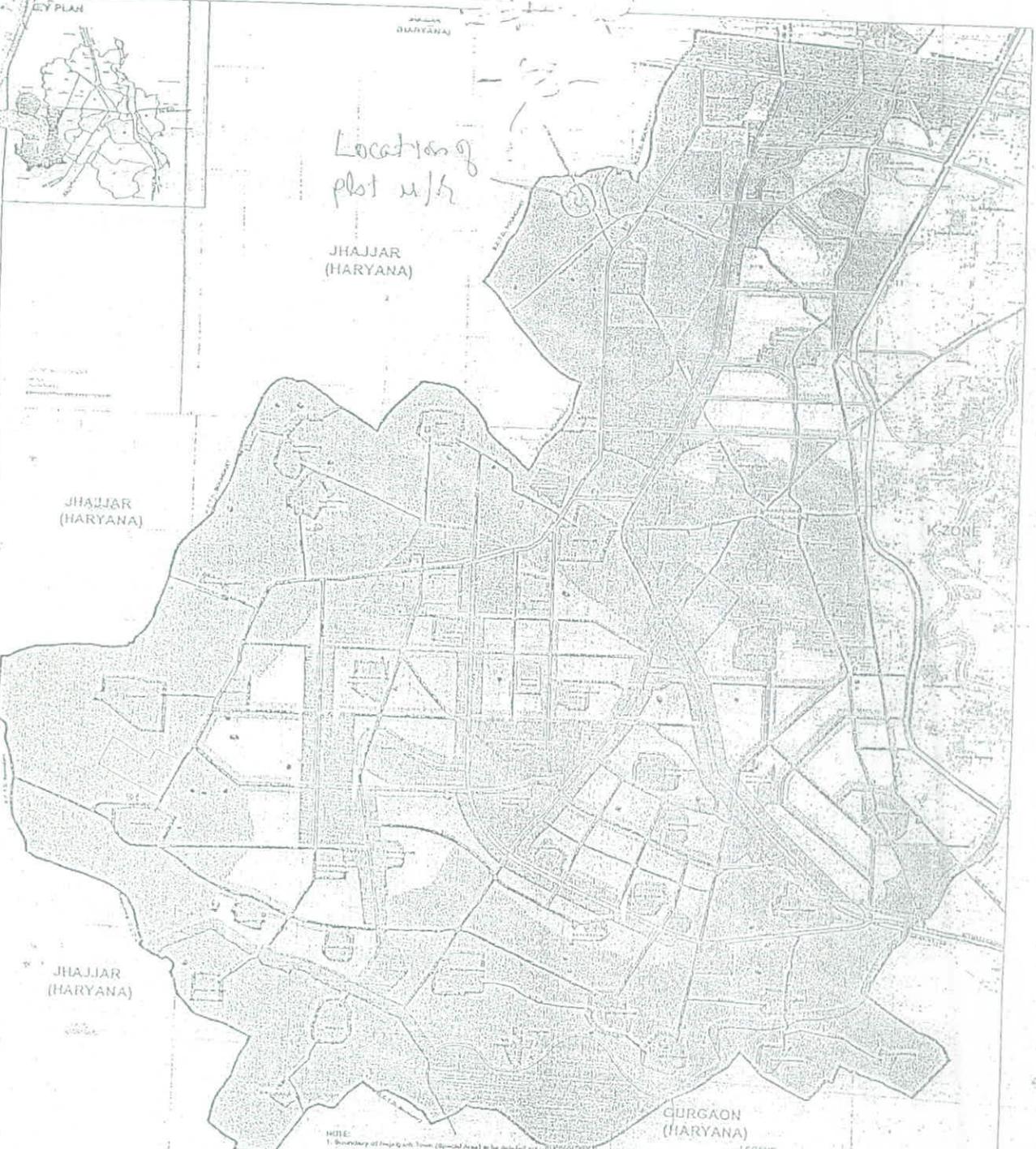
After detail deliberation the agenda was deferred and the Technical Committee directed IGL/ applicant to explore the possibility of bringing the minimum size as per the stated standards and resubmit the application for further consideration by DDA.

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION  
**VERIFIED**  
This Proposal was Considered in  
the 3rd Technical Committee  
Meeting held on 20.7.2020  
Vide Item No. 22/TC/2020  
Asstt. Director [Signature]  
Master Plan [Signature]  
Dy. Director [Signature]  
Master Plan 108/2020

五九



DEPARTMENT OF AGRICULTURE  
 OFFICE OF THE ASSISTANT SECRETARY  
 FOR TECHNICAL ASSISTANCE  
 AND COOPERATION  
 WASHINGTON, D. C. 20250  
 The following information is  
 being furnished to you for  
 your information.  
 A full Director  
 Report File



Authenticated on behalf of  
Government of India vide letter No.  
K-12011/3/Zone-1/2010-DDIB  
Dated 3<sup>rd</sup> June, 2010.

