

DELHI DEVELOPMENTAUTHORITY MASTER PLANSECTION 6thFloor, VikasMinar I.P. Estate, New Delhi –110002

E-File No.- PLG/MP/0003/2021/F-1/-0/o DY DIRECTOR (PLG)MP AND DC/54

Date: 28.01.2021

Subject: Minutes of the 2^{nd} Technical Committee meeting of DDA for the year 2021 held

The 2ndTechnical Committee Meeting of DDA for the year 2021was held under the Chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on Wednesday, 27.01.2021 at 03:30 PM. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary

Addl. Commissioner (Plg)-I

To:

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

Special Invitees:

- 1. Additional Chief Architect, V.C. Office, DDA
- 2. GM (Plg.), Delhi Transco Ltd.
- 3. GM (Tech.)/Project Director, NHAI
- 4. Commandant, CRPF
- 5. Representative from IGL

Item No. 08/2021

Confirmation of the Minutes of 1st Technical Committee meeting held on 18.01.2021 PLG/MP/0002/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/

Since no observations/comments were received, the minutes of the $1^{\rm st}$ Technical Committee held on 18.01.2021 were confirmed as circulated.

Item No. 09/2021

Regarding relaxation in Height for Residential Buildings from already approved height restriction of 26m for proposed CRPF Campus at Bawana, Delhi F20(02)1996-MP

The agenda was presented by Addl. Comm.(Plg.)- I. After detailed deliberations, the Agenda Item was approved.

Item No.10/2021

Proposal to grant:

- Planning Permission to Delhi Transco Limited (DTL) for providing Right of Way (ROW) for diversion of existing 220 KV Overhead Transmission Line, Towers P-2 to P-4 to feed power to upcoming 220/66 KV sub-station (ESS) at Bharthal, Sector- 26(Dwarka). Alternatively.
- ii. Proposal to swap the land measuring 8469 sq m (earmarked as 'A') in sector 26 in the Layout Plan titled "Sector & Demarcation Plan Sec-26, Sec-21 & Sec-22 PH-II at sector 26, Dwarka" with land measuring 13257 sqm (earmarked as 'B') in sector 27, Dwarka and to provide Planning permission to DTL for the installation of the same.

F1(534)2018/Plg./Dwk/Pt-11

The agenda was presented by Director (Plg.), Dwarka.. After detailed deliberations, Option – I of the proposal was approved.

Item No.11/2021

Draft Policy for Dynamic Parking Norms for Delhi F15(01)2021-MP

The Agenda Item was deferred with the observations that the proposal may be examined in a Sub-Group to deliberate the proposal comprehensively. The Sub-Group may be formed with members from DDA, DUAC, NIUA, MCD's and Traffic and Transportation Expert. Thereafter, the agenda be submitted to the Technical Committee.

Item No.12/2021

Proposal for planning permission for CNG Station on Private Land Khasra No. 29/19, Village Chandpur, Tehsil Kanjhwala, Delhi 110081 in view of notified regulations dated 08.03.2019 PLG/LP/0002/2020/N/FSTN-AD(PLG-LP/ZONE N)

The agenda was presented by Addl. Comm.(Plg.) Land Pooling. After detailed deliberations, the Agenda Item was approved for Temporary Permission as per the General provisions approved in the 4th and 7th Technical Committee meeting of 2020.

Majn

Item No.13/2021

Proposal for change of land use from 'Recreational (City Park/District Park Community Park)' to Utility (U4) of an area measuring 10.99 acres (9 acres + 1.99acres) for establishment of Solid Waste Management Facilities (for processing of C&D Waste) and for dumping site for inert materials generated due to bio mining at Tehkhand falling in Planning Zone 'F'.

File No.:F3(60)/2005-MP/Part

The agenda was presented by representative of South DMC. After detailed deliberation, the Agenda Item was recommended by the Technical Committee for further processing under Section-11A of DD Act, 1957.

Further, 46.2 acre of land which is being utilized for sanitary land fill shall be handed back to DDA on its closure. The land may later be re-allotted to MCD on need basis.

Item No.14/2021

Proposed change of Land Use of Plot Nos. 30B, 36 and 38 in planning Zone 'D' and Plot measuring 6.54 acres in planning Zone 'C'

File No.: PLG/MP/0009/2020/F-20/-O/o DY DIRECTOR (PLG)MP AND DC

The agenda was presented by Sh. Amit Kataria (L&DO). After detailed deliberation, the Agenda Item 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.

Majo

ANNEXURE-I

List of participants of 2ndTechnical Committee meeting for the year 2021 dated 27.01.2021

DELHI DEVELOPMENT AUTHORITY

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

Representatives of the following Organizations has also attended the meeting:

- **TCPO** ١.
- 2. East Delhi Municipal Corporation
- North Delhi Municipal Corporation 3.
- 4. South Delhi Municipal Corporation
- Delhi Fire Service 5.
- Delhi Urban Art Commission 6.
- Land and Development Office (L&DO) 7.
- 8.
- National Highway Authority of India 9.
- 10. Delhi Transco Ltd.

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2^{nd} Technical Committee Meeting to be held on 27.01.2021

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दिल्ली विकास प्राधिकरण DELHI DEVELOPMENT AUTHORITY

SUB: REGARDING RELAXATION IN HEIGHT FOR RESIDENTIAL BUILDINGS FROM ALREADY APPROVED HEIGHT RESTRICTION OF 26 M FOR PROPOSED CRPF CAMPUS AT BAWANA, DELHI

File No. F 20(02)1996/MP

1.0 BACKGROUND

- 1.1 Request has been received from Commandant-5.5 Bn. CRPF for relaxation in height on the Residential component from 26.0 m to NR as permissible under extant MPD-2021 norms. As on date, Authority vide its Meting dated 02.04.2009 has approved a height limit of 26 m.
- 1.2 106 acres of land was acquired and allotted to CRPF for establishing its campus in Bawana as a follow up of the orders of Hon'ble Supreme Court. Out of the total area of 106 acre, Land Use of 97 acre of Land was changed from 'rural use' to 'Public Semi-Public' and the same was notified vide S.O. 2249 & S.O. 2250 dated 30.09.1997. (Zonal Development plan indicating the site is annexed as Annexure-I)
- 1.3 The quantum of area allotted to the CRPF did not conform to any existing norms at that point of time. In order to resolve the issue, Authority vide Item No. 38/96 dated 22.03.1996 approved the following norms for the said site:

The development control norms shall be as applicable in case of Large Educational Campus (more than 8 ha.) as per MPD-2001 with increase of 20% maximum ground coverage to 33.33% without increasing maximum permissible FAR of 80 in the part (a), of the regulations with a view to accommodate single storey barracks for Jawans. Maximum height approved by the Technical Committee is 15 m.'

1.4 The above norms were given in exception to the Development Control Norms of 'Education and Research Centers (Large Campus i.e. above 8 Ha)' as per MPD-2001 which were as follows:

Maximum ground coverage 20%
Maximum floor area ratio 80
Maximum height 26m

- 1.5 The issue of Development Control norms for the said site was again raised in the year 2009, after the notification of MPD-2021.
- 1.6 A letter was received from Sr. Architect, CPWD seeking a relaxation in height from 15 m for the campus (as approved by Authority dated 22.03.1996) to 26 m as against the applicable norm of 37 m (as per MPD -2021) requesting to recommend the norms, as approved in Authority dated 22.03.1996, with a relaxation in height from 15m to 26m. As a follow up, an agenda was put up vide Item No. 37/09 in the Technical Committee meeting dated 02.04.2009. The decision of the meeting is as reproduced below:



'The proposal was presented by Director (NP) and representatives of CRPF. It was informed that a meeting on the subject was held on 22.1.09 under the chairmanship of the Addl. Comm.(Plg.)-1. It was decided that the Development Control Norms as per the earlier decision of the Authority dated 22.03.96 was agreed to with the condition that a maximum of 26mt. of height be proposed. After discussion, the proposal was approved with the direction that the matter be further placed before the Authority'

1.7 The height relaxation from 15 m to 26 m was approved by the Authority in its meeting held on 03.06.2009.

2.0 EXAMINATION

2.1 A comparative chart of the permissible Development Control Norms of Educational Campus are as under:

		MPD- 2001				MPD- 20	21	
'Educati i.e. abov	'Education and Research Centers (Large Campus i.e. above 8 Ha)'				University Campus including International Education Centre (IEC) - Large campus (10 ha and above)			
		Max Ground Coverage	Max FAR	Max Height	,	Max Ground Coverage	Max FAR	Max Height
Academic including Administr (45% of land area)	ation	20%	80	26 m	Academic including Administration (45% of total land area)	30%	225	37 m
- i i i i i i i i i i i i i i i i i i i	(25% of total land area) of 400 pph. grobe reserved		eveloped at a density gross. The land shall d for residential 2 Sqm per person.		Residential (25% of total land area)	 Regulations for group housing shall apply. The land shall be reserved for facilities as per residential norms. 		served for
Cultural activities (1	and 15% otal	10%	15	-	Sports and Cultural activities (15%)	10%	15	26 m
scape (15%	Parks and land cape (15% of Suitable land scape to plan to be prepared for this area.		an to be	Parks and Landscape (15%)		N. A.		

However, as explained above development control norm for the said sites have been approved as per the project requirements and in variance with the applicable norms, which are as follows:

- Authority dated 22.03.1996 approved: Max Ground coverage 33.3 %, Max FAR 80 and Max Height – 15 m
- Authority dated 03.06.2009 approved: Max Ground coverage 33.3 %, Max FAR 80 and Max Height – 26 m



The project has been envisaged as 'Large Educational Campus (more than 8 ha.)'. As per MPD-2021 norms w.r.t. 'University Campus- Large campus (10 ha and above)', Group Housing norms are applicable for the Residential component of the site wherein there is No Restriction of height subject to clearance from AAI/Fire Department and other statutory bodies.

CRPF has requested that approval for the height relaxation in the residential component from 26 m (as approved by the Authority) to "NR" as permitted in MPD -2021, be granted for the project. (Proposed Site plan of the campus is annexed as Annexure-II)

Clause 8(3) Regulations for Building Control within the premises in the Master Plan provides the following:

- 1. Where development control are not stipulated for any use premise, the same can be formulated by the Authority. The above case has therefore been referred to the Authority in the earlier cases.
- 2. Under Table 17.1 under Note, the 'Technical Committee of DDA may relax setbacks, ground coverage and height in special circumstances.'

3.0

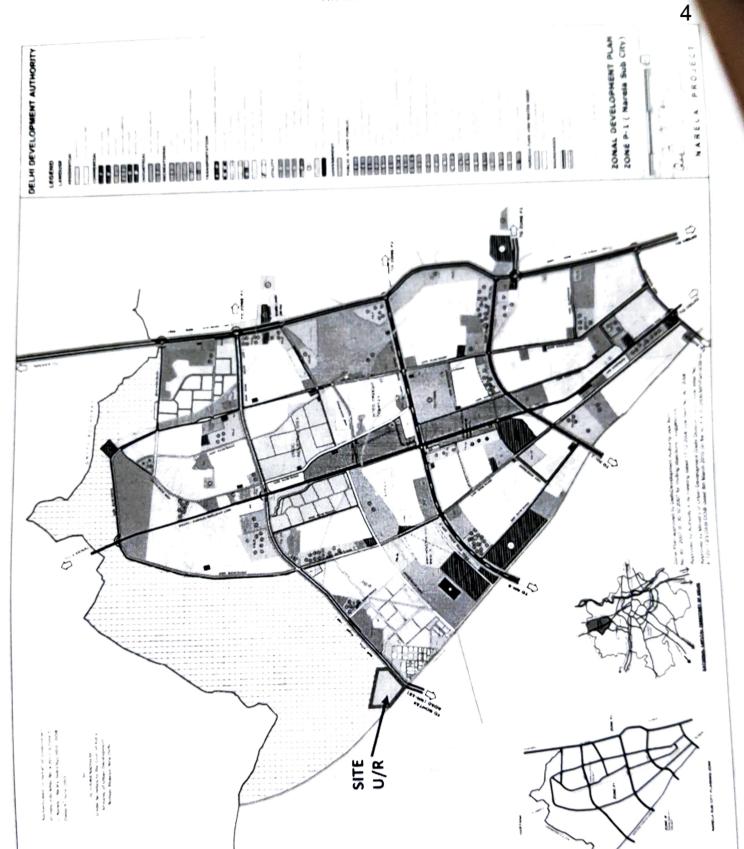
In view of the above examination, the agenda is placed for granting Development Control Norms of MPD-2021 on the residential component, which is governed by the norms as stipulated under Para 4.4.3 (B) Residential Plot - Group Housing, wherein Height: NR is specified.

RECOMMENDATION 4.0

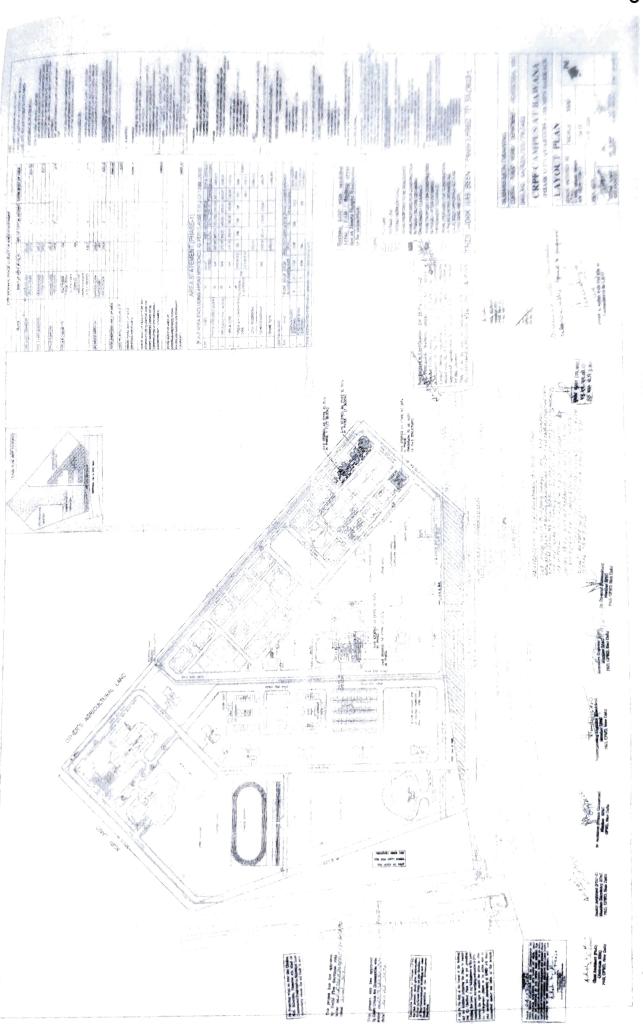
The proposal as contained in para 3.0 above is placed before the Technical Committee for its consideration and approval.

