

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

**E-File No.- PLG/MP/0012/2021/F-
1/-O/o DY DIRECTOR
(PLG)MP AND DC/255**

Date : 13.05.2021

MEETING NOTICE

The 6th Technical Committee Meeting of DDA for the year 2021 will be held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Thursday, 20.05.2021 at 11:00 AM**. The ID for the same is **184 268 1289** and the password is **12345**.

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


(Manju Paul) 13/05/2021
Addl. Commissioner (Plg.)-I

To:

1. Vice Chairman, DDA
2. Engineer Member, DDA
3. Member (Admin & LM), DDA
4. Commissioner (Plg.)
5. Chief Planner, TCPO
6. Chief Architect, HUPW, DDA
7. Chief Architect, NDMC
8. Chief Engineer (Property Development), DMRC
9. Chief Engineer (Elect.), DDA
10. Addl. Commr. (Plg.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, 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. Addl. Chief Architect, VC Office, DDA

INDEX

06th Technical Committee Meeting to be held on 20.05.2021

Sl. No.	Item No.	Subject	Page No.
1.	37/2021	Confirmation of the Minutes of 5 th Technical Committee meeting held on 25.03.2021. PLG/MP/0009/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/	1-3
2.	38/2021	Change of land use and relaxation in height for Multi level parking construction at Idgah Road in Delhi walled city area. PLG/MP/0018/2021/F-3/-O/o DY DIRECTOR (PLG)MP AND DC	4-9



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

E-File No.- PLG/MP/0009/2021/F-
 1/-O/o DY DIRECTOR
 (PLG)MP AND DC/241

Date : 07.04.2021

Subject: Minutes of the 5th Technical Committee meeting of DDA for the year 2021 held on 25.03.2021.

The 5th Technical Committee Meeting of DDA for the year 2021 was held under the chairmanship of Vice Chairman, DDA through online mode on 'Webex' portal on **Thursday, 25.03.2021 at 10:30 AM**. The list of the participants is annexed. Please find enclosed herewith a copy of the minutes of the same for information and further necessary action.

Manju Paul
 (Manju Paul)
 Addl. Commissioner (Plg)-I 7/04/2021

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.)-II, DDA
11. Addl. Commr. (Plg.)-III, DDA
12. Addl. Commr. (Plg.)-IV, 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. Representative from IGL

Item No. 34/2021

Confirmation of the Minutes of 4th Technical Committee meeting held on 08.03.2021.

PLG/MP/0007/2021/F-1/-O/o DY DIRECTOR (PLG)MP AND DC/

Since no observations/comments were received, the minutes of the 4th Technical Committee held on 08.03.2021 were confirmed as circulated along with rectification note dated 15.03.2021.

Item No. 35/2021

Regarding installation/ use of Stair Lift/ Chair Lift in Residential Plotted Development.

PLG/BLDG/0001/2021/-O/o DIRECTOR (BUILDING)

The agenda was presented by Addl. Comm.(Plg.)- I. After detailed deliberations, the agenda item was approved subject to the installation of stair lift / chair lift/lift platform in conformity with the provisions of NBC 2016 and 'Harmonized Guidelines and spaces for Barrier Free Environment for Persons with Disabilities' published by MoUD, Govt of India 2016 .

The above decision of the T.C. to be communicated to the SDMC as a follow-up of the clarification sought from DDA.

Item No. 36/2021

Planning permission for CNG/EVC Station on Private land on Khasra No. 46/16,17, 24, 29, 49/4, Village - Bakoli, Tehsil - Alipur, District North, Delhi in view of notified regulations dated 08.03.2019.

PLG/MP/0001/2021/F-7/-O/o ADDL. COMM(R)(PLG-PROJ MPMR)

The agenda was presented by Addl. Comm.(Plg.)- II. 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. Further, the 9m private road to be closed and be incorporated and made part of the plot earmarked for fuel station.

Other Points:

- i. The issue of Authentication of T.C. Agendas along with the drawings, was discussed. It was clarified that the documents shall be authenticated digitally. The procedure be evolved in consultation with Chief Architect, DDA and Commissioner (Plg), DDA and proper office order be issued .

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



ANNEXURE-I

List of participants of 5th Technical Committee meeting for the year 2021 dated 25.03.2021.

DELHI DEVELOPMENT AUTHORITY

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

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. Delhi Urban Art Commission
7. IGL

Mangla

Sub: Change of landuse and Relaxation in height for multilevel parking construction at Idgah Road in Delhi walled city area.