(Sd/-)  
DR. ANIL K. VERMA (IA) (DR)

Secretary to the Govt. of India  
Ministry of Urban Development  
New Delhi

- NOTE:**
1. Boundary of Project with Town (Special Area) to be detailed as per MPD/2021.
  2. Allottees are advised to look up the detailed site plan for the site.
  3. Unserviced plots included in the plan are subject to final decision of Government/Local Body.
  4. Road/Drainage plots under survey process to be processed as per Govt. Policy.
  5. Plot for services like Water supply, Sewerage & Drainage to be worked out.
  6. Green areas of 1500sqm with natural drainage they shall be used for village facilities.
  7. Feasible studies for commercial, industrial, public and public transportation, Government use (like school/college) and Postal Plot.
  8. Details of survey markers to be worked out after preparing layout plan of Scheme/Project.
  9. Plan approved by Govt. on 22-10-07 and modified based on the recommendations of the Ministry later subsequently.
  10. In accordance with Authority's resolution in meeting held on 28.8.2007 and 10.4.2008 guidelines are being laid down (pending work) in clause 11 (2010) regarding details regarding the layout plan for the site and subsequent services to be provided which do not form part of the main body of the plan. The layout plan for the site shall be submitted through the site plan to the Ministry and the Ministry will be responsible for the approval of the site plan. The Ministry will be responsible for the approval of the site plan.
  11. Final site plan approved by Govt. on 22-10-07 and modified based on the recommendations of the Ministry later subsequently.
  12. Modified based on the approval by MCD, GDA vide letter no. A-12011/23/2008/3004 and dt. 03.2010.

**LEGEND**

1. Allotment	10. Road
2. Road	11. Drainage
3. Drainage	12. Green Area
4. Green Area	13. Water Supply
5. Sewerage	14. Sewerage
6. Sewerage	15. Sewerage
7. Sewerage	16. Sewerage
8. Sewerage	17. Sewerage
9. Sewerage	18. Sewerage

**LANDUSE  
ZONAL PLAN - L**  
(as per MPD - 2021)

DR. ANIL K. VERMA (IA) (DR)	Secretary to the Govt. of India
DR. ANIL K. VERMA (IA) (DR)	Secretary to the Govt. of India
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DR. ANIL K. VERMA (IA) (DR)	Secretary to the Govt. of India

**DWARKA PROJECT  
DELHI DEVELOPMENT AUTHORITY**



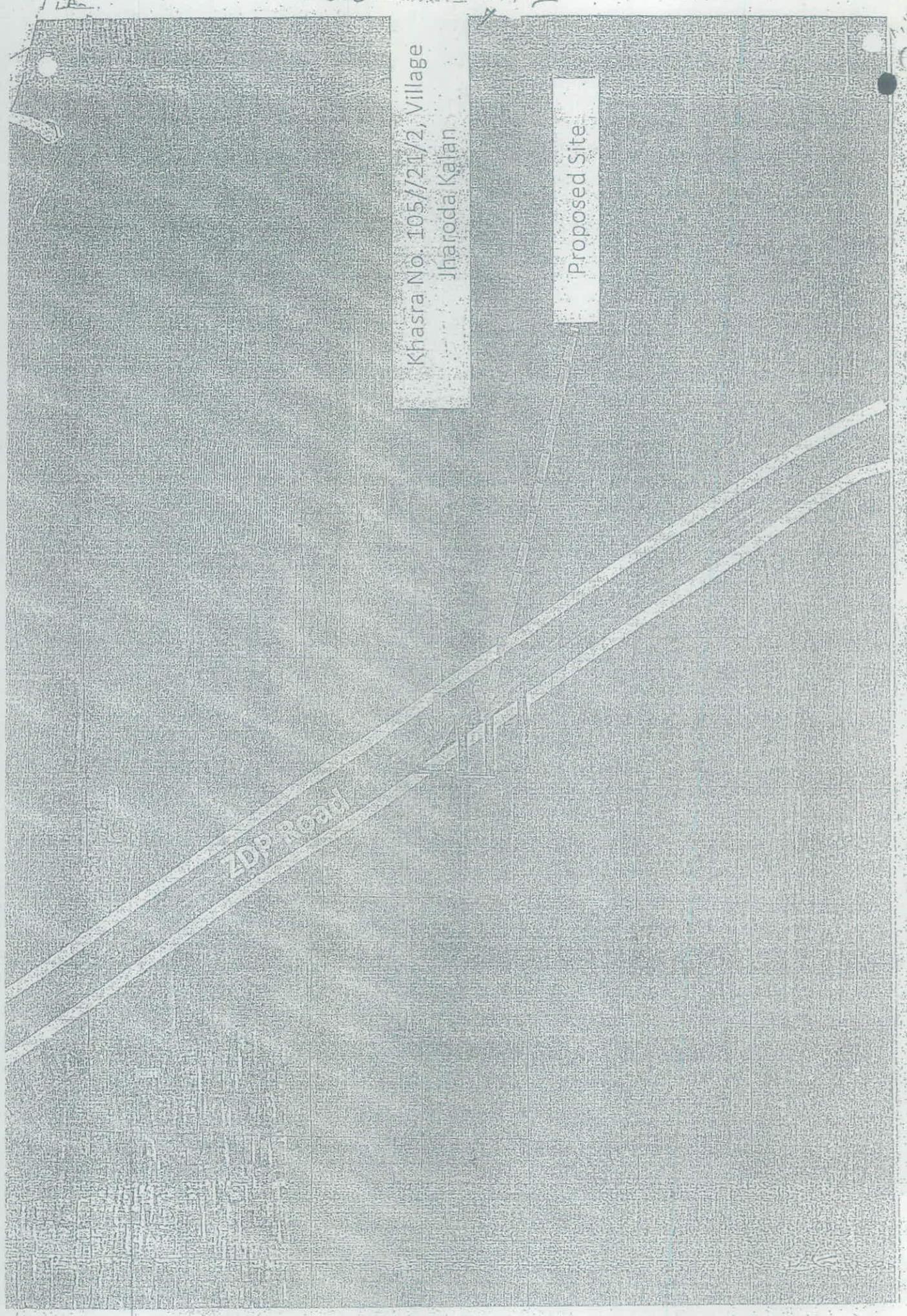
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27