Dy. Director (Plg.) MP & DC/ Director (Plg.) MP (In-Charge)

May n lar. Addl. Commr. (Plg.) -I







Draft Agenda for Technical Committee

Item No. - 10/2021

Sub: Proposal to grant:

 i) 'Planning Permission' to Delhi Transco Limited (DTL) for providing Right of Way (ROW) for diversion of existing 220 KV Overhead Transmission Line, Towers P-2 to P-4 to feed power to upcoming 220/66 KV sub-station (ESS) at Bharthal, Sector-26(Dwarka). Alternatively,

ii) Proposal to swap the land measuring 8469 sq m (earmarked as 'A') in sector 26 in the Layout Plan titled "Sector & Demarcation Plan Sec-26, Sec-21 & Sec-22 PH-II at sector 26, Dwarka" with land measuring 13257 sq m (earmarked as 'B') in sector 27, Dwarka and to provide Planning permission to DTL for the installation of the same.

File No. F1(534)2018/Plg./Dwk/Pt-II

1.0 BACKGROUND:

- 1.1 Initially, Delhi Transco Limited (DTL) requested that ROW is required for diversion of existing 220 KV D/C Bamnauli-DIAL Transmission Line (TL) to facilitate the construction of Dwarka Expressway and to feed power to upcoming 220/66 KV substation (ESS) at Bharthal Sector-26, Dwarka(Annexure-I).
- 1.2 Subsequently, a joint site inspection was held on 30.12.2020 including officers from Engineering (Engg) Wing, Land Management (LM) Wing, Planning Wing & Survey Wing of DDA and National Highway Authority of India (NHAI)& DTL officials to explore the possibility to change the route alignment as per the requirement of DTL.
- 1.3 It was decided during the inspection that DTL will submit two options of superimposed route alignment.
- 1.4 Consequently, DTL submitted two options vide letter dated 05.01.2021 of revised route alignment along with location of 6 transmission towers P-1 to P-6.
- 1.5 Both the options were examined by Engg and LM Wing, DDA. After detailed examination w.r.t ownership, litigation, technical feasibility, a proposal was finalized by DTL in coordination with Planning, Engg. and LM wing (Annexure-II.)
- Subsequently, the proposal for revised route alignment was placed for the consideration of Technical Committee held on 18.01.2021. The same was deferred with the suggestion that DTL may confirm with NHAI w.r.t the height clearance on the part of TL passing over Dwarka Expressway. Furthermore, DTL to explore

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another option with existing TL route by swapping of currently allotted substation to a new site along existing route.

- 1.7 Subsequently, a meeting was held on 20.01.2021 in Dwarka (Plg.) office which was attended by officers from DTL and Engineering wing, DDA to deliberate on the suggestions of Technical Committee.
- 1.8 Accordingly, DTL finalized another proposal (i.e Option-2) wherein the location of earlier ESS is changed from sector 26 (Location 'A') measuring area 8469 sqm to sector 27 (Location 'B') measuring area 13257 sq. m on the existing 220 KV TL route. (Annexure-III) wherein no diversion of existing line would be required.
- 1.9 LM wing, DDA vide email received from DD(LM) dated 25.01.2021 has confirmed that the site proposed by DTL for new substation site in sector-27 (Dwk) is in ownership of DDA with no court case.

2.0 EXAMINATION:

Option-1:

- 2.1 The existing route from Sector 26, Dwarka is diverted from Tower P-2 towards P-3 & P4 (Copy of route plan on Sector layout plan is annexed as Annexure-II).
- 2.1.1 The towers P-2, P-3 & P4 as well as the corridor of 220 KV TL are falling on the Central Verge of proposed 30m ROW road in between Sectors 26 & 27 as per approved ZDP of Zone K-II and Sector Layout Plan of Sector-21,22& 26.
- 2.1.2 The 30 m road will suffice the required ROW for the 220KV TL which is 30 mtrs. as confirmed by DTL in the meeting, thereby there will be no impact on the adjoining proposed Residential plots of Sector-26.
- 2.1.3 The towers will have footprint of 4m x 4m (approx.) and the same will be taken into consideration by Engineering Wing during the construction of road.
- 2.1.4 Regarding the issue of height clearance as raised in last Technical Committee meeting held on 18.01.2021, DTL clarified that the approx. height of the TL is 31 m. while the height of the Dwarka Expressway flyover is approx. 6 m. Therefore, there is no conflict as the clear height as per norms is 7 m. and in this case there is clear height of approx. 25 m. So, DTL confirmed that there will be no impact of Dwarka Express way on this proposal w.r.t location and height of P-5 & P-6.

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2.1.5 However, clearance and permission with regard to Tower P-5 and P-6 will be given separately by NHAI.

Option-2:

- 2.2 The proposal is for shifting of ESS from Sector 26 (Location 'A') measuring area 8469 sq.m to sector 27 (Location 'B') measuring area 13257 sq. m on existing 220 KV TL route. (Annexure-III).
- 2.2.1 The increase in area is due to the additional poles to be constructed for LILO purpose as confirmed by DTL.

3.0 PROPOSAL:

- 3.1 The following two options as refereed in para 2.0 above, are submitted for consideration of Technical Committee:
 - a) Option 1: Grant of Planning Permission to DTL for diversion of existing 220 KV overhead transmission line from tower P-2 to P-4 to connect the same to the already allotted 220/66KV substation at Bharthal, Sector 26, Dwarka. (Annexure-II)
 - b) Option 2: Proposal to swap the land measuring 8469 sq m (earmarked as 'A' in Sector-26) in Layout Plan titled "Sector & Demarcation Plan Sec-26, Sec-21 & Sec-22 PH-II at sector 26, Dwarka" with land measuring 13257 sq m (earmarked as 'B') in sector 27, Dwarka and to provide Planning permission to DTL for the installation of the same. To achieve this, change of land use from "Utility" (220/66KV substation) to "Residential" in Sector 26, Dwarka and "Residential" to "Utility" (220/66KV substation) in sector 27, Dwarka will be processed under section 11-A of DD Act,1957. Additionally, Land Disposal Branch, DDA to ensure alternative allotment to DTL wherein, plot measuring 8469 sq m will be surrendered by DTL to DDA and plot measuring 13,257 sq m shall be allotted to DTL(Annexure-II).

4.0 RECOMMENDATION:

The proposal as given in Para 3.0 is put up for consideration of the Technical Committee.

Asstt. Dir.(Plg.)/Dwk

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Dy. Dir. (Pig.)/Dwk

Director(Plg.)/Dwk

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दिल्ली ट्रांसको लिमिटे

DELHI TRANSCO LIMITED

(A Govt of NCT of Delhi Undertaking)

Corporate Identification Number (CIN) U40103DL2001SGC111529

Ref. No: F.DTL/202/Oprns.plg/Manager (Planning) SSLM/2020-21/F-1/113

Dated: 26.11.2020

Dy. Director (Planning), Dwarka Delhi Development Authority Manglapuri, Palam New Delhi- 110045

Providing Right of Way (ROW) for the construction of 220kV Overhead Transmission Subject: Line to feed power to upcoming 220/66kV ESS at Bharthal, Dwarka Sector-26.

Sir/Madam,

This is in reference to our earlier letters dated 04.03.2020 and 27.05.2020 wherein DDA was requested to a provide approval for ROW of 35mtr (on both sides of Dwarka Expressway) for Double Circuit LILO of nearby section of DTL's 220kV Bamnauli-DIAL Transmission Line up to the proposed 220/66kV Bhartal Substation.

During the site visit at Bhartal site for upcoming 220kV S/s Bhartal, it was observed that the portion of land already handed over to Power Department/ DTL is encroached and construction activities were being carried out by NHAl for Dwarka Expressway) Due to this, the entire scheme of establishing a Substation and its LILO for in-feed has been jeopardized. This matter is being taken up with DDA IL branch as advised earlier by your good self.

Apart from above NHAI has requested for raising/shifting of section of existing DTL's 220kV Bamnauli-DIAL O/H Transmission Line as same is infringing upcoming Dwarka Expressway near proposed 220kV Bhartal Substation. NHAI submitted their revised tentative route alignment for shifting of section of above said line. This proposed revised route alignment is passing in front of /adjacent to proposed DTL 220 kV Bhartal Substation Plot. This revised route alignment is under consideration and will be used as LILO for in-feed to proposed 220kV Bhartal substation (subject to ROW approval) instead of separate LILO section, as earlier requested to DDA for granting ROW.

It is pertinent to meation here that shifting of section of existing DTL's 220kV Bamnauli-DIAL line as per NHAI's revised route alignment will vacate section of the existing ROW.

In view of above, DDA is requested to consider the revised route alignment of NHAI and grant the ROW approval. Revised route alignment with tower locations is marked on drawing and attached herewith.

Encl: As above Copy to:

Project Director PIU,

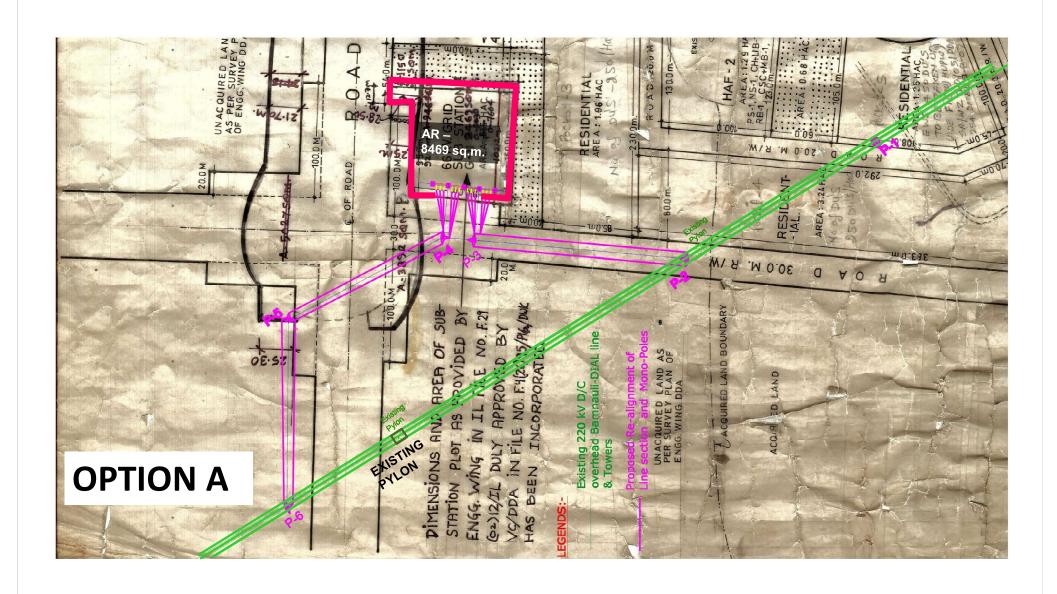
National Highway Authority of India 201 E/ A, Second Floor ID 21, Corporate Park Sector-21, Dwarka, NewDelhi-11007

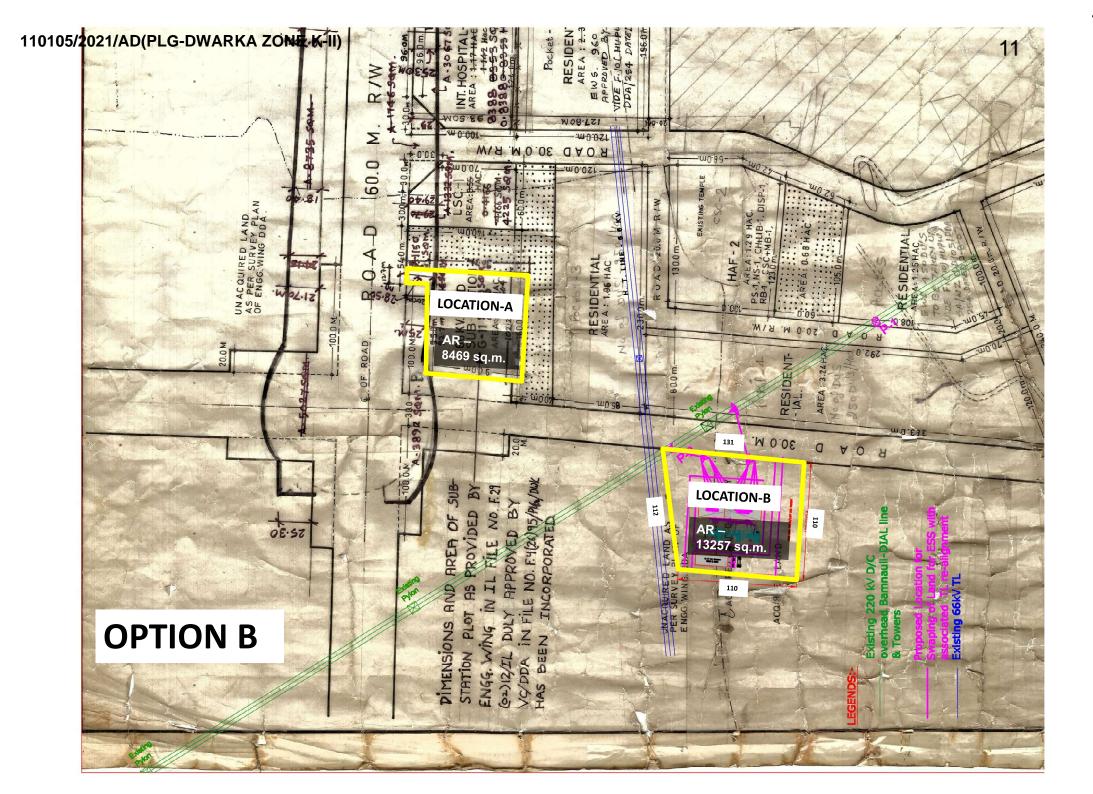
NHAT is requested to approach DDA for expediting approval of RoW.