Background:-

- 1.1 The Idgah Slaughter House was functioning since 1912 on a piece of land measuring 11998 sqm owned by the erstwhile Municipal Corporation of Delhi. The 02 land pieces measuring 10603 sqm and 5197 sqm were formally handed over by DDA to erstwhile MCD on 27.10.1975 for expansion of the erstwhile Slaughter House. MCD also constructed structures over the land pieces received from DDA. Thus, total area of land, under the use of Slaughter House was 27798 sqm (11998 + 10603 + 5197 sqm).
- 1.2 In compliance of Supreme Court's orders, the Idgah abattoir was closed w.e.f. 30.11.2009, as it was shifted to Ghazipur. Subsequently, the structures were demolished and the reclaimed land is being used for surface level parking with Hon'ble L.G.'s approval dated 12.02.2010. North DMC also requested DDA for change of the use of land in question from Residential (Redevelopment) to Transportation (Multi level parking). The proposal was recommended by DDA's Technical Committee vide item No. 34 / 2015 -F.3(61)/2011/MP dated 26.06.2015 but was not approved by DDA Authority on the plea that land belongs to DDA.
- 1.3 Subsequently, in response to the North DMC's request for change of land use, DDA vide letter No. TN 2 (63) 2010/718 dated 24.08.2015 intimated that DDA vide a decision dated 10.02.2010 has decided to take back the 02 land pieces of defunct Slaughter House from North DMC which were handed over on 27.10.1975. It was also requested by DDA that in view of the DDA's decision, the said 02 land pieces be handed over to it and as such a change of land use was also not approved by DDA.
- 1.4 L&E Deptt. of North DMC vide its various letters dated 13.03.2018, 23.04.2018, 11.05.2018, 18.05.2018, 26.06.2018 & 31.07.2018 requested DDA for reconsidering its decision taken in 2010 and to confirm the ownership of North DMC on the entire land in question i.e. 27798 sqm.
- 1.5 In the meantime, it was gathered that in compliance of Hon'ble High Court's directions issued in W.P. (C) 7612/2015, DDA has approved allotment of a land measuring 4000 sqm to the Director of Education, GNCTD for construction of secondary School at Idgah. Thus, leaving only 14199.46 sqm land with DDA apart from the 11998 sqm land with North DMC.
- 1.6 DDA vide its letter No. F.23(48)17/IL/1798 dated 18.12.2018 allotted the balance available land with it, measuring 14199.46 sqm (after allotting 1600 sqm land for construction of Secondary School for GNCTD), on perpetual lease hold basis for the purpose of construction of multilevel parking.
- 1.7 25% of the allotted land i.e. 3549.87 sqm was allotted by DDA for premium applicable to commercial plots whereas the balance 75% of land i.e. 10649.60 sqm was allotted on the departmental rates determined by the Central Govt.
- 1.8 Formal handing over/taking over of the land was completed on 06.02.2019.
- 1.9 Accordingly, a proposal was approved by North Delhi Municipal Corporation through Standing Committee, vide Resolution No. 323 dated 27.02.2019 to construct Multi Level Parking along with commercial space (As applicable in MPD- 2021) on the entire land i.e. 26,198 sqm (11998+14199.46=26197.46) considering the acute demand of parking in the area.
- 1.10 The proposal was to be taken up on PPP mode wherein the concessionaire would be allowed to utilize part of the land for commercial usage to meet the expenses of construction, as applicable in MPD-2021.
- 1.11 In the meantime, DMRC approached to North DMC for handing over the land in question for its project of "Nabi Karim inter change Metro Station of MRTS Project Phase - IV on R.K. Ashram - Janakpuri Corridor and Inderlock - Indraprastha Corridor".
- 1.12 Since, North DMC as well as DMRC required the same piece of land for their projects, it was decided to explore the possibility of executing both the projects in integration. Accordingly, DMRC is

5

141479/2021/AD(P&G-ZONE A)AP-III preparing an integrated proposal wherein 04 level underground Metro Station along with multilevel parking and shopping area on ground and above are proposed.