Khasra No. 105/1/21/2, Village  
Jharoda Kalan

Proposed Site

ZDP Road



27

Name of Applicant: Sh Vikas Malik

Category (CNG/ CNG Mother Station/ Petrol Pump/ EVC): CNG / EV Charging Station

Location (Khasra/ Village/District): Khasra no. 105//21/2, Village Jharoda Kalan, District South West.

S.No	Planning Parameters	Status		Remarks
		As per information furnished by applicant	As per examination by Planning Department, DDA	
1	Land use Details of the site			
a	Planning Zone in which the site falls	-	Planning Zone L	-
b	Land use as per MPD- 2021/ Zonal Development Plan	Agriculture area	Green Belt	-
c	Whether site lies in Urban area or Rural area	-	Urban	Gazette notification no. F7(128)/DLB/2019/000581 56/14600-15 dated 20.11.2019
d	Whether in prohibited Zone	-	No	-
e	Whether in Green Belt	-	Yes	-
f	Whether part of approved Layout plan by Government/DDA	-	No	-
g	Whether Site falls in Land Pooling Zone	-	No	Site falls in Jharoda Kalan which is not a land pooling village
h	Name of Land Pooling Zone & Sector number	-	Not applicable	
i	Undertaking for participation in Land Policy	-	Not applicable	
2	Plot Details			
a	Category of Fuel Station – CNG/ CNG Mother Station/ Petrol/ EVC	CNG/EV Charging Station	CNG/EV Charging Station	-

28-

b	Proportion & Location of CNG & EVC earmarked in the map	-	Not submitted	-
c	Area of plot (in sq m)	759 sqm	759 sqm (as per submitted drawing)	-
d	Plot Dimensions (in Metre) - Front - Back - Left - Right	Front - 29.713 m Back - 24.525 Left - 39.210m Right - 23.236	Front - 29.713 m Back - 24.525 Left - 39.210m Right - 23.236 (as per submitted drawing)	-
e	Whether Plot frontage is at least 30 m, if not what is it?	-	No. Frontage - 29.713 m	-
f	Width of land left between existing RoW & proposed RoW to be maintained as Green (except entry & exit)	-	Not mentioned	As per Layout Plan submitted by applicant the requisite area has been left for road widening.
g	Area of land left for Green/ parking, if Plot size is more than 1485 sq m	-	Not applicable	Area of plot is less than 1485 sqm.
h	Site plan showing ingress & egress points	-	Not submitted	-
3	<b>Road/ Approach details</b>			
a	Whether the Site lies on National Highway	No	No	-
b	Proposed RoW (as per notified ZDP)	Proposed RoW - 30m	Proposed RoW - 30m	-
c	Existing road width in front of the plot	-	15m	Existing width of the metalled road is 15m.

<b>4</b>	<b>Distance of site from nearest intersection</b>			
a	From minor road having RoW less than 30m	-	More than 50m	In conformity as per the provisions stipulated in Regulations dated 08.03.2019
b	From major road having RoW more than 30m	-	More than 100m	
<b>5</b>	<b>Distance of site from the nearest fuel station of same category.</b>			
a	Divided carriageway - Same side of road - Opposite side of road	- More than 1000m - More than 500m	- More than 1000m - More than 500m	In conformity as per the provisions stipulated in regulations dated 08.03.2019
b	Undivided Carriageway - Same side of road - Opposite side of road	-	Not applicable	-
<b>6</b>	<b>Approvals/NOC taken from other Authorities</b>			
a	Approval from PESO	Submitted	Submitted vide letter dated 20.03.2020	-
b	NOC from Traffic Police	-	Not submitted	-
c	Approval from NHA (if applicable)	-	Not applicable	-
d	Any other approval/ NOC (if taken)	-	-	-
<b>7</b>	<b>Current Status of Site</b>	-	Site under construction as on 17.03.2020	-
<b>8</b>	<b>Any other information/ detail furnished</b>	-	-	-