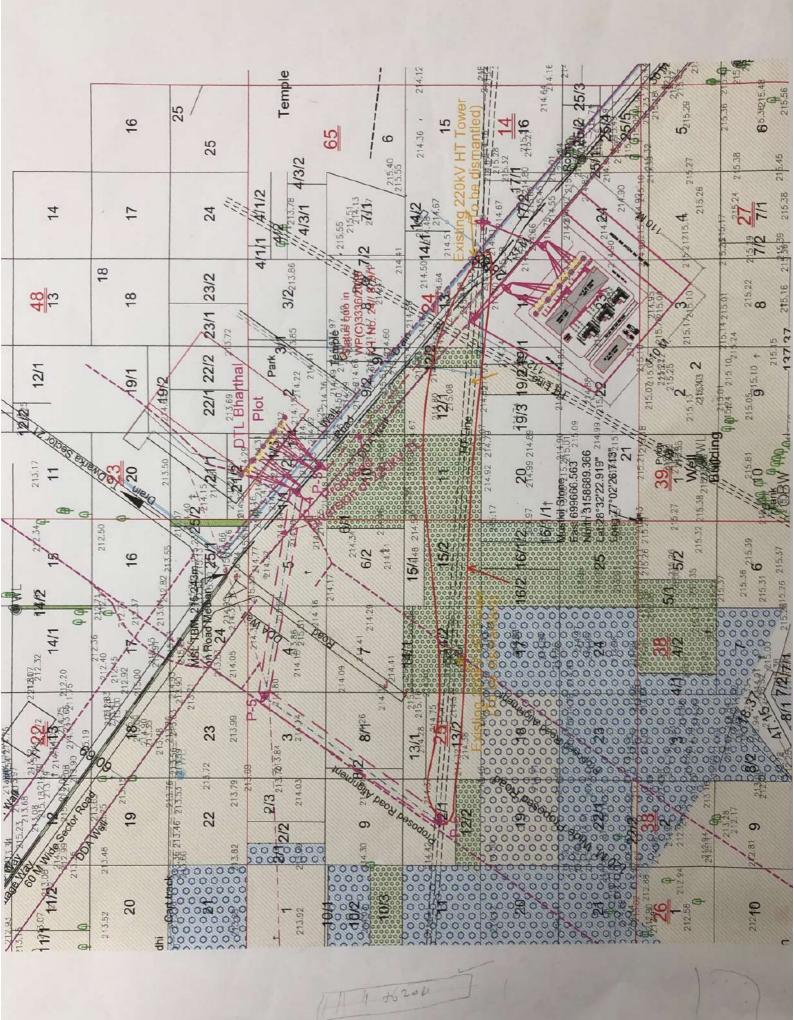
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Manager (T) Planning-SS&LM







दिल्ली विकास प्राधिकरण DELHI DEVELOPMENT AUTHORITY

SUB: Draft Policy for Dynamic Parking Norms for Delhi.

File No. - F15(01)2021-MP

1.0 BACKGROUND

- 1.1 The Ministry of Housing and Urban Affairs, GoI vide letter no. K-12011/27/2009-DD-I dated August 27, 2020 had requested DUAC to examine the existing parking Norms in Delhi and suggest suitable measures/ Changes as required.
- 1.2 The draft policy prepared by DUAC regarding parking norms was discussed in the meeting held under the chairmanship of secretary (MoHUA) dated 06.01.2021(Minutes of the meeting is attached as **Annexure-I**). In the meeting dated 06.01.2021, the following decisions were taken,
 - I. The norms should be made simpler, understandable and implementable, leaving no scope for interpretation.
 - II. The provision made for metro deduction need to be reworked to avoid any ambiguity at later stage during implementation.
 - III. The proposed Multi Level Car Parking (MLCP) deduction should be applicable only for commercial /industrial/ institutional uses and **not** for Residential use.
 - IV. The proposed parking norms shall specify the minimum parking requirements for each category of usages, so that an individual has a scope to provide parking beyond permissible limits.
 - V. Parking norms for Special Area in Delhi should be worked out keeping in view the ground realities.
 - VI. The requisite charges to be paid by the owners under the proposed relaxed provision of "pay-up for parking cess" for not providing the minimum Number of required parking should be specify by DDA upfront and parallel to the requisite Master Plan amendments.
 - VII. The proposed parking norms would be applicable for both new building as well as for building where plans have been approved but no construction has started.
 - VIII. For those buildings where the plans have already been sanctioned by the local authority but construction is yet to be started, the architects/ proponent shall inform the concerned Local body for making adequate parking provisions as per new parking norm/ regulations/ guidelines etc. The concerned Local authority shall verify its compliance at completion stage before issuing the completion certificate.
 - IX. The concept of shared parking may be accessed based on ground realities.
 - X. The following Timelines were also decided:

- DUAC will finalize the revised document based on the recommendations made in the meeting and shall submit the updated document to DDA by 11.01.2021 for taking appropriate action.
- DDA would place the "Revised Norms" before Authority for consideration in its next meeting scheduled in February 2021.
- After following, the due process as specified under Delhi Development Act, 1957, DDA will ensure that the MPD modification be notified by April, 2021, positively.
- 1.3 Accordingly, Secretary, Delhi Urban Art Commission (DUAC) forwarded a letter dated 12.01.2021 to DDA along with the "Revised Norms" for taking necessary action.
- 1.4 The document contains "Revised Parking Norms for Delhi" which requires modifications in the Parking Norms of Master Plan for Delhi (MPD), hence the Agenda is prepared for placing before Technical Committee.

2.0 PROPOSED POLICY

A draft for Dynamic Parking Norms has been formulated and forwarded by DUAC for incorporation in the Master Plan. The detailed policy proposal as received and is annexed as **ANNEXURE** – **II.** After the notification of the Policy, the Parking Provisions as stipulated in the Policy shall prevail over the existing provisions of Master Plan for Delhi and Unified Building Bye Laws.

3.0 PROPOSAL

The proposed policy as in Para 2.0 (ANNEXURE – II) may be placed before Authority to be put up in public domain for 45 days for inviting observations / views / suggestions of the general public and stakeholders.

4.0 RECOMMENDATION

The proposal as contained in para 3.0 above is placed before the Technical Committee for its consideration and approval for placing it before Authority for putting up in public domain for 45 days for inviting observations / views / suggestions of the general public and stakeholders.

Asst. Director (Plg.)

Dy. Director (Plg.) MP & DC/ Director (Plg.) MP (In-Charge) Addl. Commr. (Plg.) -I

Marju Pal

MP & DC

MOST IMMEDIATE

No. K-12011/27/2009-DD-I Government of India Ministry of Housing & Urban Affairs

Nirman Bhavan New Delhi Dated, the 12th December, 2020

To

The Chairman,	The	Vice	Chairman,	Delhi	Director,	١	lational
Delhi Urban Art Commission	Deve	lopmer	nt authority		Institute	of	Urban
					Affairs		

Subject: Review of Parking Policy in Delhi by DUAC.

Sir,

I am directed to refer forward herewith Minutes of the Meeting held under the chairmanship of Secretary (HUA), Ministry of Housing and Urban Affairs, Government of India at 05.30 PM on January 06, 2021 to Review Parking Norms in Delhi for information and necessary action.

2. This has approval of Secretary(HUA).

Yours faithfully,

(U.K.Tiwari)

Under Secretary (DD-I) Tel.No.23061681

Copy for kind information to:

- 1. Additional Secretary (D& UT)
- 2. DG, CPWD
- 3. Joint Secretary (Amrut)
- 4. Director(DD-II)
- 5. Sh Vikas Verma, Director, DDA

Minutes of the Meeting held under the chairmanship of Secretary (HUA), Ministry of Housing and Urban Affairs, Government of India at 05.30 PM on January 06, 2021 to Review Parking Norms in Delhi.

- 1. The Ministry of Housing & Urban Affairs, Government of India, vide letter no: K-12011/27/2009-DD-I dated August 27, 2020 had requested DUAC to examine the existing parking norms in Delhi and suggest suitable measures/changes as may be required. After having a detailed consultation with the various stakeholder, DUAC had prepared a document and submitted the same to the Ministry on 08.12.2020.
- To review the aforesaid document, a meeting was held under the chairmanship of the Secretary (HUA) at 05.30 PM on January 06, 2021. The list of participants is annexed.
- 3. Chairman, DUAC explained the rationale behind the need for this study and through a presentation briefed about the present and proposed parking norms.
- 4. After, a detailed deliberation in the matter following decisions were made:
- i. The norms should be made simpler, understandable and implementable, leaving no scope for interpretation.
- ii. The provision made for Metro deduction need to be reworked to avoid any ambiguity at later stage during implementation.
- iii. The proposed Multi Level Car Parking (MLCP) deduction should be applicable only for commercial/industrial/institutional uses and **not** for residential use.
- iv. The proposed parking norms shall specify the "minimum" parking requirements for each category of usages, so that an individual has a scope to provide parking beyond permissible limits.
- v. Parking norms for the Special Area in Delhi should be worked out keeping in view the ground realities.
- vi. The requisite charges to be paid by owners under the proposed relaxed provision of "Pay-up for parking cess" for not providing the minimum number of required parking, should be specified by DDA upfront and parallel to the requisite Master Plan amendments.
- vii. The proposed parking norms would be applicable for both new buildings as well as the buildings where plans have been approved but no construction has started.

- viii. For those building where the plans have already been sanctioned by the 17 local authority but construction work is yet to be started' the architect/proponent shall inform the concerned local authority for making adequate parking provisions as per new parking norms/regulations/guidelines etc. The concerned local authority shall verify its compliance at completion stage before issuing the completion certificate.
- The concept of shared parking may be assessed based on ground realities. ix.

5. Time-lines:

- i.DUAC will finalize the revise its document based on the recommendations made in the meeting and shall submit the updated document to DDA by 11.01.2021 for taking appropriate action.
- ii. DDA would place the "Revised Norms" before Authority for consideration in its next meeting scheduled in February, 2021.
- iii. After following the due process as specified under the Delhi Development Act, 1957, DDA will ensure that the MPD modification be notified by April, 2021 positively.
- 6. The meeting ended with a vote of thanks to the Chair.

Annexure:

A. From MoHUA

- 1. Sh Durga Shanker Mishra, Secretary (HUA) in chair
- 2. Sh Kamran Rizvi, Additional Secretary (D& UT)
- 3. Sh V K Jayswal, DG, CPWD
- 4. Smt D Thara, Joint Secretary (Amrut)
- 5. Sh P. C. Dhasmana, Director(D)
- 6. Sh Vikas Verma, Director, DDA

B. Delhi Urban Art Commission (DUAC)

- 1. Prof. Dr. PSN Rao, Chairman
- 2. Smt Ruby Kaushal, Secretary
- 3. Sh Rajeev Kumar Gaur, Assistant Secretary (T)
- 4. Smt Parul Kapoor, Consultant

C. DDA/NIUA

- 1. Smt Leenu Sehgal, Commissioner (Plg) DDA
- 2. Smt Kanak Tiwari, NIUA

दिल्ली विकास प्राधिकरण DELHI DEVELOPMENT AUTHORITY

DRAFT POLICY FOR DYNAMIC PARKING NORMS FOR DELHI

1.0 DEFINITIONS:

- **1.1 Metro deduction**: If a property is located within a walkable distance from a Metro Station, the parking requirement within that property shall be reduced by a prescribed percentage viz. for properties located upto 500 m from a metro station, the deduction in parking within the plot shall be 30 percent of the parking norm and for properties located more than 500 m and less than 1000 m from a metro station, the deduction in parking within the plot shall be 15 percent of the parking norm.
- **1.2 MLCP deduction**: If an MLCP is located within 1.0 km radius of any property, the parking requirement within that property shall be reduced by 10 percent.
- **1.3 Pay-up Parking Cess**: A deduction of upto 30 percent of the total parking norm can be availed by paying a one-time compensatory amount of Rs. 20,000 (Rupees twenty thousand only) per each ECS that has not been provided and shall be paid to the concerned local body as a Pay-up Parking Cess. This shall be used by the local body to develop public parking facilities.
- **1.4 Parking Norms**: These are the number of parking spaces (ECS) that are to be provided for various landuses, as given in section 1.3 below.
- **1.5 ECS**: This is the Equivalent Car Space that is to be provided.

2.0 APPLICABILITY

- 2.1 These revised parking norms shall become applicable on all sites/properties where construction has not yet begun, even if the plans have been approved by the concerned local body. In all such cases where the plans have already been approved, the properties may be developed with these revised norms and the concerned local body may be informed of the same in writing and no separate permission for the same is needed to be taken.
- **2.2** These Provisions shall prevail over the existing provisions Master Plan for Delhi and Unified Building Bye Laws.