- A MoU has been signed by the Commissioner, North DMC and MD DMRC on 21/08/2020, in the presence of Hon'ble LG (through video conferencing), Hon'ble mayor, North DMC, Chairman Standing Committee and leader of House, North DMC, for taking up the subject proposal wherein DMRC will construct its underground Metro station structure as well as foundation for the over ground multilevel parking & commercial complex. Commercial complex will be provided on ground floor, first floor and second floor on the basis of market demand and corporation can get a competitive market price for ground floor commercial complex.
- 1.13 North DMC vide its letter No. TP/G/2672 dated 29.01.2019 has submitted a draft agenda for Technical Committee, DDA for relaxation in maximum height from 15 mt. to Non Restricted (NR). The request was followed by another letter No. TP/G/2777 dated 11.02.2019 wherein a draft agenda for Technical Committee, DDA for relaxation in maximum height from 15 mt. to Non Restricted (NR) as well as change of land use of entire land i.e. 26197.47 sqm as "Transportation" (Multilevel Parking) was submitted. However, considering the allotment of land by DDA (14199.46 sqm) wherein the use of land has already been mentioned as multilevel parking, land use of the North DMCs land (11998 sqm) only needs to be changed.
 - 1.14 Category of land is "E" as per the circle rates issued by GNCTD.
 - 1.15 The plot is situated at the corner of Idgah Road and Desh Raj Bhatia Marg and both of the roads are "Commercial Road".
 - 1.16 The land will be given to the successful highest bidder on 99 years lease basis.
 - 1.17 The bidder will have to construct an over ground multi-level parking suitable for at least 3144 ECS. The bidder will be allowed to construct an area equivalent to 100 FAR (maximum) for commercial use to meet the cost of project as per the provisions of MPD-2021. Number of ECS has been worked out on the basis of requirement for commercial space under proposal i.e. @ 03 ECS per 100 sqm ($26198 \times 3 / 100 = 785.94$ say 786 ECS) and mandatory requirement of developing 03 times additional parking spaces i.e. $786 \times 3 = 2358$ ECS. Thus totalling to 3144 ECS
 - 1.18 75% of the ECS i.e. 2358 no. will be transferred / handed over by the bidder to North DMC.
 - 1.19 Presently, the permissible height of the building is limited to 15.00 metres. As per MPD – 2021, 100 FAR is allowed to be used as commercial for meeting the cost of multilevel car parking projects. The provision is also restricted maximum up to 25% of the area occupied by the car parkings. Therefore, for optimizing the use of the land, 400 FAR can be constructed. As per Building Bye laws maximum 66% Ground Coverage is allowed at any floor of construction which also includes serviceable area / service floor etc. It is experienced that about 2-2½ floors are occupied for developing commercial space up to its permissible limits. Since, in the subject case, some area will also be occupied by the ancillary services of Metro Station, number of floors shall be increased up to 3-3½ To match the said coverage, 9-10½ floors need to be constructed for parkings which leads to 12-14 floors construction in total for taking optimum use of the land. In the present case, it is not feasible to construct underground parking. Therefore, the entire multilevel parking and commercial space shall be constructed over the ground. This much of construction cannot be done with the permissible height limits of 15.00m and hence, the need of additional height arises. Therefore, the requests in other such cases were made to the DDA for relaxation of height limits from existing 15.00m to Non-Restricted (NR) and, the same were acceded to by the DDA.
 - 1.20 Traffic Impact Assessment has been submitted to DDA vide letter no. TP/G/1273/NDMC dated 17/12/2020.
 - 1.21 Parking Management Districts (PMD) has been completed and has been submitted to DDA vide letter no. TP/G/1273/NDMC dated 17/12/2020.
 - 1.22 The ownership status of the land is as stated above i.e. partly owned by North DMC and partly available from DDA on perpetual lease for construction of Multi Level Parking. As on date, the land is not under any litigation as per available information.

1.23 DDA has been already requested for relaxation of height limit from existing 15.00m to non-restricted (NR) for the proposed proposal vide letter No. Addl. Comm. (L&E)/NDMC/2018/D-515 dated 20.12.2018 and by Town Planning department letters dated 29.01.2019 & 11.02.2019.

2.0 Examination:-

2.1 The relevant information is reproduced as under:-

Location	Area	Land use as per MPD-2021/ZDP	Boundaries
Idgah Road in Zone 'A' (walled City)	2.6197 Ha (26197.46 sqm)	Residential (Redevelopment)	North: Idgah Road South: DDA Land (Allotted for construction of Secondary School for GNCTD) East: Land allotted by DDA West: Land allotted by DDA

2.2 The land use of the site u/r as per Zonal Development Plan of Zone 'A' (Other than Walled City) is "Residential". The site is part of "Special Area" as per MPD-2021.

2.3 The site has been visited and it is found that the entire area measuring about 2.6197 Ha is being used for authorized surface parking managed by the contractor engaged by North DMC.