3.0 PARKING NORMS:

Clause as per MPD - 2021	Use Zones	Parking Norm		
		EXISTING (MPD 2021)	REVISED	
4.4.3 (a)	Residential Plot - Plotted Housing	250m ² ≤Plot area ≤ 300m ² parking @ 2.0 ECS Plot area ≥300m ² parking @ 1.0 ECS / 100 m ²	250m ² ≤ Plot area ≤ 300m ² : Parking @ 2.0 ECS Plot area ≥ 300m ² parking @ 1.0 ECS / 100 m ² +	
4.4.3 (b)	Residential Plot - Group Housing	 Parking @ 2.0 ECS / 100 m2 of Built-up area Parking @ 0.5 ECS / 100 m2 Built-up area for EWS/ Service Personnel housing 	 Metro Deduction If DU size >150m²: Parking @ 2.0 ECS per DU* If 40m2≤DUarea≤150m²: Parking @1.0 ECS per DU* If DU size ≥40m²: Parking @ 0.5ECS per DU* Hetro Deduction Pay-up for Parking Cess * DU size : Carpet Area 	
4.4.3 (c)	Cluster Court Housing	Parking shall be provided as per group housing norms	Same as provided in 4.4.3 (b) Residential Plot - Group Housing	
4.4.3 (e)	Hostel / Guest House / Lodging & Boarding House / Dharamshala	Parking @ 2.0 ECS / 100 m ² of Built-up area	Parking @ 0.5 ECS/100m² of Built-up area + Metro Deduction + MLCP deduction OR Pay-up for Parking Cess	
4.4.3 (f)	Night Shelter	Parking NIL, for plots measuring less than 500m2 of built-up area	No parking is to be provided	

		Parking @ 2.0 ECS for plots	
		measuring more than	
		500m2 of built-up area	
4.4.3 (h)	Studio	Parking @ 2.0 ECS / 100m2	Parking @ 1.0 ECS/100m ² of
	Apartments	of Built-up area	Built-up area
		Basement, if constructed,	+
		and used only for parking,	Metro Deduction
		utili- ties and services shall	+
		not be counted towards	MLCP Deduction
		FAR.	OR
4426	Ctata Dhawana/	Powlein a @ 2.0 ECC / 100m2	Pay-up for Parking Cess
4.4.3 (i)	State Bhawans/ State Guest	Parking @ 2.0 ECS / 100m ² of Built-up area	Parking @ 1.0 ECS/100m2 of Built-up area
	houses	or Built-up area	+
	nouses		Metro Deduction
			MLCP Deduction OR
			Pay-up for Parking Cess
Table 5.4	Convenience	Parking @ 2.0 ECS / 100	Parking @ 2.0 ECS / 100 m ²
	Shopping Centre	m ² of built-up area	of built-up area
	/ Local Shopping	•	+
	Centre		Metro Deduction
	/ Local Level		+
	Commercial		MLCP Deduction
	areas		OR
			Pay-up for Parking Cess
Table 5.4	Service Market	Parking @ 2.0 ECS / 100	Parking @ 2.0 ECS / 100 m ²
		m ² of built-up area	of built-up area
			+ Metro Deduction
			+
			MLCP Deduction
			OR
			Pay-up for Parking Cess
Table 5.4	Community	Parking @ 3.0 ECS / 100	Parking @ 2.0 ECS / 100m ² of
	Centre / Non-	m ² of built-up area	built-up area
	hierarchical		
	Commercial		
	Centre		
m 11 = 4	District to	P. I. O. 2.0 E00 / 400	P. 1. O. 2.0 P.CC /400. 0
Table 5.4	District Centre/ Sub-Central	Parking @ 3.0 ECS / 100	Parking @ 3.0 ECS / 100 m ²
	Business District	m ² of built-up area	of built-up area
	/ Sub- City Level		+ Metro Deduction
			Med o Deduction

	Commercial areas		+ MLCP Deduction
			OR
			Pay-up for Parking Cess
Table 5.4	Commercial Plot: Retail &	Parking @ 3.0 ECS / 100	Parking @ 2.0 ECS / 100m ² of
	Commerce	m ² of built-up area	built-up area +
	Metropolitan City Centre i.e.		Metro Deduction
	Connaught Place & its		MLCP Deduction
	Extension		OR Pay-up for Parking Cess
Table 5.4	Commercial	Parking @ 3.0 ECS / 100	Parking @ 2.0 ECS / 100m ² of
	Complex at Fire Brigade Lane	m ² of built-up area	built-up area +
	and Janpath		Metro Deduction
	Lane		+ MLCP Deduction
			OR Pay-up for Parking Cess
			, .
Table 5.4	Hotels	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m2 of built-up area
			+
			Metro Deduction
			MLCP Deduction
			OR Pay-up for Parking Cess
Table 5.4	Service	Parking @ 2.0 ECS / 100	Parking @ 2.0 ECS / 100m ² of
Table 5.4	Apartments	m ²	built-up area
		of built-up area	+ Metro Deduction
			+
			MLCP Deduction OR
			Pay-up for Parking Cess
Table 5.4	Asaf Ali Road	Parking @ 3.0 ECS / 100	Parking @ 2.0 ECS / 100m ² of
	(the area shown as commercial	m ² of built-up area	built-up area
	strip in Delhi Gate - Ajmeri		Metro Deduction
	Gate scheme)		+ MLCP Deduction OR Pay-up
			for Parking Cess

Table 13.2	Hospital / Tertiary Health Care Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.2	Other Health Facilities a. Maternity Home Nursing Home / Polyclinic / Dispensary	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.2	Other Health Facilities' b. Family Welfare Centre Paediatric Centre Geriatric Centre Diagnostic Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100m² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.2	(a) Veterinary Hospital for pet animals and birds (b) Dispensary for pet animals and birds	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100m² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.2	Medical College	As per norms of Medical Council of India (MCI) / Regulatory Body	@ 1.0 ECS / 100 m² of Admin. Built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess

Table 13.2	Nursing and Paramedic Institute	Parking @ 2 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m² of Admin. Built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.2	Veterinary Institute	As per norms of Medical Council of India / Regulatory Body	Parking @ 1.0 ECS / 100 m2 of Admin. Built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.2	Play School, Coaching Centre, Computer- Training Institute, physical Education Centre etc.	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m2 of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.2	Nursery School	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m2 of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.2	Primary school	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m2 of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.4	Sr. Secondary School /	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m ² of built-up area

Table 13.4	Secondary School School for differently abled persons	Same as applicable for regular Primary & Secondary schools	+ Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess Parking @ 1.0 ECS / 100 m2 of built-up area + Metro Deduction +
Table 13.6	Vocational Training Centre (ITI/Polytechnic / Vocational/ Training Institute/ Management Institute/ Teacher Training Institutes etc.) / Research and Development centre.	Parking @ 1.33 ECS / 100 m ² of built-up area	MLCP Deduction OR Pay-up for Parking Cess Parking @ 1.0 ECS / 100 m² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.6	General College	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.6	Professional College (Technical)	Parking @ 1.33 ECS / 100 m2 of built-up area	Parking @ 1.0 ECS / 100 m² of built-up area + Metro Deduction + MLCP Deduction OR

			Pay-up for Parking Cess
Table 13.6	University Campus including International Education Centre (IEC)	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.6	College	Parking @ 1.33 ECS / 100 m ² of built-up area	Parking @ 1.0 ECS / 100 m² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.17	Multipurpose Community Hall	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.17	Banquet Hall	Parking @ 3.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.17	Community Recreational Club (Auditorium)	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m2 of built-up area + Metro Deduction + MLCP Deduction OR Sharing Deduction OR Pay-up for Parking Cess

Table 13.17	Recreational Club	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.17	Exhibition –cum - Fair Ground	Subject to statutory clearances	Parking @ 2.0 ECS / 100 m² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.17	Science Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.17	International Convention Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m ² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 13.17	Socio-Cultural Centre	Parking @ 2.0 ECS / 100 m ² of built-up area	Parking @ 2.0 ECS / 100 m² of built-up area + Metro Deduction + MLCP Deduction OR Pay-up for Parking Cess
Table 8.2	District Court, Integrated Office Complex,	Parking @ 2.0 ECS / 100 m ² of built-up area	a)District Court - Parking @ 2.0 ECS / 100 m ² of built-up area

Government	+
Offices (Central	Metro Deduction
/ State	+
Government /	MLCP Deduction
Local Bodies)	OR
	Pay-up for Parking Cess
	b)For Integrated Office
	Complex, Government
	offices (Central / State
	Government / Local
	Bodies) - Parking @ 1.0 ECS
	/ 100 m ² of built-up area
	+
	Metro Deduction
	+
	MLCP Deduction
	OR
	Pay-up for Parking Cess

NOTE: In case of 'Special Areas' as per MPD-2021, the above norms shall be reduced by 50 percent.

-138/C- Laid on Table

[Draft Agenda for Technical Committee]

ITEM NO.: 12 /2021

Subject: Proposal for planning permission for CNG Station on Private Land Khasra No. 29//19, Village Chandpur, Tehsil Kanjhwala, Delhi 110081 in view of notified regulations dated 08.03.2019

File No: PLG/LP/0002/2020/N/FSTN-AD(PLG-LP/ZONE N)

1. BACKGROUND

- CL Department, vide file bearing number E-file LD/CL/0054/2020/CNG/F.13-COMMERCIAL LAND has forwarded the request received from M/s VU Associates for grant of NOC for setting 1.1 up CNG/ EVC Station on private land at Khasra No. 29//19, Village Chandpur, Tehsil Kanjhwala, Delhi 110081 to Planning Department with the request to specify proposed area of the site, purpose, land use as per MPD 2021/ ZDP and category for calculation of conversion
- Central Government vide S.O. 1244 dated 08.03.2019 notified 'Regulations for setting up of 1.2 Fuel Station on privately owned Lands in National Capital Territory of Delhi'.
- 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. 1.3
- 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 1.4 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
- In the 4th Technical Committee meeting held on 20.07.2020, the general observations were conveyed for examination of proposals for grant of NOC from the planning point of view. Further, certain decisions w.r.t. cases considered for grant of NOC / permission were also conveyed in the Technical Committee Meetings held on 05.10.2020 and 04.12.2020 for streamlining the processing of fuel stations.

2. FOLLOW-UP ACTION

- 2.1 A Joint Site Inspection was held by Planning Department on 31.12.2020 along with representatives of IGL and revenue officers of LPC for ground verification, scrutiny of the information/documents submitted along with application, and to assess the viability of the proposal on the identified Khasra as per planning parameters laid down in the Regulations dt. 08.03.2019. During the site visit it was observed that the site is located along proposed UER-I of 80 mts RoW.
- 2.2 The details of the khasra u/r has been verified by the Revenue officials and as per available/ submitted revenue records, the proposed site for CNG falls within Khasra No. 29/19 measuring 6 Bigha 5 Biswa out of which 5 Biswa is vested with Gram Sabha on which Weigh Bridge (Dharam Kanta) is operational. As per the ownership and lease deed details submitted, the owner(s) has given remaining 6 Bigha of the Khasra u/r under its ownership on lease to the applicant.

- 2.1 In compliance to the decisions taken in the 4th Technical Committee meeting of DDA dated 20.07.2020 and based on the findings from the site visit, Chief General Manager (CNG Projects) vide letter dt. 28.12.2020, 4.01.2021, 14.01.2021 and 20.1.2021 has submitted necessary documents/clarifications and updated drawings of the proposal under consideration such as attested linear layout plan, approved PESO drawing dt 27.11.2020. Further, IGL vide letter dated 28.12.2020 has conveyed the following:
 - The NOC from the traffic police will be submitted at the time of taking final NOC.
 - ii. We will only install CNG facility on the subject land and shall not demand any differential in the rates for the CLU in future if the same is being installed at a later stage after approval from DFS and PESO.

3. EXAMINATION

- 3.1 As per the ZDP, Zone N the proposed site falls in the facility corridor and is located along the proposed along UER-I (80 mt. ROW). The tentative location of the proposed site as per ZDP Zone N is placed at Annexure A.
- 3.2 Based on the above facts, the matter has been examined and a detailed proforma of the site as furnished by the Applicant and its compliance with respect to the planning parameter/ criterialiaid down in regulations dt. 08.03.2020 and the requirements / guidelines conveyed for examining proposals for grant of NOC by Technical Committee in its meeting 20.07.2020, 05.10.2020 & 04.12.2020 is as under:

S. No.	Planning Parameters	Status					
		As per information furnished by applicant	As per examination by Planning Department, DDA	Remarks			
1	Land use Details of the site						
a	Planning Zone in which the site falls	Zone N	Planning Zone N	_			
b	Land use as per MPD- 2021/ Zonal Development Plan	-	Facility corridor	Site Location marked on ZDP, Zone N (refer Annexure A)			
С	Whether site lies in Urban area or Rural area	Rural	Urban	Village Chandpur is declared 'Urban' vide Gazette notification No. F. 7/79/ADLB/2016/CD-000383132/3827-3841 dated 16.05.2017			
d	Whether in prohibited Zone	No	No	-			
e	Whether in Green Belt	No	No	_			
f	Whether part of approved Layout plan by Government/ DDA	No	No	-			

			Mar.	_
TV	Vhether Site falls in Land	Yes	Yes	
P	ooling Zone			
1	lame of Land Pooling	Sector 25, Zone	Sector 25, Zone N	
	one & Sector number	N		ti di ta an loggo
+	Undertaking for	Submitted	Submitted	The site u/r is on lease.
	participation in Land			7,3
1 '	Pooling Policy			applicant (dt 16.09.2020
- '	Pooling Foncy			vide IGL letter dated
				23,09,2020) and
				Land Owner (dt
-				18.12.2020 vide IGI
1				letter dated 28.12.2020
1				have submitted the
1				Undertaking.
		A Plan Appayure	R)	
	PLOT DETAILS (Linear Lay	out Plan- Almexure	CNG	As per Minutes of the 7th
1	Category of Fuel Station –	CNG /EV Station		Technical Committee
	CNG/ CNG Mother	IGL vide letter		held on 05.10.2020, 'EV
	Station/ Petrol/ EVC			Station may not be
		dated 28.12.2020 has	-	considered currently in
		informed that		the proposal till the
		'We will only		norms are formulated
		install CNG		and notified.'
		facility on the		
		subject land and	, .	
		shall not		
		demand any		
		differential in		
		the rates for the		
		CLU in future if		
		the same is	·	
		being installed		
		at a later stage	ş .	
		after approval		
		from DFS and		
		PESO.'	4	
-			1485 sqm (as per	
Ь	Area of plot (in sq m) *	1485 sq m	submitted dwg dt	1
"	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		20.01.2021)	-
-	11	Front –30m	Front –30m	
	Plot Dimensions (in m)	Back – 29.76m	Back – 29.76m	
	- Front	Left – 48m	Left – 48m	
c		Right – 51.80m	Right – 51.80m	4
	- Left	Mgnt 32.30m	(us po. sala	•
	- Right		dwg)	

	Whether Plot frontage is				
d	at least 30 m, if not what	YES	YES		
	is it? *				
	Width of land left b/w				
	existing & proposed RoW		* **		
- 1	to be maintained as				
e	Green for future	YES	847.9 sqm		
	expansion of road				
	widening (except entry & exit)*		,		
	Excess Area of land left				
f	for Green/ parking, if Plot	N/A	N/A		
	size > 1485 sq m	N/A	N/A		
_	Site plan showing ingress			·	
g 	& egress points	YES	Submitted	-	
3	ROAD/ APPROACH DETAIL	S			
а	Whether the Site lies on	No	No	·	
	National Highway		NO	-	
b	Proposed RoW (as per	Proposed	Proposed		
	notified ZDP)	RoW- 80m	RoW- 80m		
С	Existing road width in	30 mts.	20 m approx.		
4	front of the plot * DISTANCE OF SITE FROM I	NEADEST INTERSECT			
-	<u> </u>	VEAREST INTERSECT			
a	From minor road having RoW less than 30m	479 m	More than 50m	In conformity as per	
				provisions stipulated in	
b	From major road having RoW more than 30m	2200 m	More than 100m	Regulations date 08.03.2019.	
5		ROM THE NEAREST FUEL STATION OF SAME CA			
3	Divided carriageway	THE NEAREST FUEL		TEGORY	
	- Same side of	- More than 1000	- More than 1000m		
a	road	m	- Wore than 500m	In conformity as per	
	- Opposite side of	- More than 500		provisions stipulated in	
	road	m		Regulations dated	
	Undivided Carriageway			08.03.2019	
b	- Same side of road	_	Not applicable		
	- Opposite side of road				
6	APPROVALS/ NOC TAKEN	FROM OTHER AUT	HORITIES		
а	PESO Approved Drawing	Submitted	Submitted		
b	Approval from PESO	Submitted	Submitted		
c	LOI	YES	The LOI submitted	Extended LOI to be	
			is valid upto	submitted	
			06.09.2020		

d	NOC from Traffic Police	IGL vide letter dated 28.12.2020 has conveyed that 'The NOC from the traffic police will be submitted at the time of taking final NOC'.	-	As per Minutes of the 7 th TC held on 05.10.2020, Item no. 39/2020, Para a) (ii) 'Traffic Police NOC may be allowed to be submitted before the Issuance of final letter from Land Disposal Section of DDA'.
е	Approval from NHAI (if applicable)	_	N/A	
f	Division of Site in 80:20 ratio for CNG and EV		N/A	As per Minutes of the 7 th TC held on 05.10.2020, Item no. 39/2020, Para a) (i) 'EV charging station may not be considered currently in the proposal till the norms are
	respectively			formulated and notified. The applicant can have the flexibility of providing it at a later stage on need basis as per the policy.
g	Any other approval/ NOC (if taken)	-	-	
7	Current Status of Site	-	Site is currently Vacant and bounded on three sides. Applicant had started the construction of foundation. Weigh Bridge (Dharam Kanta) is located near ingress point of the site.	

^{*}Note: Detail furnished by IGL at Sr. No. 2(b) to (e) and 3(c) are to be verified/authenticated based on actual surveys.

4. PROPOSAL

In view of the examination at para 3.0 above, 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. The proposal for planning permission and NOC for CNG Station on Private Khasra No. 29//19, Village Chandpur, Tehsil Kanjhwala, Delhi 110081 may be approved, subject to the following conditions:

- Since the site is adjoining proposed UER-I (80m RoW), any 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, particularly DTP, etc. shall be obtained before execution/issuance of final letter from Land Disposal Section of DDA.
- All conditions as laid down in Clause 3 of S.O. 1244 dated 08.03.2019 and various TC decisions shall be mandatorily complied.
- Undertaking by IGL to the effect that it would ensure immediate cancellation of temporary permission granted in LP areas after 5 years or preparation of LOP whichever is earlier and no claims/ compensation whatsoever shall be accepted.
 - v. Before issuing NOC to the applicant CL Department may verify the ownership details as submitted by the applicant.

4. RECOMMENDATION

The proposal as contained in para 4 above is placed before the Technical Committee for consideration please.

Asstt. Director (Plg.),

LP/Zone N, DDA 25.1.202

Dy. Director (Plg.) Land Pooling LP/Zone N

&PII, DDA

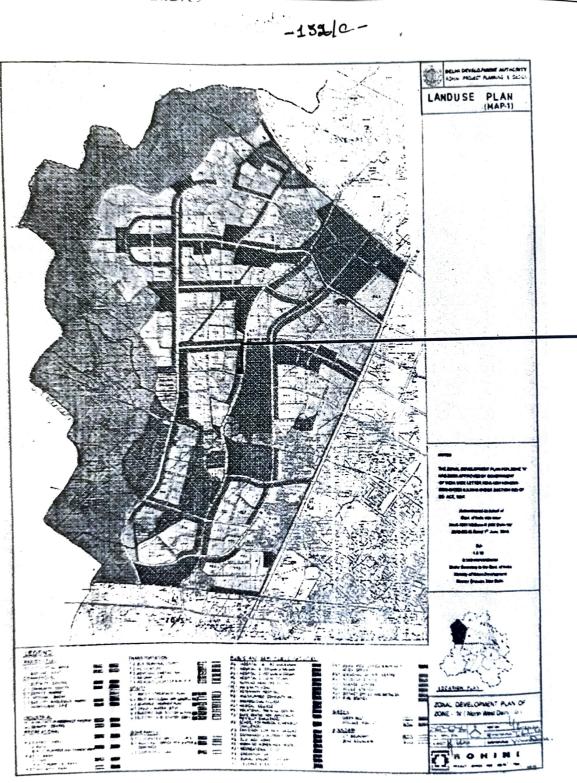
Director (Plg.)

Land Pooling Cell
DDA

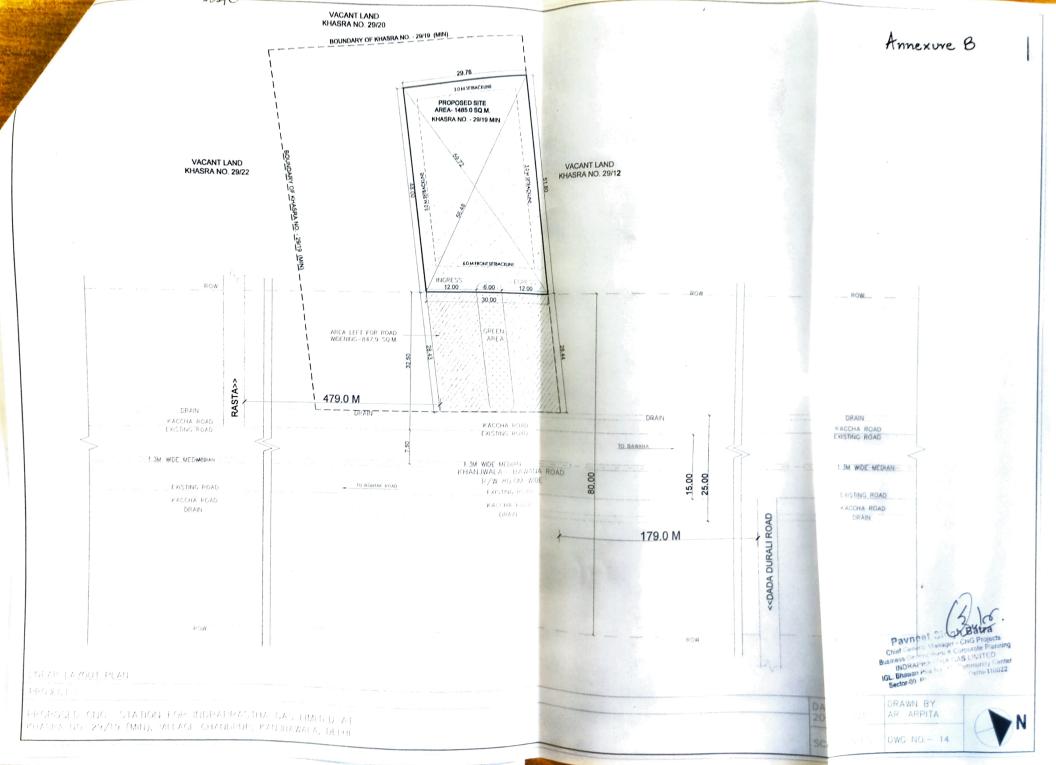
Addl. Commissioner (Plg.)-

IV, DDA

Annexure A



Khasra No. 29/19 Village Chandpur, Zone N



AGENDA FOR TECHNICAL COMMITTEE

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

1.0 Background:

- 1.1 Commissioner SDMC vide letter dated 23.10.2020 has requested DDA for allotment of 10.7 acres to SDMC for establishment of Solid Waste Management Facilities (for setting up of C & D Waste Processing Plant) in lieu of earlier proposed plant at Maidangarhi land. It is also submitted in this letter that the Hon'ble NGT has also issued time-bound directions for removal of legacy waste at Okhla Landfill site and there would be generation of about 40 lac MTs of inert due to bio-mining of about 55 lacs MTs of legacy waste. SDMC requires a suitable land measuring about 80 acres for dumping the inert to clear the legacy waste at Okhla and it is also mentioned that most of the waste processing facilities of SDMC is coming up at Okhla such as- Engineered Landfill Site, new waste-to-Energy Plant, a processing plant from RDF to electricity/gas generation by IOCL etc. The request letter of Commissioner, SDMC is annexed as **Annexure-I.**
- 1.2 The proposal is for change of land use from 'Recreational (City Park/District Park/Community Park)' to 'Utility (U4)' of an area measuring 10.7 acres (9 acres for C&D Waste Plant and +1.7acre for dumping of inert of bio-mining) for establishment of Solid Waste Management Facilities at Tehkhand falling in Planning Zone 'F'.

2.0 Examination:

- 2.1 The said proposal was placed before the Technical Committee in its 9th meeting held on 04.12.2020 wherein the proposal was deferred for resubmitting the Agenda incorporating the following (Refer minutes of the 9th TC meeting annexed as Annexure-II)
 - a) Justification for allotment of more land for SWM facilities considering the earlier allotments already made.
 - b) SDMC to provide details with respect to total land allotted to SDMC in and around the area for Solid Waste Management facilities till date and its utilization with detailed planning of the area.
 - c) The new allotment be contiguous and to be earmarked in such a way that the Solid Waste Management facilities are developed without impacting the proper planning of the left over adjoining areas.
 - d) The proposal for Change of landuse may be accompanied with a proper TSS. for the convenience of seeking Public Objections/Suggestions.
- 2.2 SDMC's earlier similar request for Change of Land Use of 61.546 acres of land from "Residential', 'Commercial & Warehousing and Depots' & "Recreational' use to 'Utility (U4)' in Tehkhand Okhla has been approved by the competent authority as Notified vide Gazette Notification No. S.O.3429(E) dated 12.07.2018. (Refer Annexure-III)

2.3 In compliance to the deliberation of Technical Committee in its meeting on 04.12.2020, SDMC vide its letter dated 14.01.2021, submitted the following point wise revised clarification: ((Refer Annexure-IV)

Sr. No.	Information Sought by TC, DDA	Reply of SDMC
i.	Justification for allotment of more land for SWM facilities considering the allotments already made.	 Proposed 9.0 Acres vacant land at Tehkhand, adjacent to the new waste to Energy Plant. This site would be utilized for disposal of C&D waste processing plant and disposal of inerts. C&D Waste Processing Plant. Disposal of inert. Proposed 1.7 acre vacant land adjoining DTC Depot and existing SLF Okhla: For disposal of inert generating from biomining at Okhla landfill site.
ii.	SDMC to provide details with respect to total land allotted to SDMC in and around the area for Solid Waste Management facilities till date and its utilization with detailed planning of the area.	 DDA has allotted about 61.54 acres land in 2017 (about 47.34 acres + 14.2 acres) in and around the area for Solid Waste Management Facilities till date, utilization of these lands are as under: A. 14.2 acres- Merged with existing SLF for dumping (CCI land) filled up and saturated at present. B. Detail of 29.34 acres- Engineered Sanitary Landfill site (DPR prepared). C. 1 Acre- For processing of RDF (Indian Oil Corporation and NTPC). D. 2 Acres (CSIR)- For processing of plastic waste (Council of Scientific and Industrial Research). E. 15 Acres- Waste to Energy Plant (construction work in progress.)
iii.	The new allotment be contiguous and to be earmarked in such a way that the Solid Waste Management facilities are developed without impacting the proper planning of the left over adjoining areas.	New allotment has been earmarked on the map for Solid Waste Management facilities are to be developed without impacting the proper planning of the left over adjoining areas. (Refer Annexure-V)
iv.	The proposal for Change of Landuse may be accompanied with a proper TSS. for the convenience of seeking Public Objections/Suggestions.	Points of latitude and longitude marked on map has been provided. However, proper TSS is being prepared and the same will be submitted shortly.