2.4 The site is not situated in National Conservation Zone (NCZ) / Water Bodies etc.

2.5 The land is essentially required by DMRC for their inter change Metro Station.

2.6 North DMC will be able to execute its project only in integration with DMRC as the plot is same and the over ground construction is to be taken up in the influence zone of Metro.

2.7 The adjoining area comprises of large number of commercial streets under "Mixed use Regulation" and site u/r is ideally located to cater to the parking needs of these streets. Construction of multilevel parking on the said piece of land will be helpful in meeting the parking demand of the adjoining area which is highly commercial.

2.8 The site falls under Walled City Area for which no Zonal Plan is available and the same is under preparation / finalization with North DMC. Therefore, necessary land use of the site in question can be incorporated by North DMC in the Zonal Plan of Walled City Area.

2.9 Master Plan for Delhi 2021 Provisions:

As per para 12.14.3.7 of chapter 12 – Transportation:- for plots for multi-level car parking already earmarked / designated by Local Bodies, the existing development control norms will continue, as follows:

- i. Minimum Plot Size – 1000 sqm.
- ii. In order to compensate the cost of Multi-level parking and also to fulfill the growing need of parking spaces within urban area, a maximum of 25 % of gross floor area may be utilized as commercial / office space.
- iii. In addition to the permissible parking spaces on max. FAR, 3 times additional space for parking component shall be provided.
- iv. Maximum FAR permissible shall be 100 (excluding parking area) or as per the comprehensive scheme. However, no FAR shall be permissible in plots / existing buildings where 5% addl. ground coverage is permissible (Refer para 8 (4) i) Parking Standards, Chapter 17.0 Development Code).
- v. Maximum ground coverage shall be 66.6%. The maximum height shall be restricted to permissible height of the land use in which the plot falls. There will be restriction on the number of levels of basement subject to structural safety.
- vi. In case of comprehensive schemes, development controls including height shall be as per approved scheme.
- vii. Number of basements - No Limit, subject to adequate safety measures.
- viii. For development of Multilevel Parking, models should be worked out to encourage the private sector initiative with restricted commercial component, not exceeding 10% limited to FAR 40 on the plot.

7

ix. Specific proposals requiring relaxation in above-mentioned norms for already designated sites would be considered by the Authority.

2.10 The drawings for the proposal are under preparation by DMRC. However, construction of 12-14 storied building cannot be done as per permissible height of 15m/17.50m as envisaged in MPD-2021.

b) Due to the requirement of DMRC, underground construction of parking is not feasible.

d) The subject plot is a corner plot with two approach roads to the site of 30m width thus giving enough space on the carriageway to cater to the vehicular movement requirement.

d) Accordingly a request for relaxation of height was forwarded to Vice Chairman, DDA vide letter No.: Addl. Comm. (L&E)/NDMC/2018/D-515 dated 20.12.2018) and by Town Planning Department letters dated 29.01.2019 & 11.02.2019 as draft agenda for consideration of Technical Committee, DDA.

2.11 The NOC of AAI & Fire Department will be obtained later on after receipt of height relaxation as per Clause No. 12.14.3.7 (ix) and as per Chapter 17 Development Code Clause 8(3) (v). The parking as per MPD 2021 cannot be accommodated in 15m /17.50m height unless it is relaxed to Not Restricted.

2.12 The total plot size is 26197.46 sqm with 100 FAR making it maximum FAR of 26197.46 sqm for commercial component.

AREA OF PLOT	=	26197.46	SQM
NO. OF PARKING REQUIRED	=	3144	ECS

3.0 Information required as per MoUD GOI letters dated 07.04.2015/04.09.2015 is as under:-

(A) As per MoUD GOI letter dated 04.09.2015

Sl. No.	Information required	Explanatory background
(i)	Background note indicating the current situation /provisions;	As mentioned in para 1.0 above- Background
(ii)	Whether similar proposal have earlier considered by DDA/Ministry and /or disposed, and if yes, when how;	Yes, similar projects of various parking proposals, pertaining to North DMC, have been allowed by the Authority in the matter of Shiva Market, Sant Nagar-Rani Bagh & Shastri Park-Karol Bagh & Gandhi Maidan with 'Not Restricted' height.
(iii)	What were the specific recommendations of the Authority with regard to the proposal;	The proposal is to be placed before Technical Committee and Authority.
(iv)	How and why the proposal was initiated;	North DMC intends to construct a multilevel parking, including commercial activities to recover cost, on the plot measuring 26198 sqm, held by it, through Public Partnership mode and execute the plan/project in a time-bound manner. As such the multilevel parking needs to be constructed for which height relaxation is required as per details given in Back Ground note above.
(v)	What are the pros and cons of the proposal, whether they have been carefully examined, and if yes, the outcome thereof;	Relaxation in height will provide the Engineering Department, North DMC to provide required number of car parkings as per MPD- 2021. The public will be benefited by construction of 3144 car parking against 800 existing surface car parking which is the need of the area as on today. It is also explained in the background note.
(vi)	What are the expected short-term and long-term outcomes if the proposal is approved and implemented.	The public will be benefited to have a authorized car parking space and cars which are seen parked on roads will use this parking site. This will reduce congestion on roads as well as help pedestrians

141479/2021/AD(PLG-ZONE A)AP-III

		move safely.
(vii)	How the proposal will benefit in the development and economic growth of the city;	The proposed multi-level parking will help in reducing the congestion of areas under reference and cater to the parking requirement.
(viii)	What are the provisions corresponding to the proposed policy/changes in other metropolitan cities in India and other countries, and if those provisions differ from the proposal then why are they not considered appropriate for Delhi;	The proposal is specific to the requirement of Delhi for sites falling in Transportation use zone as per the notification dated 15.9.2016.
(ix)	What will be public purpose served by the proposed modification;	As stated in (vii) above.
(x)	What is the number of people / families / households likely to be affected by the proposed policy;	The proposal shall not affect any family/household as the proposal is to be taken up on a land where surface level parking is already operational as on today under the control of North DMC.
(xi)	Whether the proposal is in consonance with the existing plans, laws, bye-laws, rules etc;	The relaxation is sought as per provision of MPD-2021 under clause 12.14.3.7(ix) and Chapter 17 Development Code 8(3)(v).
(xii)	Whether the implementation of the proposal will require changes in certain rules, provisions of Master Plan, etc., and if yes, what action has been taken to bring about such changes;	As per (xi) above.
(xiii)	Whether the departments /organizations/Ministries related with the proposal have been consulted and if yes, what were their views and how they were disposed;	Not applicable.
(xiv)	Whether the relevant guidelines/ orders of DOP&T, Ministry of Finance and other nodal Ministries/ Departments were taken into account while preparing and examining the proposal.	Not applicable.
(xv)	The name, designation and contract information of an officer of the level of Director of above who will be the nodal officer to be contracted by the Ministry regarding the proposal.	On behalf of North DMC, Sh. P. Dinesh, Sr. Town Planner (Tel. No.23226323) and Sh. Pradeep Bansal, Chief Engineer (Mob. No.9717788070) shall be the nodal officers.

(B) As per MoUD letter dated 07.04.2015

(i)	Whether the land is government or private and who is the land owning agency?	The land under reference situated at Idgah Road measuring 11998 Sqm (1.1998 Ha) is owned / under possession of North DMC and is entered in the Immovable Property Register of Land & Estate Deptt.
(ii)	On whose request the change of land use case or modification to MPD-2021 has been initiated?	N.A.
(iii)	Whether a responsible officer from DDA (give details) was deputed for inspection of site and a copy of inspection report be provided.	Pertains to DDA.
(iv)	What is the public purpose proposed to be served by modification of MPD and /or change of land use?	The proposed multi-level parking shall cater to the parking requirement of the adjoining commercial area / streets as well as proposed intersection Metro Station.
(v)	What will be impact of proposal on the ZDP/MPD and whether the changes are in consonance with the approved plans and policies?	N.A.

141479/2021/AD(PLG-ZONE A)AP-III

	What will be proposal's impact/implications on general public eg. Law & order etc.?	There will be no adverse impact on the general public.
(vii)	Whether any court cases are ongoing on the land mentioned in proposal? Full details be attached.	As on date there is no court case on the land mentioned in proposal.

4.0 Proposal:-

- 4.1 The land use of the site of old Idgah Slaughter House measuring 26197.46 sqm (2.6197 Ha) be changed to "Transportation" (Multi Level Parking) as mentioned at para 1.13 above and as per section 11(A) of DD Act, 1957.
- 4.2 Based on the suggestion and examination, the relaxation in the maximum height is proposed from 15mtrs/17.5 mtr to Not Restricted.

5.0 Recommendation:-

The proposal as given in para 4.0 above may be considered by the Technical Committee, DDA.

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CE-I

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S.E. / CSPZ

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EE(Pr)/CSPZ

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CTP

[Signature]
ATP- II

The original signed copy (by CTP & CE-I) has been sent already with the letter dt. 27/1/2021. However as requested this is a duplicate copy of the same.

[Signature]