2.4 The land use of the suite u/r (proposed for establishment of Solid Waste Management Facilities in the shape of C&D Waste Processing facility and disposal site for inert generated due to bio mining at the existing SLF site) as per ZDPO-2021 of Zone F are as follows:

Proposed Land	Area in acres	Land use as per ZDP of Zone F
Land adjacent to new Waste to Energy Plant (X)	9 acres	Recreational (City Park/ District Park/ Community Park)
Land adjoining DTC Depot and existing SLF Okhla (Y)	1.7 acres	Recreational (City Park/ District Park/ Community Park)

- 2.5 The terminology of 'Inert dumping and C&D waste processing' is unavailable in MPD-2021. So, the Use Premise of inert dumping and C&D waste processing is being considered under Solid Waste Management Use Zone permitted under 'Utility (U4)' land use. Accordingly, the Change of Land use is to be proposed from 'Recreational (City Park/District Park/Community Park)' to 'Utility (U4)' for the lands under reference at X & Y, as per Zonal Development Plan of Zone 'F'. (Refer location of the sites u/r on land use plan of Zone F & Google image at Annexure-VI & VII)
- 2.6 Land swapping: In the said proposal, equal amount of land parcel is to be swapped by SDMC and handed over to DDA in order to compensate the converted green area. However, Director (DEMS), SDMC vide letter 13.01.2021 informed that, "At present, SDMC does not have such a piece of land for handing over to DDA, however, the biomining/remediation of legacy waste at Okhla landfill is being carried out. After completion of this work the required land from this site shall be handed over to the DDA." (Refer Annexure-VIII). The same needs to be deliberated by the TC, DDA.
- 2.7 South DMC vide its letter dated 19.01.2021 convened the joint site inspection on 20.01.2021 which was attended by the officers / officials of DDA (Planning Zone F, LM Wing (South East Zone), IL Branch) and South DMC. During the inspection, it was understood from the LM (SE Zone) Deptt., DDA that the site under reference is an unallotted DDA land however, the litigation status of the two sites needs to be confirmed. This office vide letters dated 13.01.2021 & 20.01.2021 has sought the desired information from the LM/LD Department, DDA. The clarification from the said departments is awaited. TSS of the two sites is also awaited from South-DMC. (Refer Annexure-IX X & XI).
- 3.0 The information required as per the MoUD, GOI letters No. K-13011/3/2012-DD-IB dated 07.04.2015 is as below: -

No morning sought by 11302

1.	Whether the land is government or private and who is the land owning agency?	DDA Land, as informed by LM (SE Zone), DDA. However, report on land status as well as litigation status is still awaited from LM/LD Wing, DDA.
2.	On whose request the change of land use case or modification to MPD-2021 has been initiated?	Commissioner, South-DMC's letter dated 23.10.2020
3.	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	In compliance to the South DMC letter dated 19.01.2021 a joint site inspection was convened on 20.01.2021 which was attended by the officers / officials of DDA (Planning Zone F, LM Wing (South East Zone), IL Branch) and South DMC. However, the Joint Site Inspection Report is awaited from the South-DMC.
4.	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	The proposal will help in maintaining sanitation needs for the citizens by waste management, thereby improving the health indicators and in turn financial betterment of the public.
5.	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	Since the said proposal is about change of land use for the land measuring 10.7 acres from 'Recreational' to 'Utility (U4)', the equal amount of land parcel is to be swapped by SDMC and handed over to DDA in order to compensate the converted green area. In this regard, Director (DEMS), SDMC vide letter 13.01.2021 informed that, "At present, SDMC does not have such a piece of land for handing over to DDA, however, the biomining/remediation of legacy waste at Okhla landfill is being carried out. After completion of this work the required land from this site shall be handed over to the DDA." (Refer Annexure-VIII). The same needs to be deliberated.
6.	What will be proposal's impact/implications on general public e.g. Law & order etc.?	No Law & Order issue is anticipated. However, public notice is to be issued as per DD Act, 1957 for inviting objections / suggestions from the public in general.
7.	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	Litigation status is to be provided by the LM wing, DDA.

4.0 The information required as per the MoUD, GOI letters No. K-13011/3/2012-DD-I dated 04.09.2015 is as below: -

Sr. No	Information sought by MoUD	Point-wise information
1.	Background note indicating the current situation/provisions.	The SDMC has requested allotment of 10.7 acres land and the land use of this land is 'Recreational (City Park/District Park/Community Park), which to be changed to "Utility(U4)" and therefore modification is required in the Zonal Plan of Zone-F so that this site could be utilized for establishment of Solid Waste Management Facility in the shape of C&D Waste Processing Plant and dumping site for inert material generated through bio mining under 'Utility (U4)'.
2.	Whether similar proposals have earlier been considered by DDA/Ministry and/or disposed, and if yes, when and how.	Similar proposals of change of land use have been processed by DDA earlier as specified in para 2.2, above.
3.	What were the specific recommendations of the Authority with regard to the proposal	To be placed before Authority after the approval of Technical Committee
4.	How and why the proposal was initiated	As per pt. 8, above.
5.	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof	There is no negative impact on the population.
6.	What are the expected short-term and long-term outcomes if the proposal is approved and implemented?	It will be very beneficial for the public and shall serve the purpose of efficient Waste Management, which is otherwise spoiled by space constraint.
7.	How the proposal will benefit in the development and economic growth of the city.	With rapid urbanization and increase in economic activity, the waste generation is likely to go up in the coming years, and thus the project is of great significance. The proposal will help in maintaining sanitation needs for the citizen by means of efficient waste management, thereby improving the health indicators and consequently, ensuring economic growth of the city.

8.	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate of Delhi	Such provisions are adopted in other metropolitan cities of the country.
9.	What will be the public purpose served by the proposed modification.	The proposal will help in proposed maintaining sanitation needs for the citizens by means of efficient waste management, thereby improving the health indicators and in turn financial betterment of the public.
10.	What is the number of people/families/households likely to be affected by the proposed policy?	No person/family/household affected furthermore, general public will be benefited at large.
11.	Whether the proposal is in consonance with the existing plans, laws, by-law, rules, etc.	The proposal shall be processed as per the procedure laid down under DD Act, 1957.
12.	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes.	The proposal shall be processed as per the procedure laid down under DD Act, 1957.
13.	Whether the departments/organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed.	The proposal has been received from the Commissioner, SDMC vide letter dated 23.10.2020
14.	Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministry/Departments were taken into account while preparing and examining the proposal.	The proposal does not require taking into consideration any guidelines/order of DOP&T, Ministries.
15.	The name, designation and contact information of an officer of level of Director or above who will be the nodal officer to be contacted by the ministry regarding the proposal.	On behalf of South DMC, Sh. Dinesh Yadav, DEMS shall be the nodal officer (Tel. No. 9717788595). On behalf of DDA, Ms. Alka Arya, Director (Plg.) Zone- F & NCRPB, DDA, Vikas Minar, ITO, New Delhi-110002 (Tel. No. 9891158596)

5.0 The information required as per the MoUD, GOI letters No. K-13011/3/2012-DD-I dated 04.09.2015 is as below: -

Sr. No	Information sought by MoUD	Point-wise information
(i)	What is the change proposed in MPD-2021/ change of land use cases?	The proposed change of land use is from 'Recreational (City Park/District Park/Community Park) (10.7 acres), to "Utility(U4)" in the Zonal Plan of Zone-F.
(ii)	Why the change is proposed i.e. the context and justification?	Commissioner SDMC vide letter dated 23.10.2020 has requested DDA for allotment of 10.7 acres to SDMC for establishment of Solid Waste Management Facilities (for setting up of C & D Waste Processing Plant) in lieu of earlier proposed plant at Maidangarhi land. The sites under reference currently falls under 'Recreational (City Park/District Park/Community Park) land use. Therefore, modification is required in the ZDP of Zone F and MPD-2021 so that the site could be utilized for the establishment of C&D Waste Processing Plant and disposal of inert under 'Utility(U4)' land use.
(iii)	With the proposed changes / amendments who are going to be benefitted? A tentative statistics of details who will be benefitted should be given.	As informed by SDMC, about 49 Lakh citizens to benefit from the proposed change of land use.
(iv)	How they are going to be benefitted from the proposed amendment / change?	The proposal to help in maintaining sanitation needs for the citizens by means of efficient waste management, thereby improving the health indicators and in turn financial betterment of the public.
(v)	Any other relevant statistics, details, information, etc which will be useful from the point of view of press release for information to the public at large shall also be give.	As informed by SDMC, with rapid urbanization and increase in economic activity, the waste generation is likely to go up in the coming years. Apart from this, present height of the Okhla SLF/Dump site is much beyond the safe limits. As per SDMC, this is the most appropriate location for the purpose of establishing C&D Waste Processing Plant and disposal of inert generating from bio-mining at Okhla landfill site.

6.0 Proposal:

In view of the above, the land use in respect of (i) an area measuring 9.0 acres and (ii) an area measuring 1.7 acres located at Tehkhand, falling in Planning Zone- F' is

6.0 Proposal:

In view of the above, the land use in respect of (i) an area measuring 9.0 acres and (ii) an area measuring 1.99 acres located at Tehkhand, falling in Planning Zone- F' is proposed to be changed from 'Recreational (City Park/District Park/Community Park)' to 'Utility(U4)' as follows:

Location	Area (acres)	Land use as per MPD- 2021/ZDP of Zone-F	Land use Change d to	Boundaries
Proposed Change of Land use of one piece of land located at Tehkhand Zone-F	9.00 Acres (For C&D Waste Plant)	Recreational (City Park/District Park/Comm unity Park)	Utility (U4)	North: Waste to energy plant South: Proposed Recreational use (City Park/District Park/Community Park) East: Proposed Recreational use (City Park/District Park/Community Park) West: 45 meter wide road (Ma Anandmayee Marg).
Proposed Change of Land use of one piece of land located at Tehkhand Zone-F	1.99 Acres(For dumping of inert)	Recreational (City Park/District Park/Comm unity Park)	Utility (U4)	North: Tehkhand DTC Depot. South: Existing road (toward Railway Colony, Inland Container Depot, Tughlakabad) East: Okhla land fill site. West: 45 meter wide road (Ma Anadrossystem)

Copy of the plan for change of land use is annexed as Annexure-X.

7.0 Recommendation:

The proposal at Para 6.0 above is placed before the Technical Committee for consideration and processing the same, under Section 11-A of DD Act 1957 for inviting objections / suggestions from the general public.

-1(2~ 2_ Addl. Comm. (Plg.) - III

Dir. (Plg.) Zone-F & NCRPB

Asst. Director (Plg.) Zone-F & NCRPB

डायरी सं T - 1936

Commissioner

आयुक्त (योजना) कार्यालय

KNNEXURE-I SOUTH DELHI MUNICIPAL CORPORATION

Dr. SPM Civic Centre, 9th Floor (E1 Block) Jawaharlal Nehru Marg New Delhi-110 002

Phones: 011-23225901-5902

Fax: 011-23225903

D.O. NO.D-346/COM/SDMC/2020 Dated: 23/10/2020

अति० आयुक्त (यो०)-II

धनांक च्या प्रायन

दिनांक 2/11/2020 Ve office

South Delhi Municipal Corporation (SDMC) has been trying its best to implement the MSW Rules, 2016 as well as to comply with various directions issued by Hon'ble Supreme Court; High Court and NGT from time to time in this regard. We are in the process of setting up C&D Waste Processing plants; Waste to Energy Plants, MRF Centres, FCTS etc. However, non-availability of suitable land for creating various facilities related to solid waste management is the biggest challenge in this regard.

- SDMC is also planning to set up a C&D Waste Processing facility at 2. Maidangarhi to meet the requirement of South and Central Zones of SDMC. DDA was also kind enough to allot 4.3 Acre land identified at Maidangarhi for the purpose. However, the land-use of the said piece of land is to be changed from "Residential" to "Utility (U4)". Draft Notification for this purpose has already been issued and is under process of receipt of objections/suggestions from the public.
- 3. It is learnt that more than 3000 objections has been received against setting up this proposed plant at Maidangarhi. Amongst others, objections were also raised by IGNOU, South Asian University & nearby residents etc. Therefore, prima facie it appears that even if the land-use is changed and SDMC gets a goahead, it would be difficult for SDMC to set up the plant at the site in view of the public resistance at large.
- Further, Hon'ble NGT has also issued time-bound directions for removal of legacy waste at Okhla landfill site. There would be generation of about 40 lac MTs of inert due to bio-mining of about 55 lac MTs of legacy waste. SDMC requires a suitable land measuring about 80 Acres for dumping the inert to clear the legacy waste at Okhla. A request in this regard has already been sent to DDA for allotment of a suitable land for the purpose.
- It is relevant to mention here that most of the waste processing facilities of 5. SDMC are coming up at Okhla such as - Engineered Landfill Site, new Waste-to-Energy Plant, a processing plant from RDF to electricity/gas generation by IOCL etc.

Contd....2

[2]

- 6. SDMC has identified two suitable pieces of land in the vicinity, details of which are given below:
 - i) Land measuring 09 Acres (approx.) at Tehkhand, adjacent to the new Waste to Energy Plant, marked 'A' in the attached site-map,
 - ii) Land measuring 1.7 Acres adjoining DTC Depot and existing SLF Okhla site marked 'B' in the attached site-map.

I shall be grateful if the above two pieces of land are allotted to SDMC for dumping of inert generated from bio-mining at Okhla landfill site, and for setting up C&D Waste Processing Plant in lieu of Maidangarhi land.

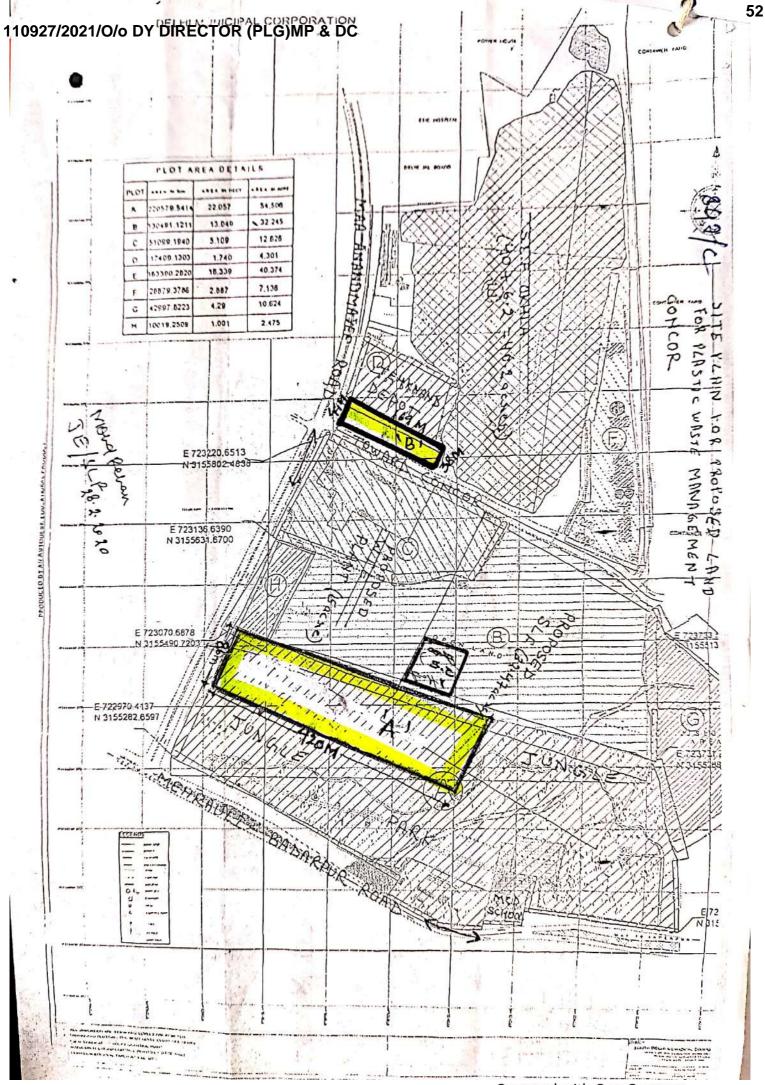
hit Regards

Yours sincerely,

(GYANESH BHARTI)

Encl: as above

Shri Anurag Jain, Vice Chairman, Delhi Development Authority, Vikas Sadan, INA New Delhi-110023.



2

THE GAZETTE OF INDIA : EXTRAORDINARY

अवस्थिति	क्षेत्रफल (लगमग)	वि.मु.यो 2021/क्षेत्रीय विकास योजना के अनुसार भूमि उपयोग	जिसमें भूमि उपयोग परिवर्तित किया जाना है	सीमाऍ
योजना जोन- 'एफ' में तेहजाण्ड,	पॉकेट-ए=32.245 एकड़ (13.05 हेक्टेयर) के	'लावासीय'	***	उत्तर : वस डिपो/ मनोरंजनात्मक (विद्यमान सेनेटी वैंडफिल साइट)/
ओखला में स्थित भूमिं की तीन पॉकेटों के भूमि	पॉकेट-बी=15,101 , एकड़ (6.11 हेक्टेयर)	'ज्यानसायिक','आवासीय' 'गमीरजमात्मक'	'उपयोगिता	सेनेट्री वैंडफिल साइट)/ विद्यमान 19.0 मी. (लगमग) चौडी सड़क
उपयोग में प्रस्तावित परिवर्तन	पॉकेट-भी = 14.20 एकड़ (5.75 हेक्टेबर)	हाउसिंग एवं डिपी)' तथा' मनोरंजनात्मक'	(यू 4)	दक्षिण: मनोरंजनात्मक पूर्व: व्यावसायिक विवर हाउसिंग एवं डिपो] (कंटेनर
	कुल = 61.546 एकड़ (24.91 हेक्टेयर)	All some design of	· · · · · · · · · · · · · · · · · · ·	डिपो) पश्चिम : मॉ आनंदमयी मार्ग/मनोरंजनात्मक (विद्यमान सेनेट्री लॅंडफिल साइट)

[फा. सं. के. 13011/2/2018-डीडी-ा]

अनिल कुमार, अवर सचिव

MINISTRY OF HOUSING AND URBAN AFFAIRS

(DELHI DIVISION)

NOTIFICATION

New Delhi, the 12th July, 2018

S.O. 3429(E).—Whereas certain modifications which the Central Government proposed to make in the Master Plan for Delhi 2021/Zonal Development Plan of Zone H, regarding the area mentioned hereunder were published in the Gazette of India Extraordinary, as Public Notice vide No. S.O. 150(E), dated 12th January, 2018 by the Delhi Development Authority in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of said notice.

- 1. No objection/suggestion was received with regard to the proposed modifications; and
- 2. Whereas the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi-2021/Zonal Development Plan of Zone F.
- 3. Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modification in the said Master Plan for Delhi-2021 with effect from the date of publication of this Notification in the Gazette of India.

Modifications:

The land use of land measuring 61.546 acres (24.91 ht.) at Tehkhand, Okhla allotted by DDA to SDMC from (i) 'Residential' (32.245 acres); (ii) 'Commercial, Residential & Recreational' (15.101 acres) and (iii) 'Commercial (Warehousing & Depots) & Recreational' (14.20 acres) to 'Utility (U 4)' in Planning Zone-F with the following boundary description:—

[भाग II-खण्ड 3(ii)]

भारत का राजपत्र : असाधारण

Location	Area (approx.)	Land use as per MPD- 2021/ZDP	Land use Changed to	Boundaries
11	2	3	4	5
Proposed Change of Landuse of three pockets of land located at Tehkhand, Okhla, in Planning Zone-'F'	Pkt-A = 32.245 acres (13.05 Ha.)	'Residential'	'Utility (U 4)'	North: Bus-Depot/ Recreational (Existing SLF site)/ Existing road 19.0 m. (approx.) wide. South: Recreational. East: Commercial [Warehousing &
	Pkt-B = 15.101 acres (6.11 Ha.)	'Commercial' 'Residential' 'Recreational'		
	Pkt-C = 14.20 acres (5.75 Ha.)	'Commercial (Warehousing & Depot)' & 'Recreational'		Depot] (Container Depot) West: Maa Anandmayi Marg/ Recreational (Existing SLF site)
	Total = 61:546 acres (24.91 Ha.)			r r

[F. No. K-13011/2/2018-DD-I]
ANIL KUMAR, Under Secy.

RAKESH SUKUL Digitally signed by BAKESH SUKUI Date: 201H.07.12 1H:17:50 +05:30*



DELHI DEVELOPMENTAUTHORITY

MASTER PLANSECTION

6thFloor, VikasMinar

I.P. Estate, New Delhi –110002

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

Date: 21.12.2020

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

The 9thTechnical Committee meeting of DDA for the year 2020 was held online through Webex under the Chairmanship of V.C. DDA on Friday, **04.12.2020**. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Mayn al.
(Manju Paul) 21/12/2020
Addl. Commissioner (Plg)-I

To:

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

Special Invitees:

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

Item No. 44/2020

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

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

Item No. 45/2020

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

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

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

Item No.46/2020

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

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

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

Item No.47/2020

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

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

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

Majn

110927/2021/O/o DY DIRECTOR (PLG)MP & DC

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

Item No.48/2020

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

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

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

MPD 2021

Existing Provisions

Chapter 3.0: Delhi Urban Area - 2021

Proposed Amendments/Modifications

Table 3.3: Hierarchy of Urban Development

Level	Facilities	Area in sq.m.					Area in sq.m.		
	rucinties	No.	Per Unit	Per Unit Total Level		Facilities	Dor		
	2	3	4	5		and the second	No.	Unit	Total
2. Neighbor-	1. Primary	1	2,000-	2,000-	1	2	3	4	5
hood Population- 10,000	School		4,000	4,000	2. Neighbor- hood Population- 10,000	1. Primary School	1	2,000- 4,000	2,000 4,000
	13. Sewage	1	500	500	10,000	13. Sewage Pumping Station	1	500	500
	Pumping Station					14. Coaching centres, IT & language training centres	1	500	500
	14.Coaching centres, IT & language	1	500	500		15. Dhalao including segregation	1	200	200
	training centres					16. Dispensary	1	800- 1,200	800 1,200
	15.Dhalao including	1	200	200		17. Local level waste water treatment facility		300	per ement
	segregation 16.Dispensary	1	800-	800-		18. Sewage Treatment Plant# (including	Up to 22.7 MLD	650 Sqm/MLD	
	17.Local level waste water treatment facility		1,200 As per req	1,200 uirement		50sqm/MLD for Sewage Pumping Station and 50sqm/MLD for Effluent Pumping			

Marjn

Level	Facilities	Area in sq.m.			
	The Report of	No.	Per Unit	Total	
1	2	3	4	5	
5. Zonal / Sub-City opulation 0,00,000	1. Medical College	1	As per Medica Council ofIndia, Regulatory Body		
	8. Sewage Pumping Station	1	2,500	2,500	
,	9. Municipal Office for Water & sewerage	1	500	500	
	10. Sewerage Treatment Plant (180 MLD)	1	200	200	
	16. Science Centre		As per re	equirement	
	17. Socio- Cultural Centre		As per re	equirement	

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

Notes:

Item No.49/2020

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

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

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

After detailed deliberations, the following was decided:

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

Meyn

[#] The area norms are for new proposed facilities.

110927/2021/O/o DY DIRECTOR (PLG)MP & DC

Item No.50/2020

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

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

The proposal was not agreed to.

Laid on Table:

Item No.51/2020

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

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

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

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

Mayor

ANNEXURE-I

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

DELHI DEVELOPMENT AUTHORITY

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

Representatives of the following Organizations has also attended the meeting:

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

SOUTH DELHI MUNICIPAL CORPORATION OFFICE OF THE DIRECTOR (DEMS) 19th LEVEL, DR. S.P. M. CIVIC CENTRE, NEW DELHI-110002

No.839 /Dir/DEMS/2020-21/

Dated 14/11 05

61

To,

The Addl. Commissioner (Plg)-I Delhi Development Authority Master Plan section 6th Floor, Vikas Minar, I.P Estate, New Delhi- 110002 - ACOH DID - 4 Am 14/1/07

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

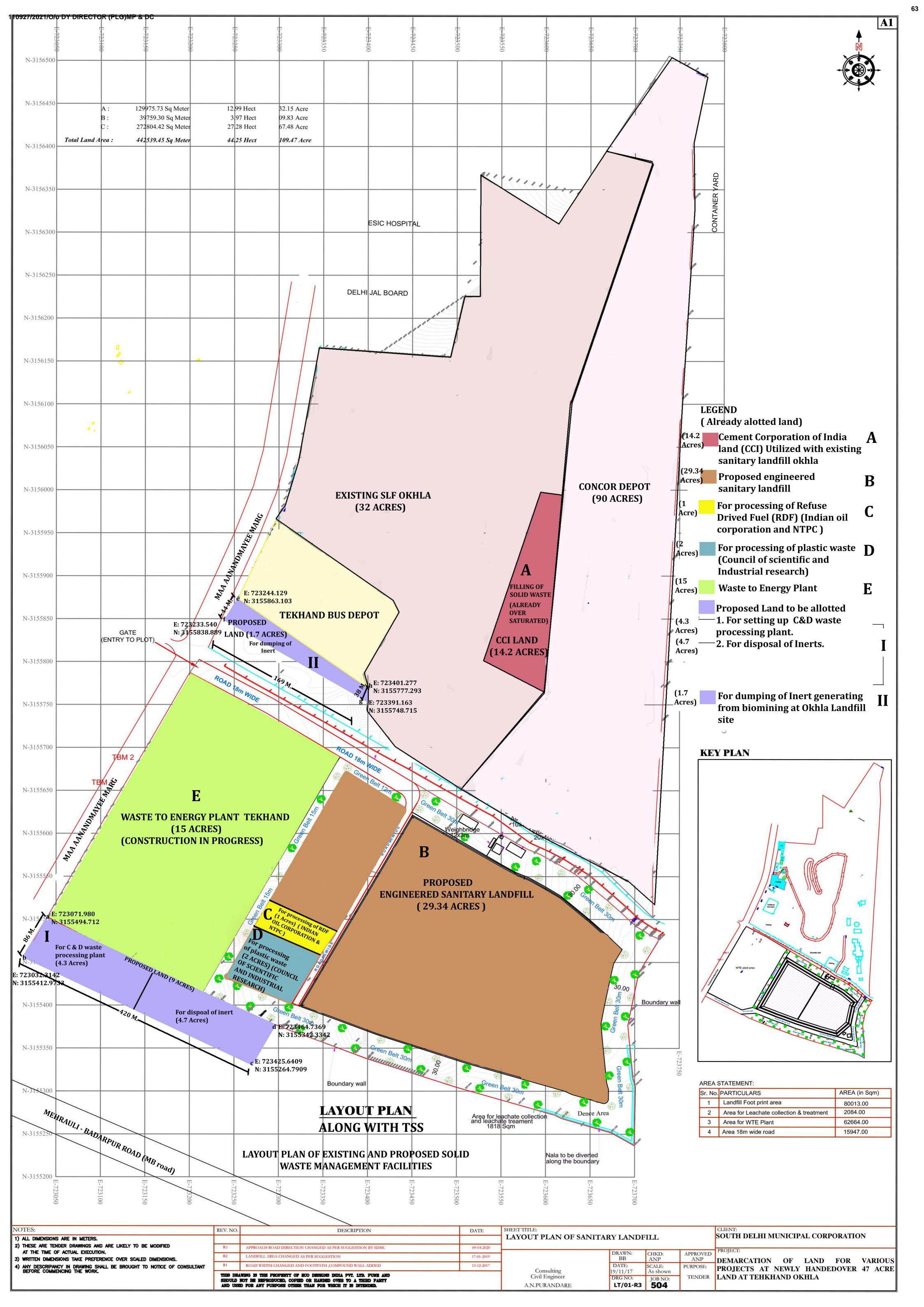
Sir/Madam,

With reference to letter no. PLG/MP/0008/2020/F-1/O/o/ DY DIRECTOR (PLG) MP AND DC/432 dated 21.12.2020, the reply of item no. 51/2020 of the Technical Committee pertains to SDMC regarding Proposal for change of land use from Recreational (District Park) to Utility (U4) of an area measuring 10.7 acres (9 acres + 1.7 acres) for establishment of Solid Waste Management Facilities (for processing of C&D Waste) and for dumping of inert materials generated due to bio-mining at Tehkhand falling in planning Zone 'F' on behalf of SDMC is as under.

S. No.	Information sought by DDA	Reply of SDMC
i	Justification for allotment of	1. Proposed 9.0 acres vacant land at
	more land for SWM facilities	Tehkhand, adjacent to the new Waste
	considering the allotments	to Energy Plant. This site would be
	already made.	utilized for disposal of C&D waste
		processing plant and disposal of inerts.
		(1) C&D waste processing plant.
		(2) Disposal of inert
		2. Proposed 1.7 acres vacant land
		adjoining DTC Depot and existing SLF
		Okhla:- For disposal of inert generating
		from bio-mining at Okhla landfill site.
ii	SDMC to provide details with	DDA has allotted about 61.54 acres
	respect to total land allotted to	land in 2017 (about 47.34 + 14.2
	SDMC in and around the area	acres) in and around the area for Solid
4	for Solid Waste Management	Waste Management facilities till date,

	facilities till date and its utilization with detailed planning of the area.	utilization of these lands is as under:- A. 14.2 acres- Merged with existing SLF for dumping (CCI land) filled up and saturated at present. Detail of 32.34 acres land is as under:- B. 29.34 Acres- Engineered Sanitary Land fill site (DPR prepared) C. 1 Acre- For processing of RDF (Indian oil corporation and NTPC) D. 2 Acres (CSIR)- For processing of plastic waste (Council of scientific and industrial research). E. 15 Acres- Waste to Energy Plant (construction work in progress)
iii	The new allotment be contiguous and to be earmarked in such a way that the Solid Waste Management facilities are developed without impacting the proper planning of the leftover adjoining areas.	New allotment has been earmarked on map for Solid Waste Management facilities are to be developed without impacting the proper planning of the leftover adjoining areas (copy enclosed).
iv.	The proposal for change of Landuse may be accompanied with a proper T.S.S for the convenience of seeking Public Objections/Suggestions.	on map has been provided. However proper T.S.S is being prepared and the

Director (DEMS)



110927/2021/O/o DY DIRECTOR (PLG)MP & DC E.\$.I Pkt. C **4.20 acres)** (15.101 acres) Location of the Pkt. A sites under (32.245 acres) reference on the landuse plan of Site 'Y **ZDP-2021** of Area: 9 acres

Note: Pockets A, B & C total measuring 61.546 acres/24.91 Ha. allotted to SDMC after change of land use notified vide Gazette notification No. 3429(E) dt. 12.07.2018

Zone F



Location of the sites under reference on the Satellite image of Google Map



Location of the sites under reference on the Satellite image of Google Map



SOUTH DELHI MUNICIPAL CORPORATION OFFICE OF THE DIRECTOR (DEMS) 19th LEVEL, DR. S.P. MUKHERJEE, CIVIC CENTRE. JAWAHARLAL NEHRU MARG, NEW DELHI-110002.



No.877/Dir/DEMS/SDMC/2020-21

Dated 13 01 2021

To,

The Director (Plg.) **Delhi Development Authority** Zone-F, and N.C.R.P.B. 4th floor, Vikas Minar, I.P Estate, New Delhi- 110002

Sub:- Minutes of the 9th Technical Committee meeting of DDA for the year 2020 held on 4,12,2020.

Sir/Madam,

In continuation of this office letter addressed to Addl. Commissioner (Plg.)-I DDA bearing no. 876/Dir/DEMS/2020-21 dated 07.01.2021, the aforesaid matter was discussed with Ms. Alka Arya, Director (Plg.) DDA by EE/consultant (SLF) SDMC on 13.01.2021. The layout plan alongwith the digital plan of the proposed land of about 9 acres and 1.7 acres at Tehkhand near Sanitary landfill Okhla was handed over to Sh. Amit Kumar, Assistant Director (Plg)-I DDA.

It was informed by Director (Plg) DDA, this parcel of land falls in the Recreational (District park land use) as per the approved ZDP and as such as per the guidelines of Ministry of Housing and Urban Affairs (MoHUA) Govt. of India, there is a requirement for handing over in equivalent area of land in lieu of this parcel of land.

At present, SDMC does not have such a piece of land for handing over to DDA however, the bio-mining/remediation of legacy waste at Okhla landfill is being carried out. After completion of this work the required land from this site shall be handed over to the DDA.

Thanking you.

Director (DEMS)

puly as America in TC Agenda.

AD (PY) F Zara

3/101/201

SECTION OF DIRECTOR (FEG)IN	
	Attendance Sheel - Dt 20/01/2021.
S-Mo. Name.	Desquetaire Ph. Mr. email ID.
1. Anit knimar	AD(Pla) Zouf - dela aunit fund
2. Kanvan Ahmed	plg. Ant Zou F - ar. Lamanahmed & grail com
2. Om las Sharma	Naib Teh. Lm/SF2 9971337432
3- Omfal Sharma 4- MOHD REHAM	JE SLF/okhla 9838150323 seran. Moras
S. Abadan Jamal	TE 10 TE 82993 45532
6. ALLA ARYA	Dir Coly Flow 9891158596 alkazsanya. Ognanifican
7 R-K TOMAR	ASSTLDIDA (IL) 93/1023211 officedsurm & SB/LD/DDA (IL) Smail Gm.
Normy A left 7 8	consultant.
9. Deepule Kuman	EE/SLF 80mc 977788330
10. Deelak khas)	a telute, some 971718782
11. Sanjay Hengorani	AS(5DMC, 9717788196 ly
12 AVINAGE KOSAWATEYA	JE/WHE, SOME 98917-10688 SK

110927/2021/O/o DY DIRECTOR (PLG)MP & DC





DELHI DEVELOPMENT AUTHORITY (दिल्ली) विकास प्राधिकरण) AREA PLANNING, ZONE-F & NCRPB (क्षेत्रीय योजना इकाई, जोन- 'एफ' एवं एन॰ सी॰ आर॰ पी॰ बी॰) 4" FLOOR, VIKAS MINAR (चौथी मंजिल, विकास मीनार)

NEW DELIII (नई दिल्ली) - 110002 Tel. (दूरभाष): 011-23378167

No. F.03(60)/2005-MP/D-10

Dated: 13.01.2021

To,

Commissioner (LD), Delhi Development Authority, A Block, First Floor, Vikas Sadan, INA, New Delhi - 110023

Regarding status for the land measuring 10.7 acres at Tehkhand falling in Sub.: Planning Zone 'F', proposed for the establishment of Solid Waste Management Facilities (for processing of C&D Waste) and for dumping site for inert materials generated by South Delhi Municipal Corporation.

Sir.

This is in reference to the subject cited above. In this regard, I am directed to convey that the Commissioner SDMC, vide its letter dated 23.10.2020 along with the site plan of the proposed site enclosed therewith has requested DDA for allotment of 10.7 acres of land at Tehkhand falling in Planning Zone F for dumping of inert generated from bio-mining at Okhla landfill site and for setting up of C & D Waste Processing Plant.

After examination, it is observed that the land use of the area under reference is 'Recreational (City Park/District Park/Community Park)'. Further, the layout plan of the said area is not available as per the office record. The said proposal is now to be processed for change of land use from 'Recreational (City Park/District Park/Community Park)' to 'Utility (U4)' of an area measuring 10.7 acres.

In view of above, it is requested that the litigation, ownership status & allotment status of the site under reference be provided at the earliest so the said proposal be placed before the upcoming Technical Committee meeting for its deliberation.

The location of proposed site superimposed over the land use plan of Zone –F is also enclosed herewith for ready reference.

Encl.: As above

(Amit Kumar) Asst. Director (Plg.) Zone-F & NCRPB

Copy to:

Commissioner (LM), B Block, DDA, Vikas Sadan, INA, New Delhi – 110023.

2. CLA, Legal Branch, DDA, B Block, 6th Floor, Vikas Sadan, INA, New Delhi-110023.

Asst. Director (Plg.) Zone-F & NCRPB



110927/2021/O/o DY DIRECTOR (PLG)MP & D

DELHI DEVELOPMENT AUTHORITY (दिल्ली) विकास प्राधिकरण)

AREA PLANNING, ZONE-F & NCRPB (क्षेत्रीय) योजना इकाई, जोन एफ एवं एन० सी० आर० पी० बी०) 4th FLOOR, VIKAS MINAR (चौथी मंजिल, विकास मीनार) NEW DELIH (नई दिल्ली) – 110002 Tel. (दूरभाष): 011-23378167

संख्या: F.03(60)/2005-MP/Part/D- []

दिनांक: 20.01.2021

सेवा में

Commissioner (LD),
Delhi Development Authority,
A Block, First Floor, Vikas Sadan,
INA, New Delhi — 110023

Commissioner (LM),
 Delhi Development Authority,
 B Block, Vikas Sadan,
 INA, New Delhi – 110023

Regarding status of the land measuring 10.7 acres (9 acres at Tehkhand & 1.7 acres adjoining DTC Bus Depot) falling in Planning Zone 'F', proposed for the establishment of Solid Waste Management Facilities (for processing of C&D Waste) and for dumping site for inert materials by South Delhi Municipal Corporation.

सन्दर्भ: South-DMC letter No EE/SLF/O/SDMC/2020-21/272 Dated 19.01.2021

महोदय.

In continuation to this office letter dated 13.01.2021 regarding subject matter, it is to inform that a joint site inspection was held on today i.e. 20.01.2021 with DDA and SDMC officers.

During the inspection, it has been understood that site u/r belongs to DDA and is currently un-allotted. Therefore, it is requested that the litigation, ownership status & allotment status of the site under reference be provided at the earliest so the said proposal be placed before the upcoming Technical Committee meeting for its deliberation.

The location of proposed site superimposed over the land use plan of Zone-F & satellite image of google map earmarking the two sites is also enclosed herewith for ready reference.

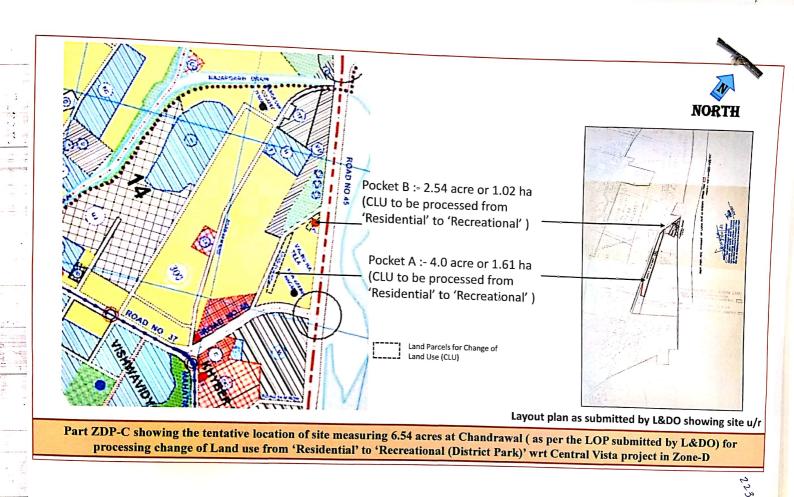
Encl.: As above

(Amit Kumar) Asst. Director (Plg.) Zone-F & NCRPB

Copy to:

PS to Commissioner (Plg), DDA, 5th Floor, Vikas Minar, New Delhi – 110002- for information of the latter.

Asst. Director (Plg.) Zone-F & NCRPB



110926/2021/O/o DY DIRECTOR (PLG) WIPS & DO Housing & Urban Affairs

Land and Development Office

Nirman Bhawan, New Delhi

222/0

No. L&DO/L-IIA/11(1158)/31

H Dated 27 January, 202

To,

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

Sub:-Proposed change of Land Use of Plot Nos. 36, 38, 30 B falling in Zone D, New Delhi as per MPD-2021 and a Plot located in Chandrawal falling in Zone C, near Civil lines/ Mall Road, Delhi as mentioned in the Technical Committee agenda.

Sir,

In continuation to this office letter of even number dated 11.01.2021, I am directed to enclose herewith a revised lay out plan for the Plot located in Chandrawal falling in Zone C, near Civil lines/ Mall Road, Delhi, indicating the area to the extent of 6.5 acres (in total) for change of land use from Residential to Recreational (District Park). The area has now been indicated in the enclosed lay out in two Pockets(Pocket A- 4acre and Pocket B- 2.54 acre). The revised boundary description for both the pockets have been tabulated below:-

Location	Area (in acres)	Land use as per MPD 2021/ ZDP	Land use Changed to	Boundaries
Plot located in Chandrawal, Delhi, falling in Zone C, near Civil lines/ Mall Road, Delhi	Pocket – A (4.0 acre)	Residential	Recreational (District Park)	North: Government land South: vacant Government land and Service Road East: Slum and JJ (North MCD) West: Magazine Road
	Pocket – B (2.54 acre)	-do-	-do-	North: Magazine Road South: Slum and JJ (North MCD) East: Petrol Pump and Outer ring Road West: Slum and JJ (North MCD)

 DDA is accordingly requested to place the matter before the Technical Committee of DDA at an early date.

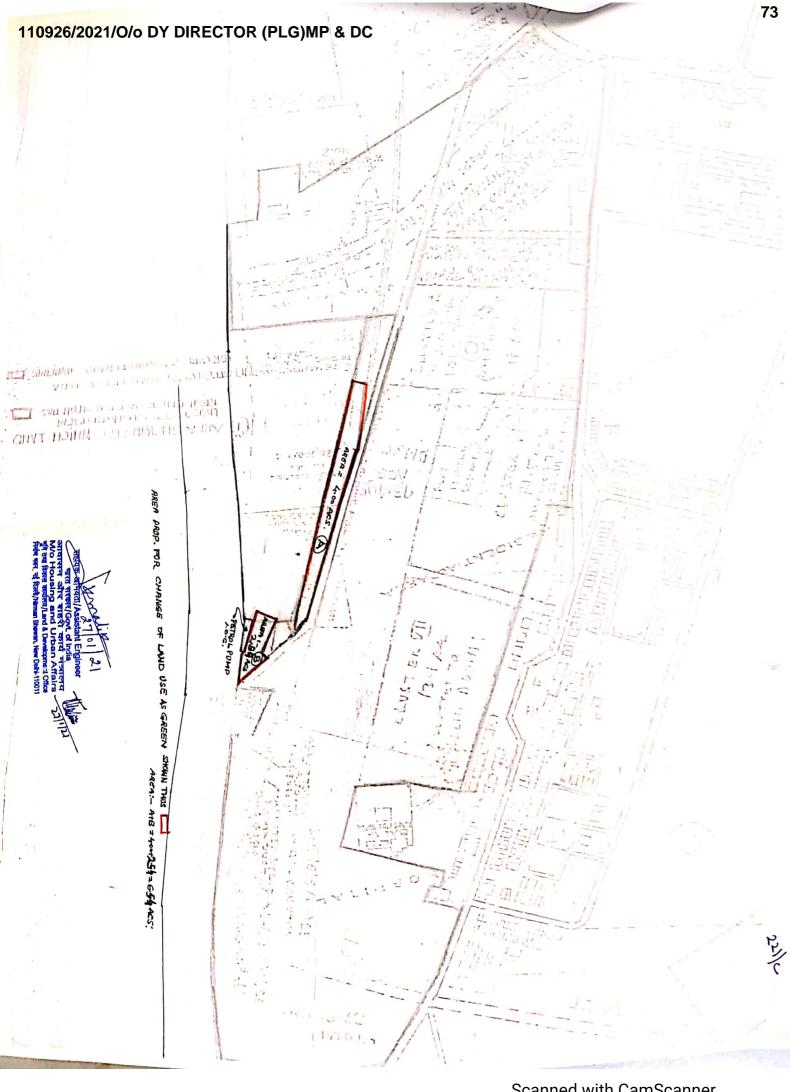
Yours Faithfully,

Encl. as above

(Satish Kumar Singh)

Dy. Land and Development Officer

Ph: 011-23061448



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